

# Commercial Building For Sale | Fully Leased



## OFFERING MEMORANDUM

1802 S. 1st  
Yakima, WA 98903



Timothy Bush  
Bush Realty  
Commercial Broker  
(509) 947-7905  
tj@bushrealty.us



# Commercial Building For Sale | Fully Leased

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*Exclusively Marketed by:*



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Brokerage License No.: 23037957

01	<b>Executive Summary</b>
	Investment Summary

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## OFFERING SUMMARY

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ADDRESS	1802 S. 1st Yakima WA 98903
COUNTY	Yakima
BUILDING SF	4,190 SF
LAND ACRES	0.53
LAND SF	23,087 SF
YEAR BUILT	2022

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## FINANCIAL SUMMARY

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PRICE	\$3,140,000
PRICE PSF	\$749.40

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,900	65,586	104,043
2025 Median HH Income	\$50,771	\$52,597	\$61,075
2025 Average HH Income	\$66,375	\$68,850	\$80,534

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## Investment Summary

- Turn-key investment in Yakima! Built in 2022, this 4,200 sq. ft. building sits on the busy corner of 1st & Mead and is fully leased by Wake Up Call (30+ locations strong) and Mom's Dishes, a beloved family-owned restaurant. Both tenants are on long-term leases with built-in rent increases, offering stable income and virtually no management.

If you're looking for an easy, hassle-free commercial investment in a prime location, this is it.



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Location

Location Summary

Traffic Counts

## Location Summary

- The property at 1802 S. 1st St, Yakima, WA 98903 is strategically positioned along a well-trafficked commercial corridor, with compelling visibility and access.

The site fronts South 1st Street, one of Yakima's primary retail/arterial routes, with reported combined traffic counts of ~30,550 vehicles per day (VPD) — giving strong exposure to passing audiences.

It is located adjacent to a cluster of national-brand anchors, including Home Depot, Cabela's, Hobby Lobby, and is in proximity to Center Cal's Valley Mall retail nodes.

The parcel is ~0.53 acres (lot size) with ~4,190 SF of improvement (restaurant-type building use) in a C1 zoning context.

Because of its street frontage and alignment along a strong retail strip, this address offers excellent branding potential and customer draw.

- Corner Advantage & Road Access

One of the key differentiators is its corner lot dynamics (or near corner frontage) which amplify exposure, signage opportunities, and accessibility:

The building offers 289 feet of frontage along South 1st Street.

Corner or near-corner positioning permits multiple ingress/egress points, directional signage, and visibility from intersecting roadways.

Vehicular access is straightforward from South 1st Street, and circulation for delivery/drive-thru is viable in such retail contexts.

The presence of a pylon sign is highlighted in the listing as a branding amenity.

These features support ease of access, higher visibility from multiple angles, and effective wayfinding for customers.

- Convenience & Trade Area

The broader trade area around 1802 S. 1st boasts several positive indicators:

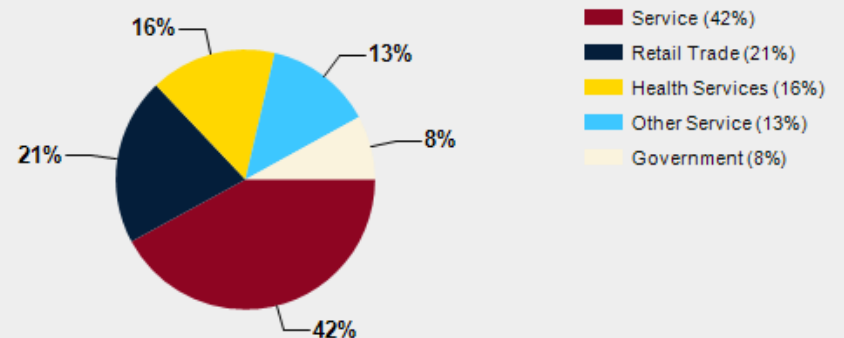
Within a 1–3 mile radius, population is ~9,000 in the immediate mile, expanding to ~65,800 in 3 miles and ~104,000 in 5 miles — a solid local consumer base.

