

LEASE

Grieger Plaza

2810 E LINCOLN AVE

Sunnyside, WA 98944

PRESENTED BY:

KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
BUILDING SIZE:	11,200 SF
AVAILABLE SF:	1,300 - 2,747 SF
YEAR BUILT:	2005
ZONING:	B2
MARKET:	Sunnyside

PROPERTY OVERVIEW

This is a rare opportunity for an existing restaurant space. Equipment is included with lease (not warranted by landlord), including tables, chairs, TVs, hood, walk-in, etc. Great location in an underserved market.

PROPERTY HIGHLIGHTS

- 2,747 square feet
- 2 multi-stall ADA Restrooms
- Ample Parking
- 15k VPD
- Pole Sign

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ADDITIONAL PHOTOS



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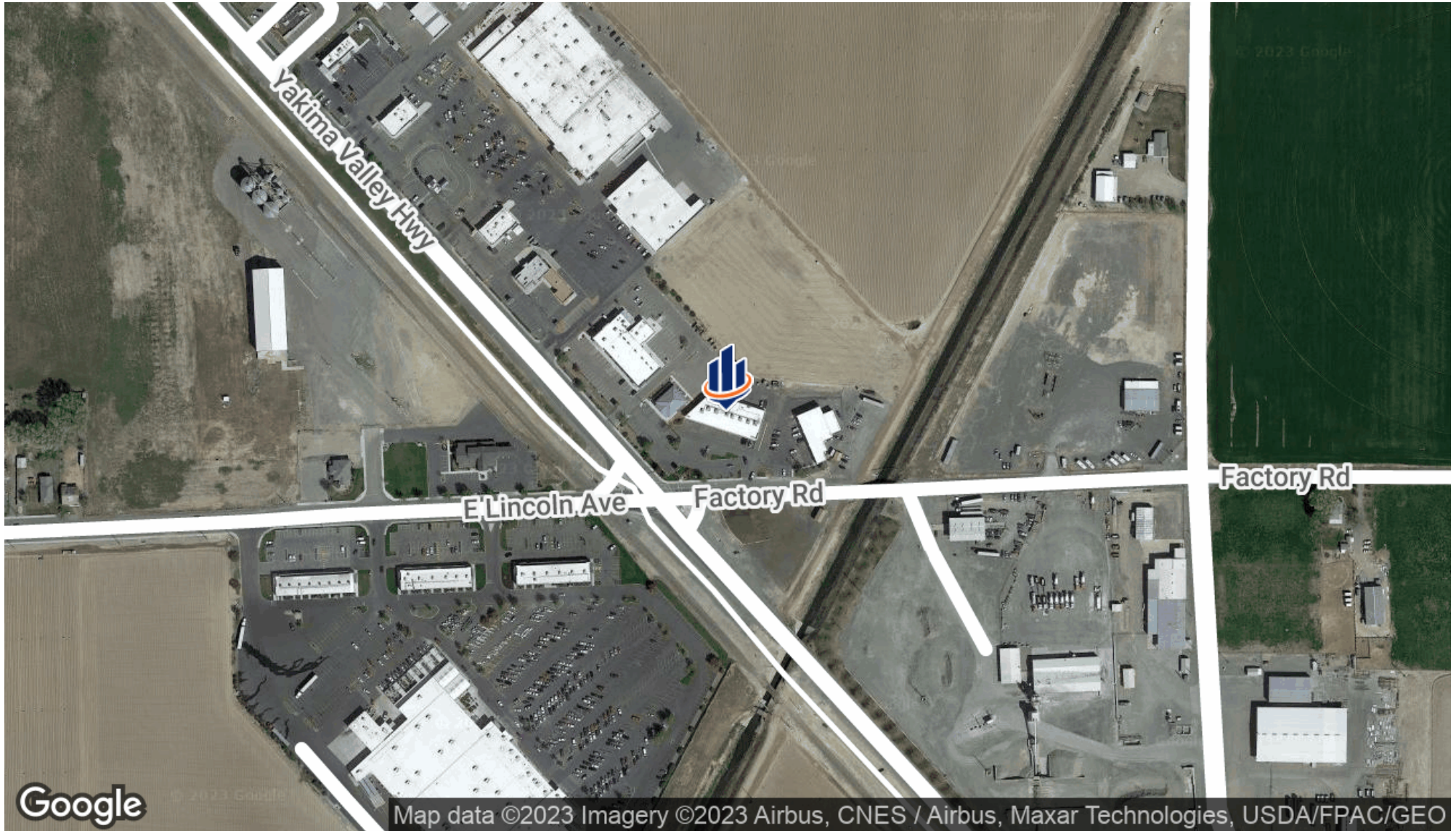
GRIEGER PLAZA | 2810 E Lincoln Ave Sunnyside, WA 98944

