



**LEASE**

802 E. Nob Hill Blvd.

802 E NOB HILL BLVD

Yakima, WA 98901

**PRESENTED BY:**

**KEN DAVIS**

Phone: 509.949.0860

ken.davis@svn.com

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14 SF/yr (NNN)
<b>AVAILABLE SF:</b>	7,891 SF
<b>LOT SIZE:</b>	19,997 SF
<b>BUILDING SIZE:</b>	7,891 SF

## PROPERTY DESCRIPTION

Welcome to 802 E. Nob Hill Blvd., Yakima, WA, 98901 - a distinctive free-standing commercial building offering 7,891 square feet of prime retail space. Fronting the bustling Nob Hill Blvd., this property boasts exceptional frontage and curb appeal, ensuring maximum visibility. The 10' roll-up door adds versatility and convenience, while the secure parking area provides added convenience for staff. With its standout features and strategic location, this property presents an unparalleled opportunity to establish a thriving retail presence in one of Yakima's most sought-after locations.

### KEN DAVIS

O: 509.949.0860

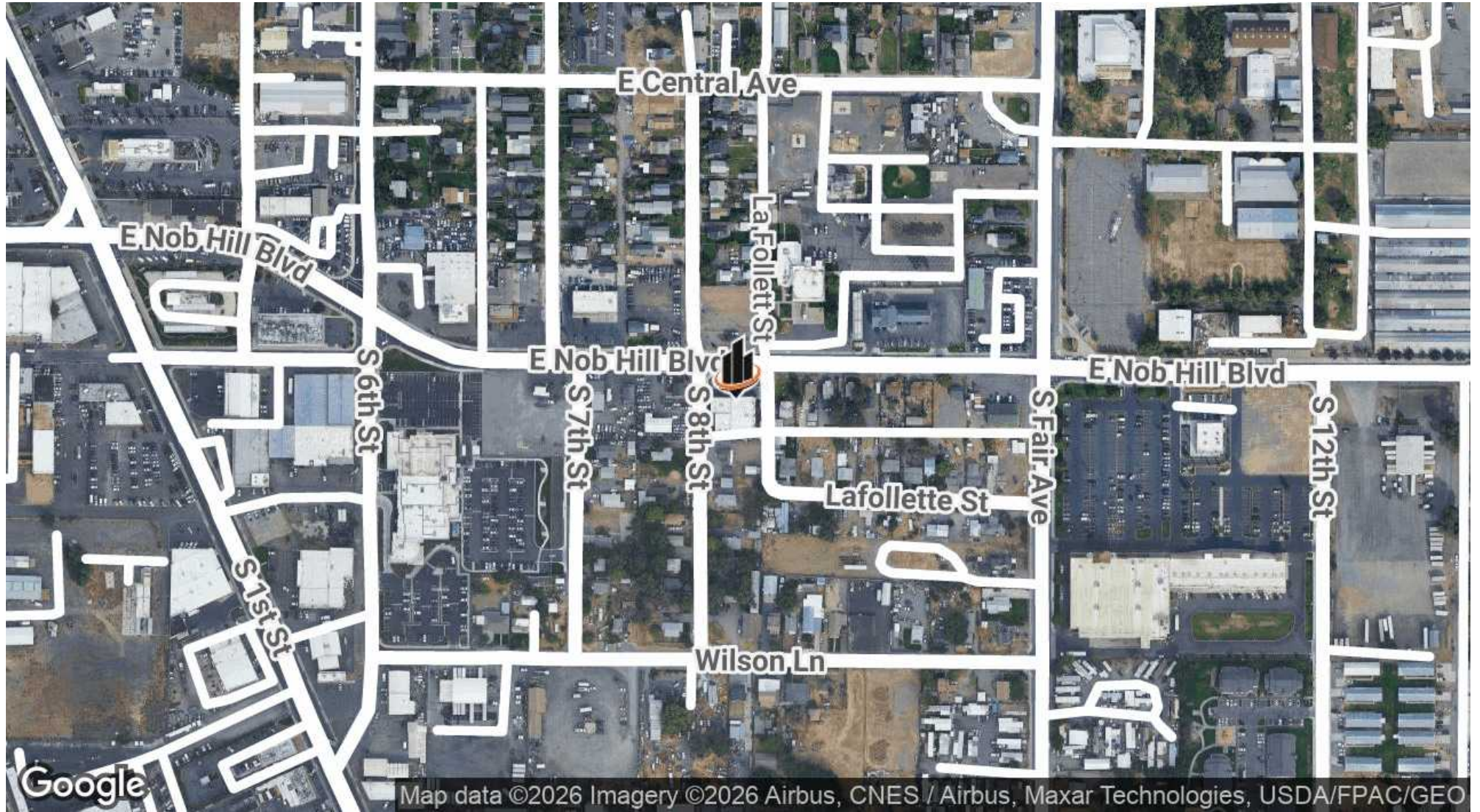
ken.davis@svn.com

**ADDITIONAL PHOTOS**



**KEN DAVIS**  
O: 509.949.0860  
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

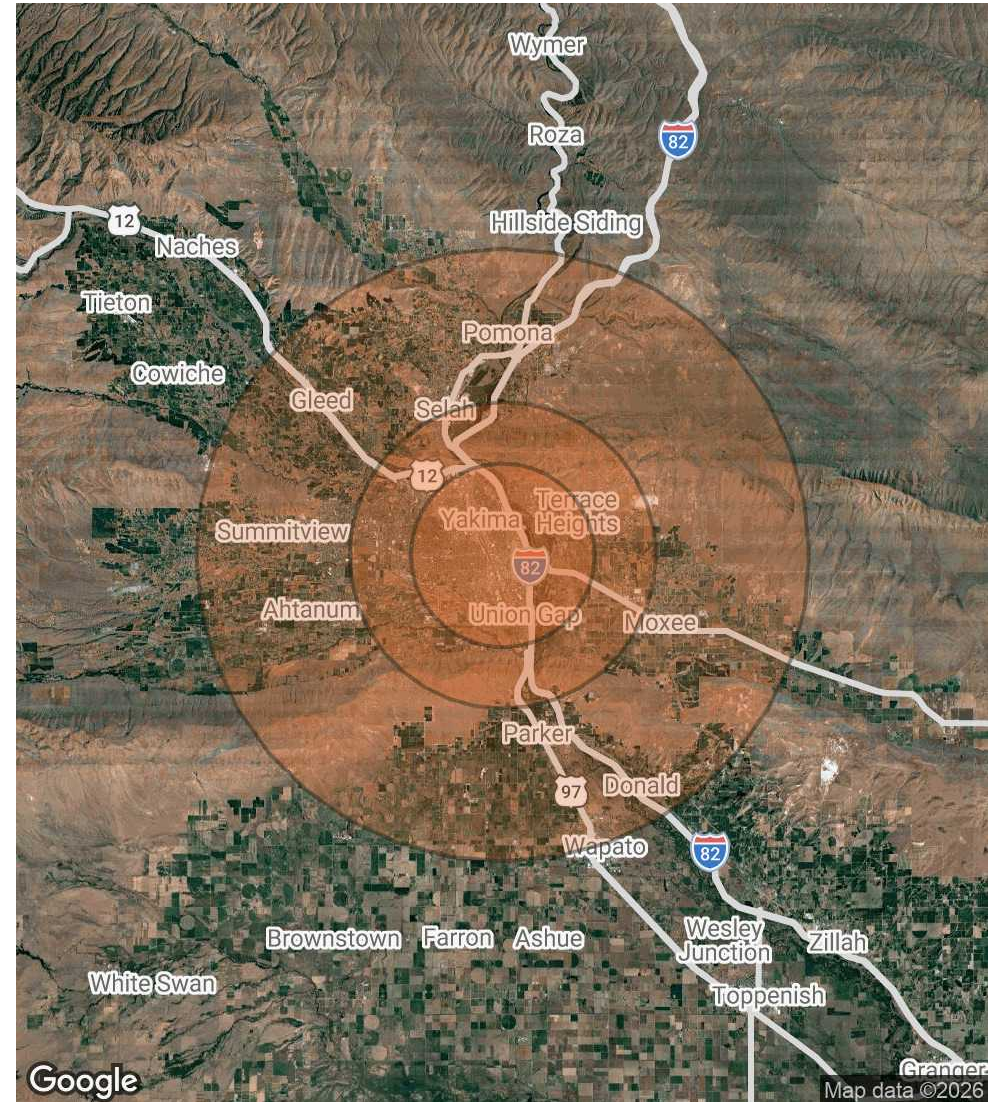
## POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	70,221	104,889	157,196
AVERAGE AGE	32.8	34.8	36.0
AVERAGE AGE (MALE)	31.8	34.2	35.9
AVERAGE AGE (FEMALE)	34.5	35.9	36.9

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	24,567	38,554	57,206
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$68,058	\$76,755	\$85,956
AVERAGE HOUSE VALUE	\$220,199	\$274,310	\$311,449

2023 American Community Survey (ACS)



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