Household growth, vehicle ownership, and median home values suggest a trade area with mixed-income profiles, supporting a wide range of retail and service uses.

The listing emphasizes strong retail trade synergy, thanks to adjacency to big-box and national retailers.

The location is well served by road infrastructure, enabling ease of access for both local and regionally drawn traffic.

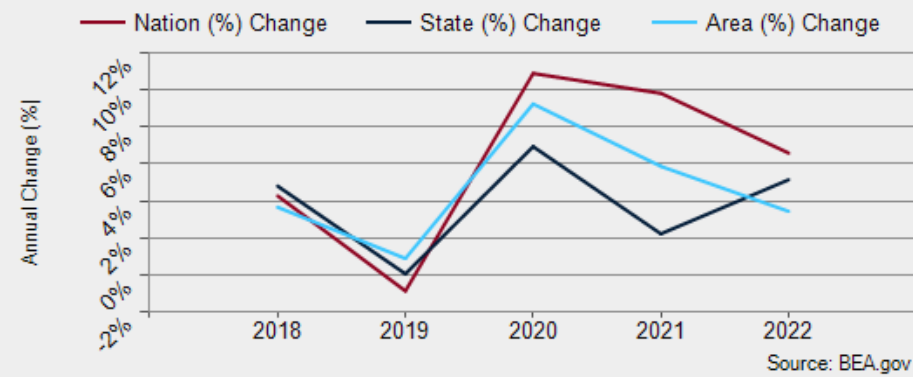
### Major Industries by Employee Count



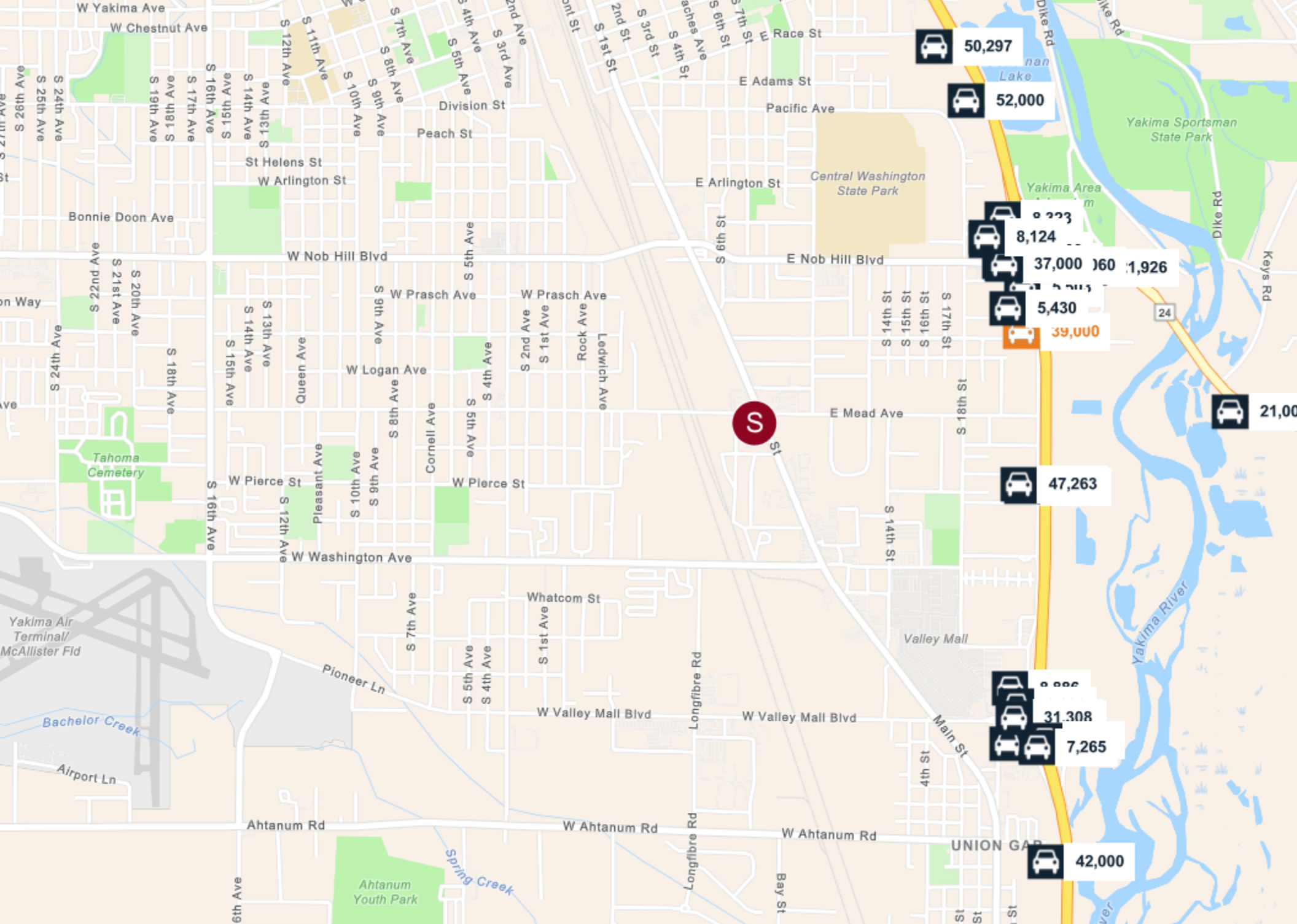
## Largest Employers

Yakima Valley Memorial Hospital	2,500
Walmart (Yakima/Sunnyside/Grandview)	1,700
Yakima School District, No. 7	1,594
Yakima County	970
WA Dept. of Social/Health Services	920
Sunnyside School District	900
City of Yakima	800
WA State Dept. of Transportation	541

## Yakima County GDP Trend



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03	Property Description
	Property Features
	Additional Map
	Property Images



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## PROPERTY FEATURES