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

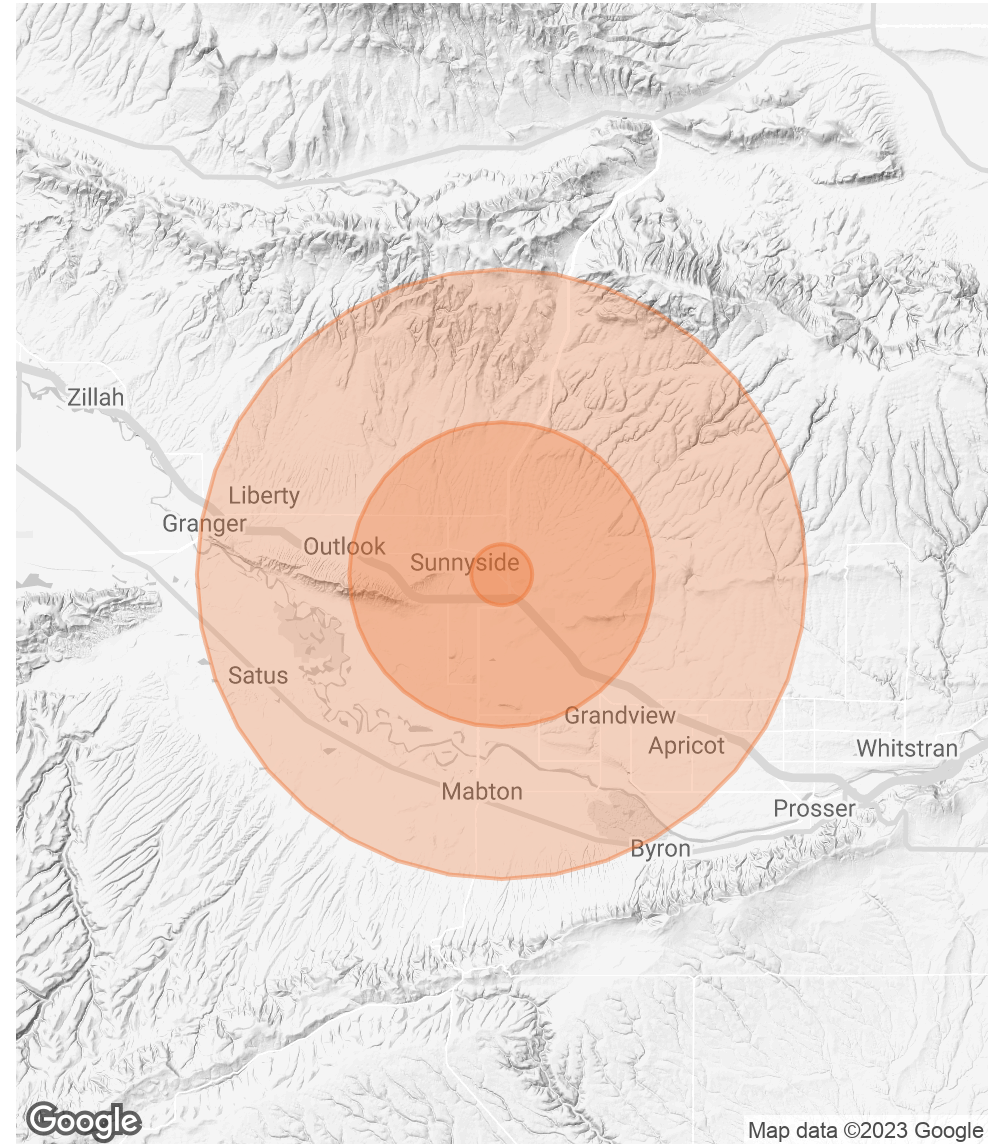
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,540	25,606	48,538
AVERAGE AGE	26.0	27.2	27.9
AVERAGE AGE (MALE)	24.1	26.8	27.2
AVERAGE AGE (FEMALE)	34.0	29.7	29.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,426	7,229	14,093
# OF PERSONS PER HH	3.2	3.5	3.4
AVERAGE HH INCOME	\$40,063	\$56,563	\$61,000
AVERAGE HOUSE VALUE	\$144,919	\$215,354	\$197,784

* Demographic data derived from 2020 ACS - US Census



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