

FOR LEASE | 5,782SF +/- Downtown Warehouse



Offered at:
Available:

\$.60/SF, NNN
5,782SF

31 N 4th Ave, Suite D
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$.60/SF/Month, NNN
Building Size:	40,827SF
Available SF:	5,782SF +/-
NNN/CAM's	\$.22/SF/Month
Lot Size:	51,875 SF
Year Built:	1939
Zoning:	CBD

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to position your business in the heart of Yakima's thriving downtown corridor with this versatile warehouse/flex or retail space. Offering diverse functionality and prime location benefits, this property is ideal for a wide range of industrial, light manufacturing, storage, retail or service related uses.

This space includes a grade-level roll-up door, 14' ceilings, an on-site gated parking lot for staff or company vehicles and secured garage access, ample street parking convenient for employees and is strategically located with nearby connectivity to major HWY and arterial routes.\

Surrounded by a mix of established retailers and popular local destinations including Standard Paint, Ace Hardware, and Yakima Steak Company, this space benefits from built-in customer flow. Nearby attractions such as the Capitol Theatre, Yakima Farmers Market, and the downtown commercial district further contribute to consistent year round activity.

Highlights



PROPERTY HIGHLIGHTS

- Versatile Warehouse/Flex/Retail space in Downtown Yakima.
- Centrally located with good access to freeways and main arterial routs.
- Zoned CBD allowing for a diverse range of uses including retail.
- In excess of 16,500 cars per day on nearby S. 1st St and 16,000 cars per day on Yakima Ave.
- +/- 14' foot ceiling height, sprinkled with a grade level roll up door and heavy power.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,274	7,278
Total Population	380	3,701	20,812
Average HH Income	\$44,467	\$46,997	\$50,347

Additional Photos



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	380	3,701	20,812
Average Age	35	35	34
Average Age (Male)	35	34	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,274	7,278
# of Persons per HH	3	2.9	2.9
Average HH Income	\$44,467	\$46,997	\$50,347
Average House Value	\$377,936	\$300,413	\$258,595

Demographics data derived from AlphaMap