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NUMBER OF TENANTS	2
BUILDING SF	4,190
LAND SF	23,087
LAND ACRES	0.53
YEAR BUILT	2022
ZONING TYPE	Commercial Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	21-30
STREET FRONTAGE	Yes
CORNER LOCATION	Yes

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## MECHANICAL

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HVAC	Central Air, Electric, Heat Pump
FIRE SPRINKLERS	NO
ELECTRICAL / POWER	Yes

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## CONSTRUCTION

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FOUNDATION	Slab
FRAMING	Wood Frame
EXTERIOR	Block, Stucco
PARKING SURFACE	Asphalt
ROOF	Membrane
LANDSCAPING	Yes

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## TENANT INFORMATION

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MAJOR TENANT/S	Wake Up Call, Mom's Dishes
LEASE TYPE	NNN

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**SUBJECT PROPERTY**

**1802 S 1ST ST**  
YAKIMA, WA



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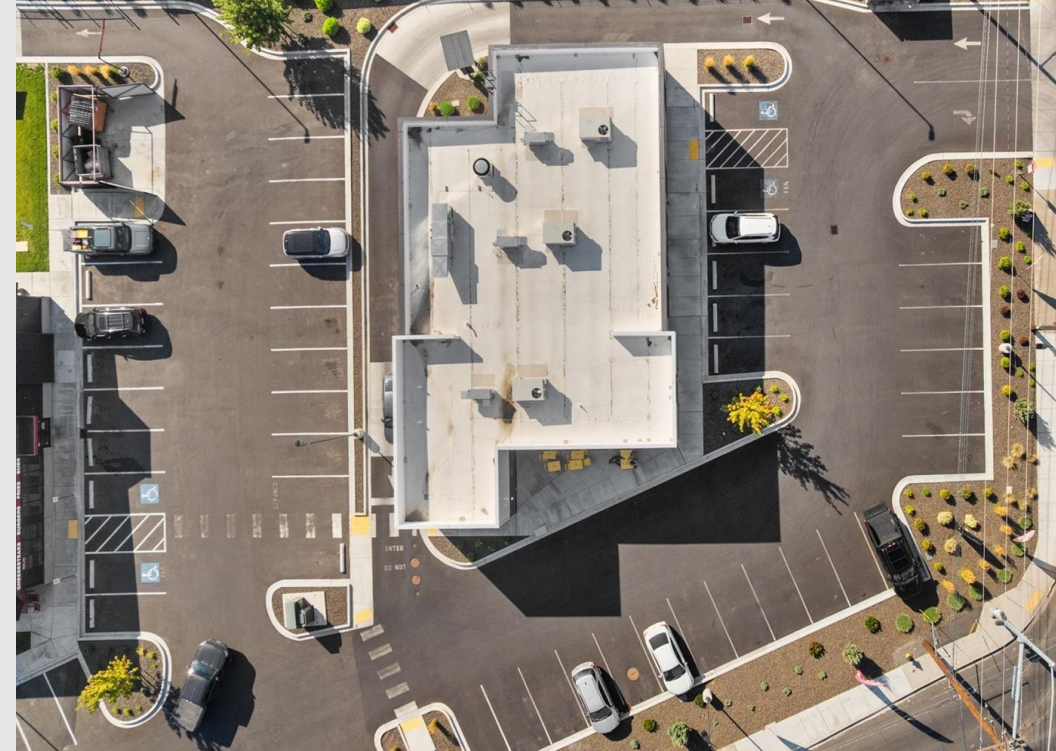














