

LEASE

West Valley Commons

6411 WEST NOB HILL BLVD., SUITE 106

Yakima, WA 98908

PRESENTED BY:

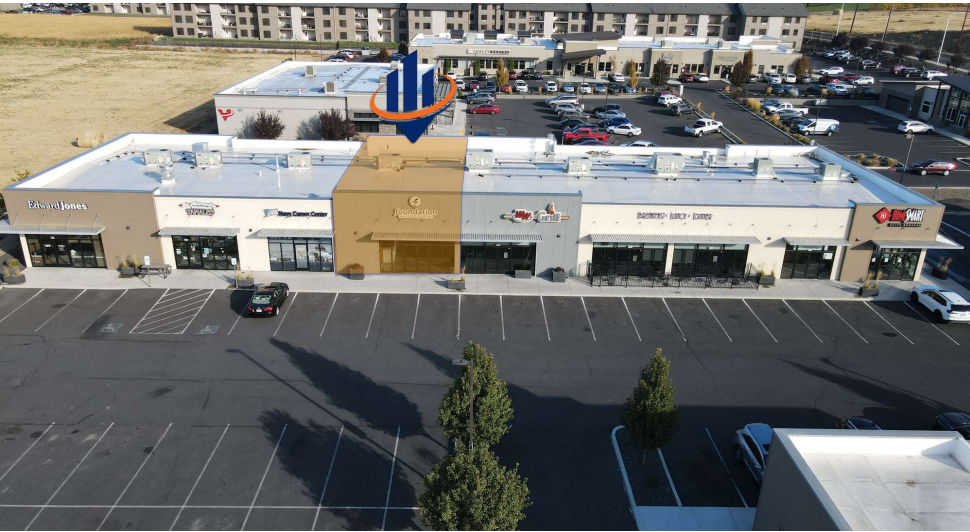
KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 PSF NNN Annually
CAM/NNNS:	\$6.00 PSF Annually
AVAILABLE SF:	1,500 SF
YEAR BUILT:	2017
ZONING:	C1
APN:	181329-14407
VIDEO:	View Here

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PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 6411 West Nob Hill Blvd. This prime commercial space offers 1,500 SF fronting the bustling Nob Hill Blvd, providing excellent visibility in a high-traffic location. Situated directly across from the Super Walmart retail center, and adjacent to The Lodges Apartment Complex, with 400+ units, this property benefits from significant consumer footfall. Enjoy the convenience of being just off the 64th Avenue and Nob Hill controlled intersection, in a thriving commercial center housing popular tenants such as Crave Coffee, D’ Thai, Edward Jones, Warehouse West Grill, Hapo Credit Union, and Chalet Dental. Don’t miss the chance to elevate your business in this vibrant, high-visibility location.

PROPERTY HIGHLIGHTS

- 1,500 SF fronting busy Nob Hill Blvd.
- Directly across a Super Walmart retail center
- The Lodges Apartment Complex adjacent to property with 400+ units
- Great visibility just off the 64th Avenue and Nob Hill controlled intersection
- Center includes Crave Coffee, D’ Thai, Edward Jones, Warehouse West Grill, Hapo Credit Union, Chalet Dental and more

