



FOR SALE

Sunnyside Building

1508 YAKIMA HWY AND 8104 RUTHERFORD ROAD | SUNNYSIDE, WA

FOR SALE

Sunnyside Building

1508 YAKIMA HWY AND 8104 RUTHERFORD ROAD | SUNNYSIDE, WA



\$895,000

SALE PRICE

UNDER \$100 per building square foot

±9,300 SF

PRIME retail building + extra lot

EXCELLENT construction

QUALITY finishes

AMPLE parking

GREAT highway frontage

LOADING dock

OPEN floorplan

CALL listing agent for details

JEROME O'LEARY

253.779.9292

jerome.oleary@kidder.com

KIDDER.COM

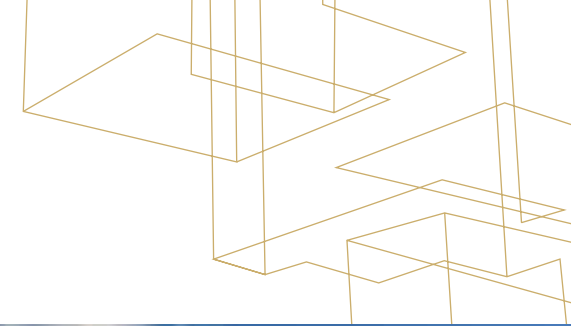
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR SALE

Sunnyside Building

1508 YAKIMA HWY AND 8104 RUTHERFORD ROAD | SUNNYSIDE, WA



KIDDER.COM

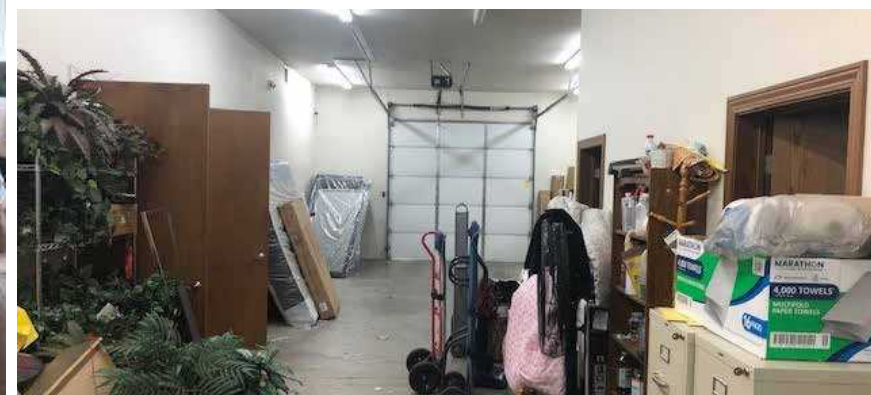
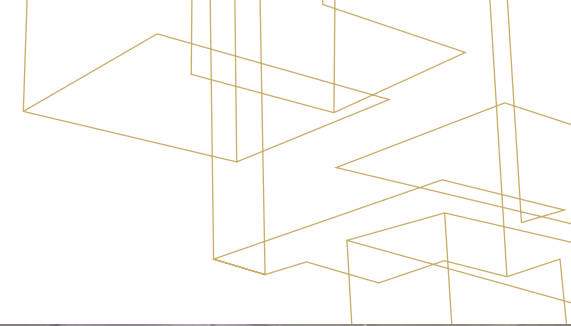
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder Mathews**