04

Rent Roll

Rent Roll

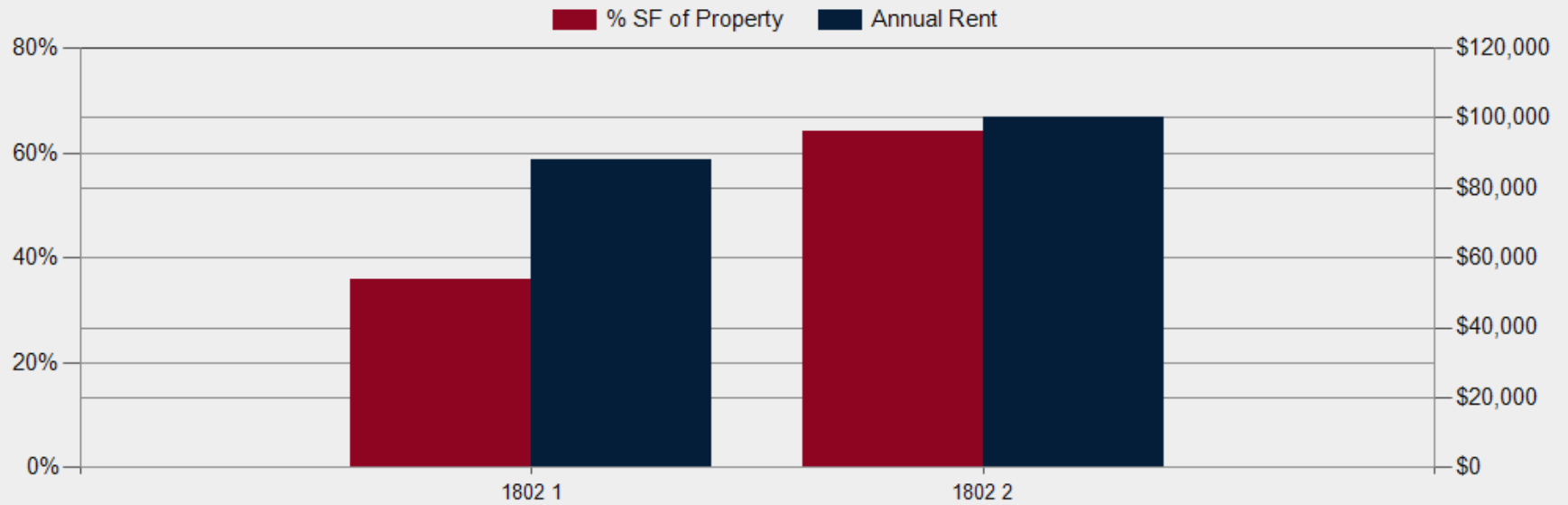
Lease Expiration

Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
1802 1	Wake Up Call	1,515	36.16%	05/01/24	04/30/39	CURRENT	\$7,350	\$4.85	\$88,200	\$58.22	\$15,000	NNN	
						10/01/2026	\$7,534	\$4.97	\$90,405	\$59.64			
1802 2	Mom's Dishes	2,670	63.72%	12/01/22	11/30/37	CURRENT	\$8,355	\$3.13	\$100,260	\$37.55	\$25,200	NNN	
						12/01/2025	\$8,606	\$3.22	\$103,268	\$38.64			
Totals:		4,185					\$15,705		\$188,460		\$40,200		