ADDITIONAL PHOTOS

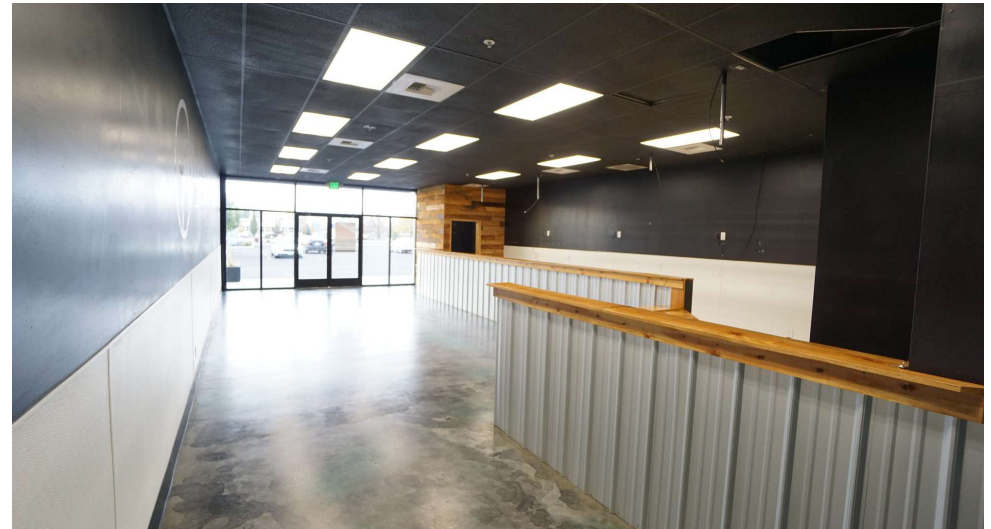


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LOCATION MAP



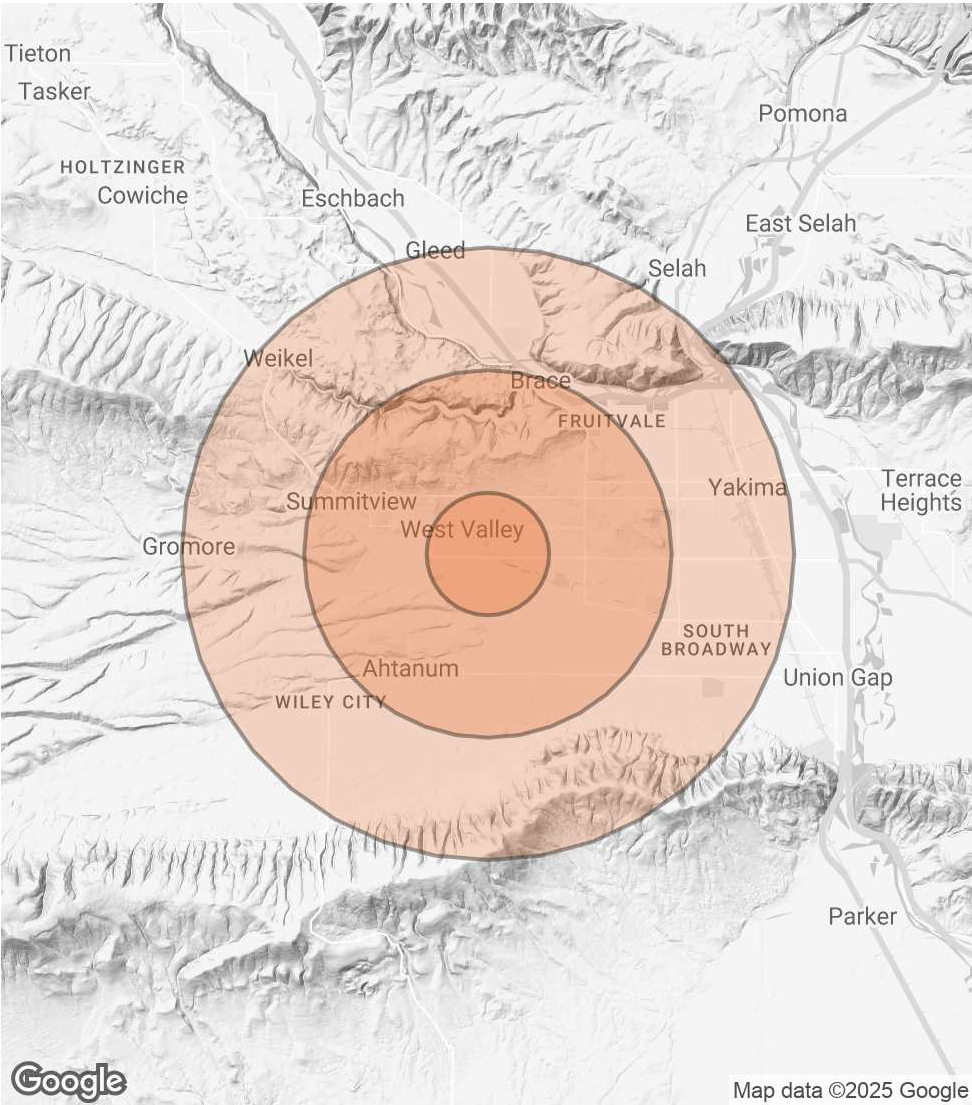
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,085	43,849	88,497
AVERAGE AGE	40.6	41.3	40.0
AVERAGE AGE (MALE)	36.1	39.3	37.8
AVERAGE AGE (FEMALE)	45.6	43.4	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,306	17,615	34,498
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$66,703	\$74,060	\$66,424
AVERAGE HOUSE VALUE	\$182,300	\$209,874	\$220,510

* Demographic data derived from 2020 ACS - US Census



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