

3804 KERN RD

3804 KERN ROAD, YAKIMA, WA 98902

FOR LEASE



PROPERTY DESCRIPTION

Conveniently located near the busy North 40th Avenue commercial corridor and just minutes from U.S. Route 12, this 2,904 SF office/medical suite offers excellent accessibility for both clients and staff. The layout features a welcoming reception and waiting area, six exam rooms (four fully enclosed), a private office, and three restrooms. Additional amenities include a storage room with a sink and several smaller storage areas throughout the suite. The lease structure is Triple Net (NNN) with CAM charges of \$5.50 per square foot, making this a practical and well-located option for medical or professional office users. The space will be available April 15, 2026.

PROPERTY HIGHLIGHTS

- \$21.00 per SF
- 2,904 SF
- Six Exam Rooms
- NNN

MIKE ABRAMS

Commercial Real Estate Broker
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OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,904 SF
Lot Size:	0.37 Acres
Building Size:	4,647 SF

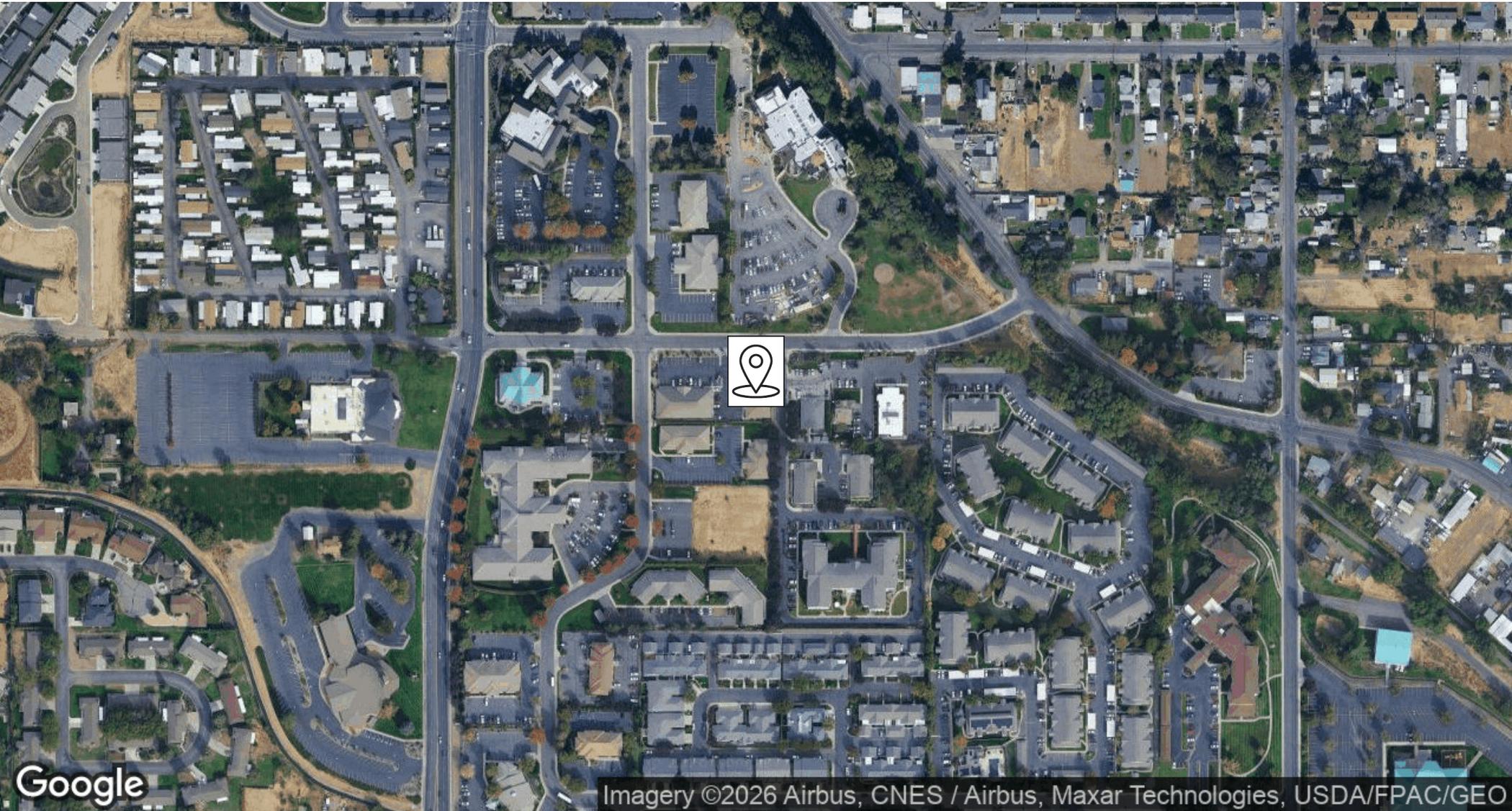
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	579	1,733	4,936
Total Population	1,378	3,787	11,468
Average HH Income	\$74,140	\$74,504	\$86,631