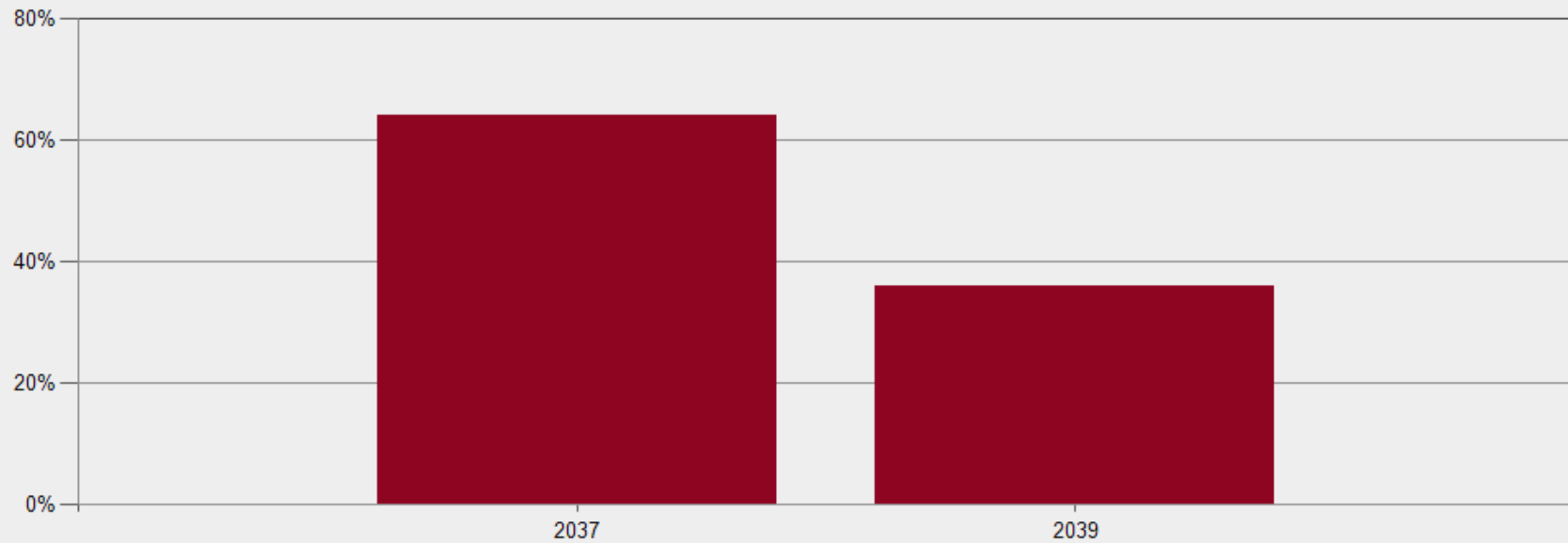


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### Tenant SF Analysis



### Lease Expiration Summary



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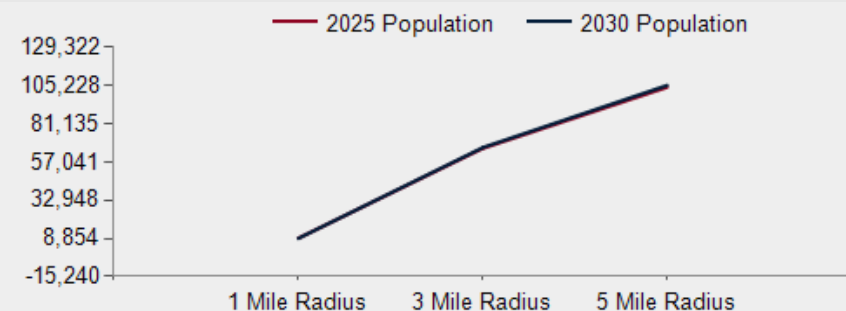
## Demographics

