



FOR SALE | LEASE GROUND LEASE

101 W Umptanum Road
Ellensburg, WA 98926



W.C. ROADHOUSE GRILL

Steve Erickson | Dale Goong

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com



W.C. ROADHOUSE GRILL restaurant enjoys a prime location at the intersection of W Umptanu, Road & Canyon Road along the main entry into the City of Ellensburg. The site offers convenient access via the nearby I-90 on/off ramp. The restaurant is surrounded by a thriving retail corridor featuring major national brands and is part of a rapidly developing area with recent additions of new hotels, restaurants, and an equine hospital. The site is available for sale, lease, or ground lease.



AVAILABLE: FOR SALE

- Free Standing Building Available: 7,448 SF Building + Small Utility Shed
- Contact Broker for Purchase Price or Lease Rates
- Current W.C. Roadhouse Grill / Former Red Robin
- Land: 75,358 SF (1.73 Acres)
- Large Pylon Sign
- Zoning: Commercial Highway ~ Click [Here](#) for Details
- Adjacent to Best Western Plus
- Across the Street from the New Lakeside Townplace Development anchored by Tractor Supply, Carl's Jr., Happy Feet, Marriott Hotel, and CWEH

SUMMARY

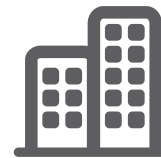


Regis - 2024

Population



Average HH Income



Daytime Population

Mile 1

3,387

\$66,829

3,325

Mile 3

20,878

\$79,693

7,909

Mile 5

23,738

\$86,706

9,201

LOCATION DETAILS



15,043 ADT
Canyon Road



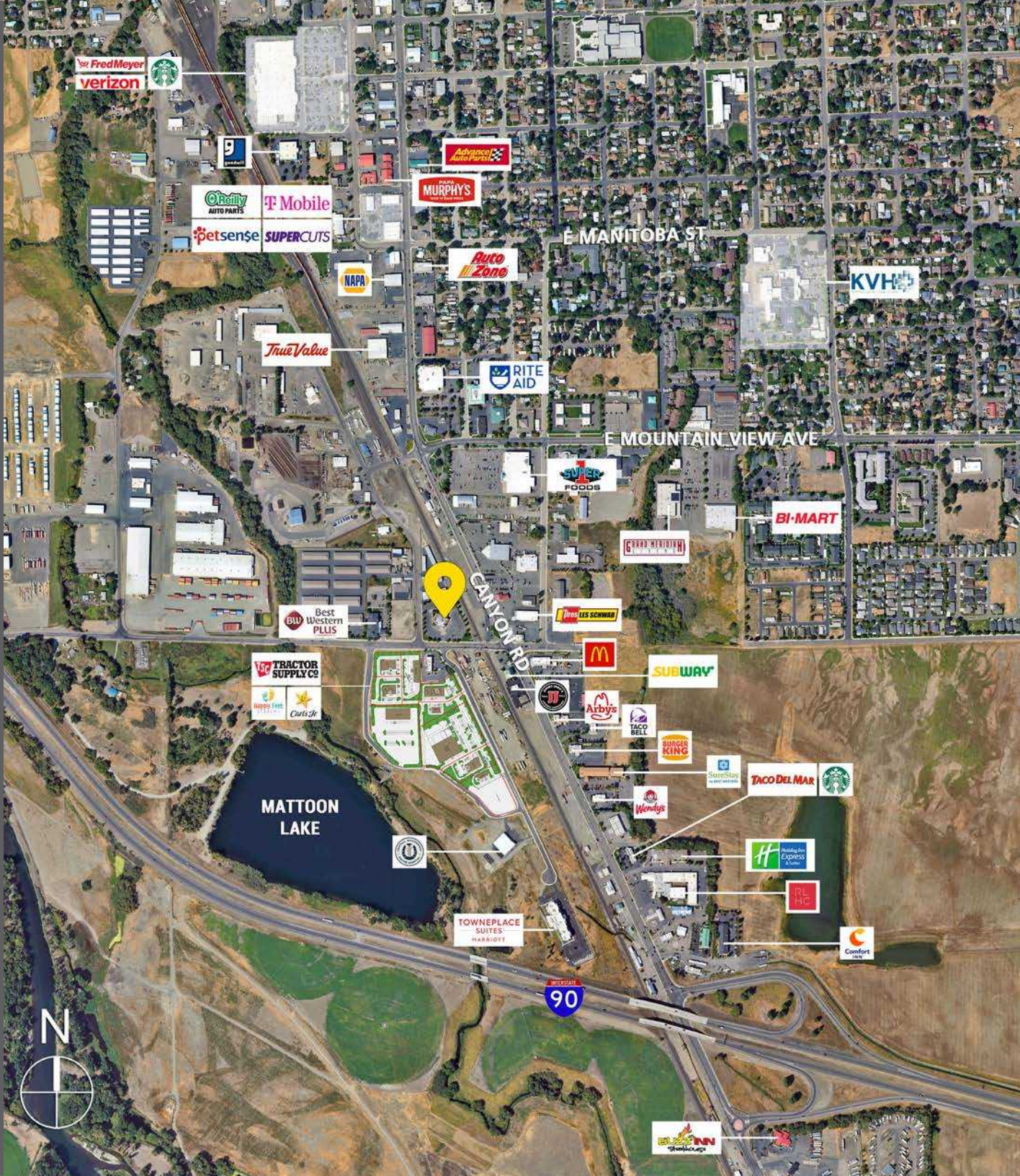
4,774 ADT
Umptanum Road



Located in the
Heart of Ellensburg

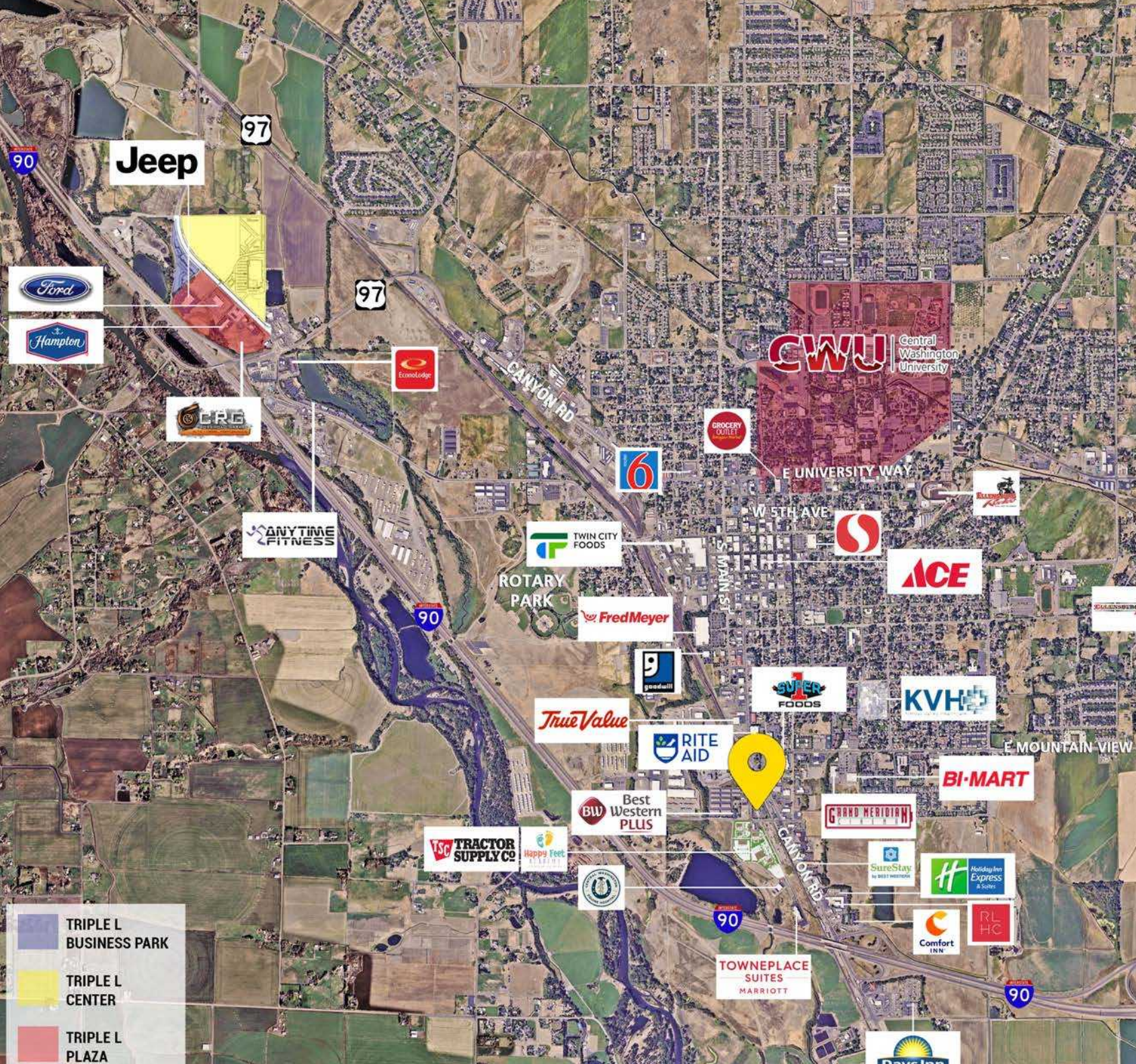


Located moments from
Interstate 90





AERIAL



Jeep



CWU Central Washington University



Rotary Park



Townplace Suites Marriott



- TRIPLE L BUSINESS PARK
- TRIPLE L CENTER
- TRIPLE L PLAZA



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.





STEVE ERICKSON

 425.822.5522

 serickson@fwp-inc.com

DALE GOONG

 425.250.3275

 dale@fwp-inc.com



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