FOR SALE

Sunnyside Building

1508 YAKIMA HWY AND 8104 RUTHERFORD ROAD | SUNNYSIDE, WA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE

Sunnyside Building

1508 YAKIMA HWY AND 8104 RUTHERFORD ROAD | SUNNYSIDE, WA

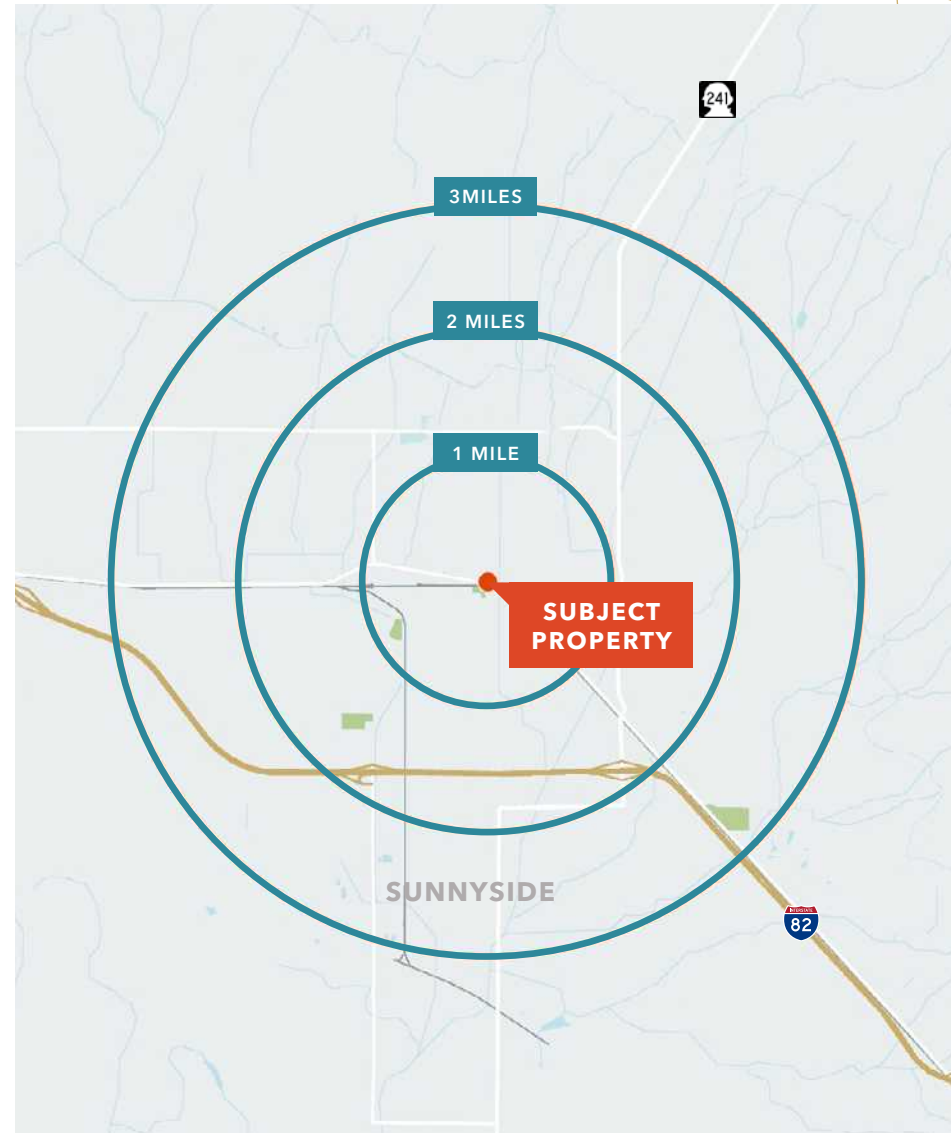
Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2021 Estimation	9,426	18,492	20,702
2026 Projection	9,558	18,855	21,104
Growth 2021-2026	0.3%	0.4%	0.4%
HOUSEHOLDS			
2021 Estimation	2,516	5,143	5,810
2026 Projection	2,593	5,330	6,019
Growth 2021-2026	0.6%	0.7%	0.7%
Avg HH Income	\$58,559	\$66,140	\$68,470
EMPLOYMENT			
Number of Businesses	455	625	678
Number of Employees	4,131	6,505	7,007

JEROME O'LEARY
253.779.9292
jerome.oleary@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



km Kidder Mathews