General Demographics

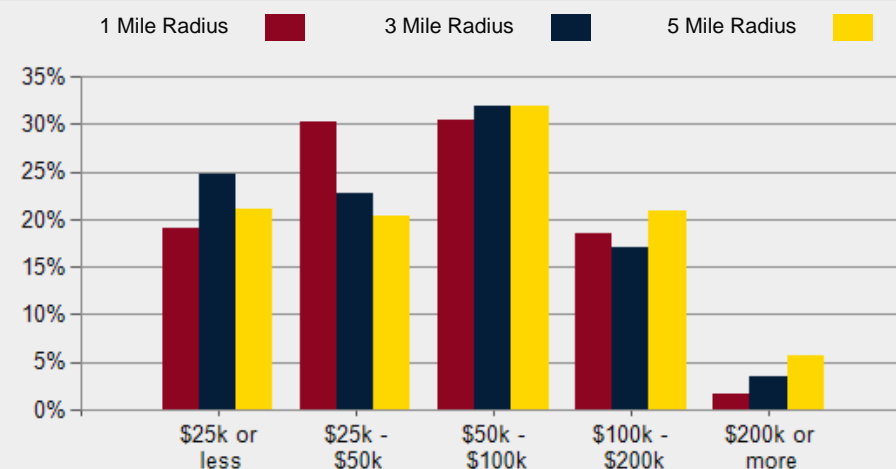


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,849	58,847	89,772
2010 Population	8,445	62,538	96,290
2025 Population	8,900	65,586	104,043
2030 Population	8,854	66,080	105,228
2025 African American	126	1,002	1,614
2025 American Indian	254	2,100	2,945
2025 Asian	46	640	1,342
2025 Hispanic	6,578	42,182	55,547
2025 Other Race	4,246	25,234	32,083
2025 White	2,848	25,342	49,392
2025 Multiracial	1,370	11,158	16,497
2025-2030: Population: Growth Rate	-0.50%	0.75%	1.15%

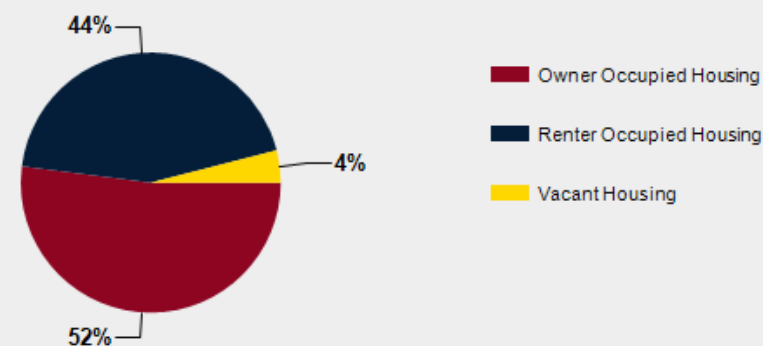
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	278	2,973	3,889
\$15,000-\$24,999	296	2,606	4,159
\$25,000-\$34,999	288	1,939	2,966
\$35,000-\$49,999	623	3,189	4,821
\$50,000-\$74,999	412	4,106	6,880
\$75,000-\$99,999	501	3,061	5,334
\$100,000-\$149,999	422	2,803	5,400
\$150,000-\$199,999	136	1,045	2,569
\$200,000 or greater	50	795	2,182
Median HH Income	\$50,771	\$52,597	\$61,075
Average HH Income	\$66,375	\$68,850	\$80,534