John L. Scott
REAL ESTATE

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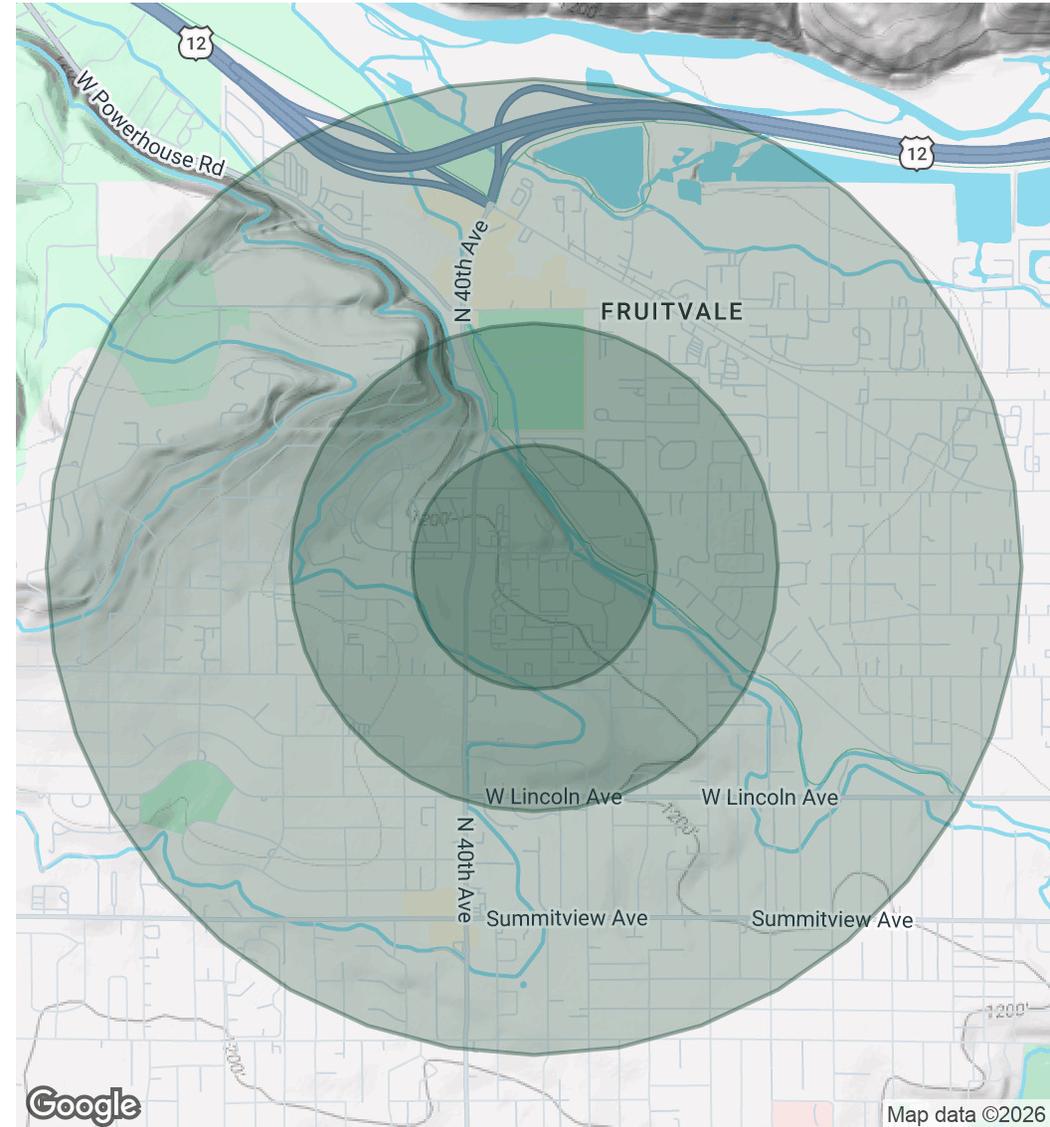
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,378	3,787	11,468
Average Age	39.1	47.3	44.8
Average Age (Male)	40.1	47.6	44.4
Average Age (Female)	32.9	42.9	43.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	579	1,733	4,936
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$74,140	\$74,504	\$86,631
Average House Value	\$274,947	\$269,359	\$294,646

2023 American Community Survey (ACS)



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