

FOR LEASE | Tahoma Square Retail Space



Offered at: \$33.00/SF, NNN
Available: 2,503SF

1901 South 1st Street - Suite 100
Yakima, WA 98903

218 S Sgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$33.00/SF, NNN
Triple Net:	\$7.00/SF
Building Size:	4,174SF
Available SF:	2,503SF
Lot Size:	28,575 SF
Number of Units:	2
Year Built:	2017
Zoning:	Commercial

PROPERTY OVERVIEW

Positioned within the highly visible Tahoma Square Shopping Center, this 2,503 square foot retail space at 1901 S First Street offers an exceptional opportunity for restaurant or retail users seeking a strong, established trade area in Yakima. Formerly occupied by Five Guys, the space features an efficient open floor plan making it well-suited for a quick-service, fast-casual, or specialty food concept. Prominent frontage along S First Street provides excellent visibility, convenient access, and strong daily traffic exposure.

Tahoma Square is a well-established neighborhood shopping center anchored by national and regional tenants, generating consistent customer draw and cross-shopping activity. Ample on-site parking and multiple points of ingress and egress support convenient customer access. This location offers immediate occupancy potential for an operator looking for space in Union Gap, one of Yakima’s most active commercial corridors.

Highlights



PROPERTY HIGHLIGHTS

- Located in highly desirable Tahoma Square Retail Shopping Center
- Excellent Ingress/Egress
- Retail corridor of South First Street in Union Gap
- 23,000+ Vehicles Per Day

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	569	2,601
Total Population	278	1,738	8,390
Average HH Income	\$63,256	\$61,633	\$64,791

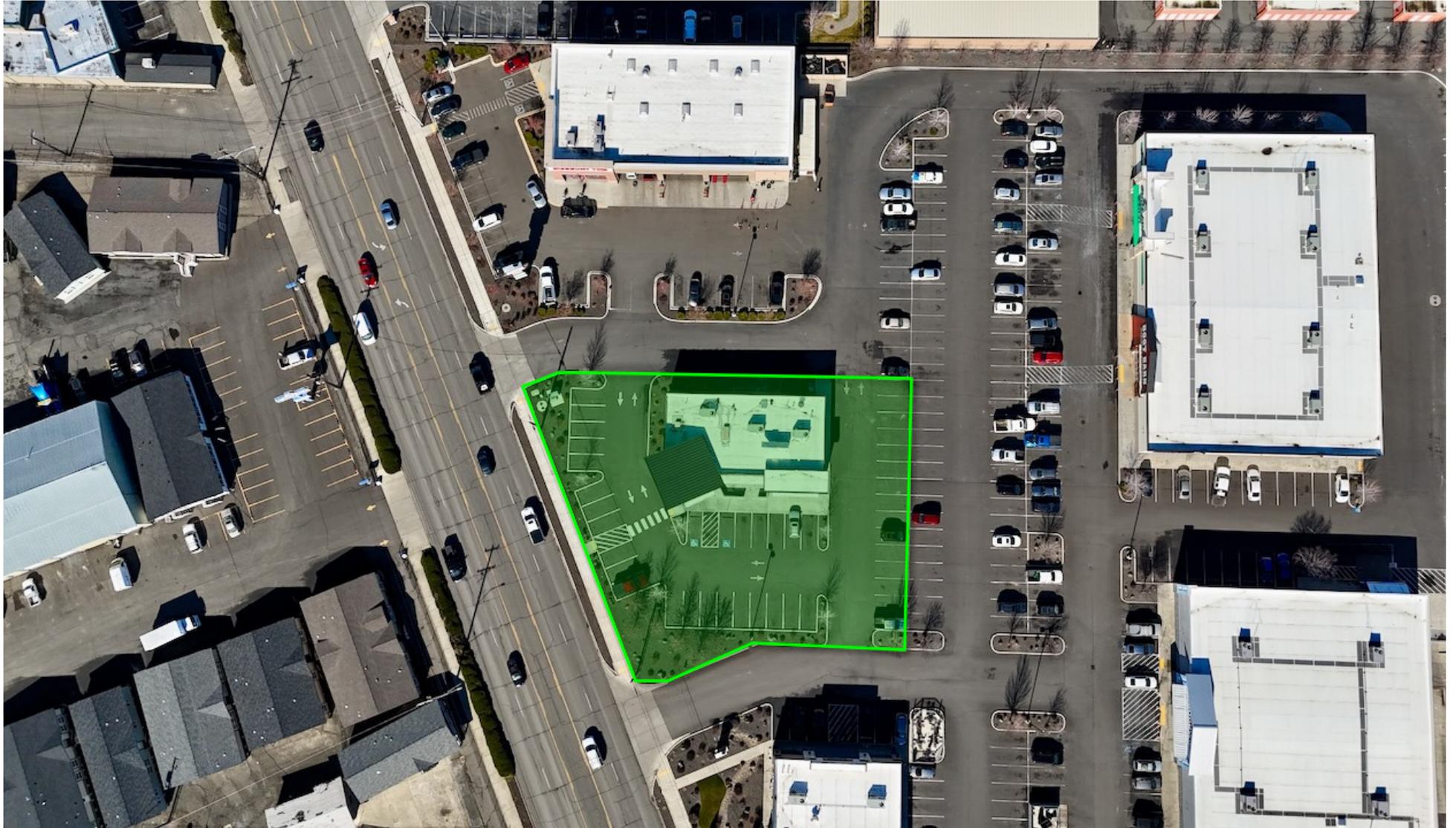
Interior Photos



Retailer Map



Aerial Photo



Meet The Team



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