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius



Source: esri

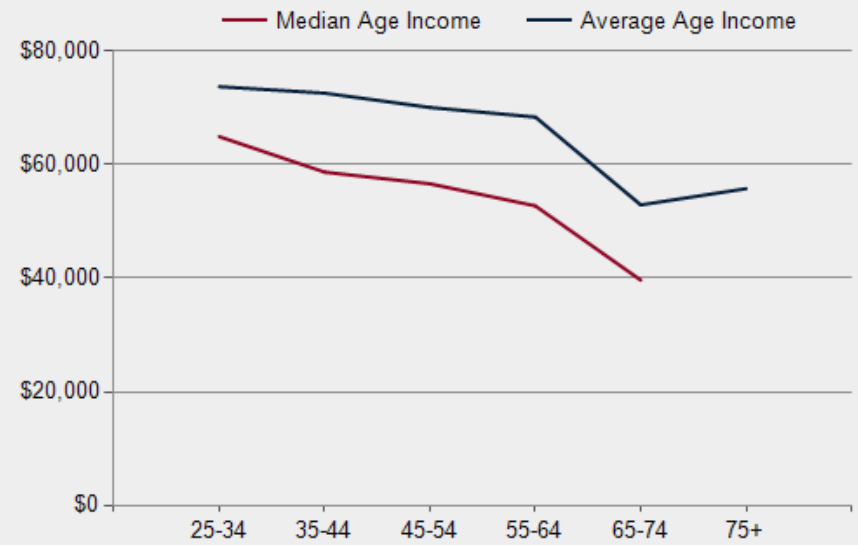
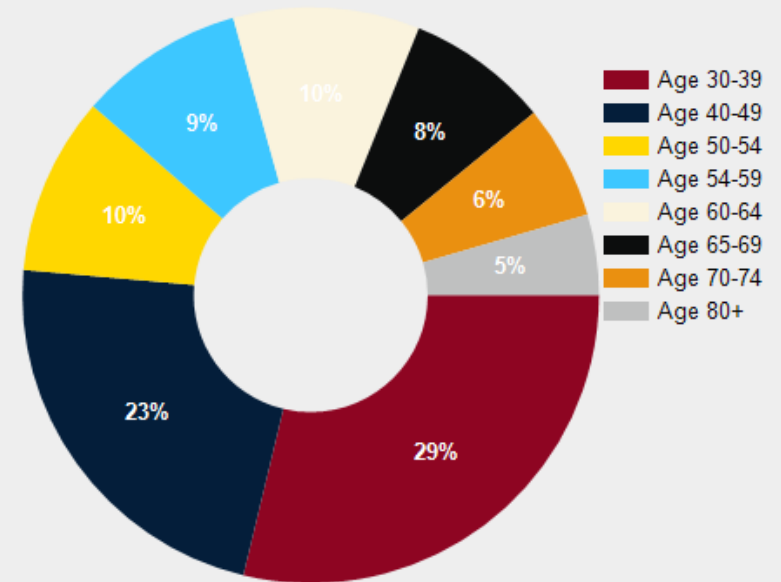


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	685	5,182	7,674
2025 Population Age 35-39	587	4,506	6,868
2025 Population Age 40-44	513	4,027	6,332
2025 Population Age 45-49	489	3,518	5,674
2025 Population Age 50-54	442	3,372	5,378
2025 Population Age 55-59	410	3,150	5,149
2025 Population Age 60-64	463	3,063	5,234
2025 Population Age 65-69	352	2,787	5,088
2025 Population Age 70-74	283	2,196	4,446
2025 Population Age 75-79	200	1,602	3,527
2025 Population Age 80-84	130	931	2,310
2025 Population Age 85+	105	752	2,282
2025 Population Age 18+	6,350	47,642	77,913
2025 Median Age	32	32	35
2030 Median Age	32	33	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,933	\$58,505	\$63,971
Average Household Income 25-34	\$73,749	\$70,820	\$78,501
Median Household Income 35-44	\$58,683	\$59,235	\$70,660
Average Household Income 35-44	\$72,598	\$78,850	\$92,543
Median Household Income 45-54	\$56,625	\$58,883	\$72,825
Average Household Income 45-54	\$70,071	\$75,657	\$92,570
Median Household Income 55-64	\$52,732	\$51,403	\$62,571
Average Household Income 55-64	\$68,387	\$70,314	\$86,283
Median Household Income 65-74	\$39,639	\$42,437	\$53,512
Average Household Income 65-74	\$52,909	\$60,462	\$74,413
Average Household Income 75+	\$55,771	\$53,887	\$63,433

Population By Age



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Company Profile

Advisor Profile



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Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think it's strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, it's what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.



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