

511 S 3RD STREET

YAKIMA, WASHINGTON 98901

PRIME RETAIL OWNER/USER OR LEASE OPPORTUNITY

FOR SALE OR LEASE

DREW ULRICK, SIOR 509.606.5055 drew@tokcommercial.com





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SALE INFORMATION

Size:	Price/SF:	Sale Price:
18,375 SF	\$51.70	\$950,000

LEASE INFORMATION

Space:	Size:	Rate:
Building	18,375 SF	\$7.00/SF/NNN

SUBMARKET	Yakima	ZONING	GC
BLDG. TYPE	Retail	LEASE TYPE	NNN
LOT SIZE	23,371 SF	EST NNN'S	\$2.40/SF
PARKING	Ample	AVAILABILITY	Immediately
YEAR BUILT	1965		



Located in the Yakima downtown core

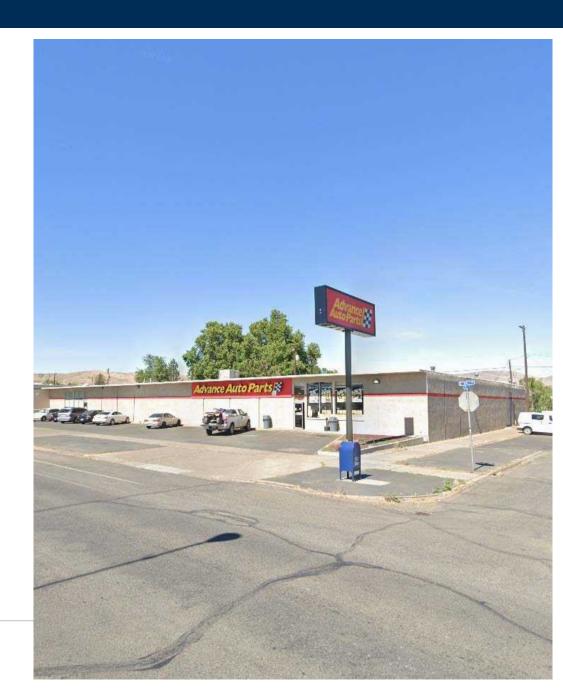
High traffic counts, ample parking and easy access

Former Advanced Auto Parts

High visibility pylon signage



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EXCEPTIONAL EXPOSURE ON MAIN YAKIMA CORRIDORS





1 MILE RADIUS







3 MILE RADIUS









\$206.87M

AVG. HOUSEHOLD INC. **\$57,092**

76,896

AVG. HOUSEHOLD INC. **\$77,312**

