

**SALE / LEASE**

# 209 N 1st Street

**209 N 1ST STREET**

Sunnyside, WA 98944

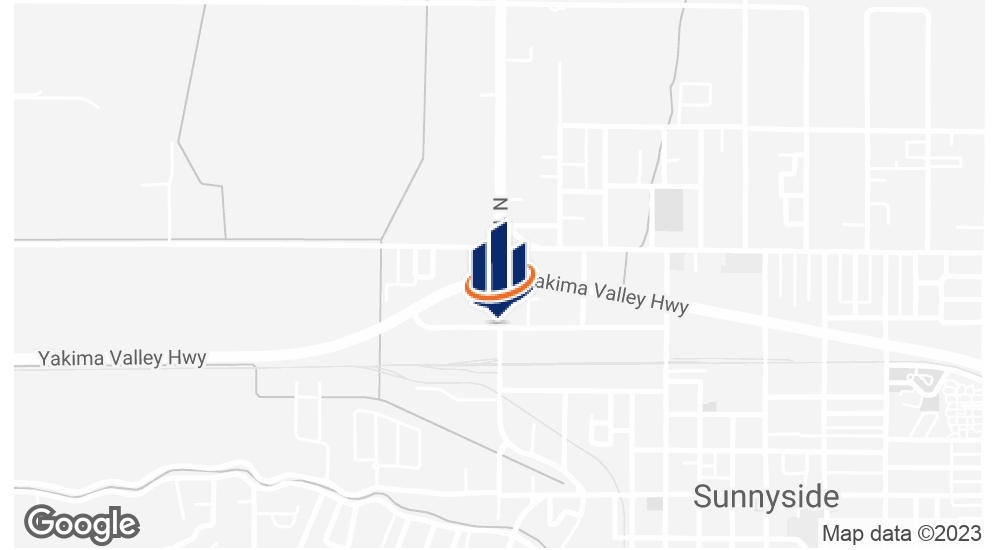
**PRESENTED BY:**

**BRENDA GARIBAY**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$634,700
<b>LEASE RATE:</b>	\$16.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	2,000 SF
<b>LOT SIZE:</b>	0.12 Acres
<b>PRICE / SF:</b>	\$317.35
<b>YEAR BUILT:</b>	2023
<b>ZONING:</b>	Commercial General

## PROPERTY OVERVIEW

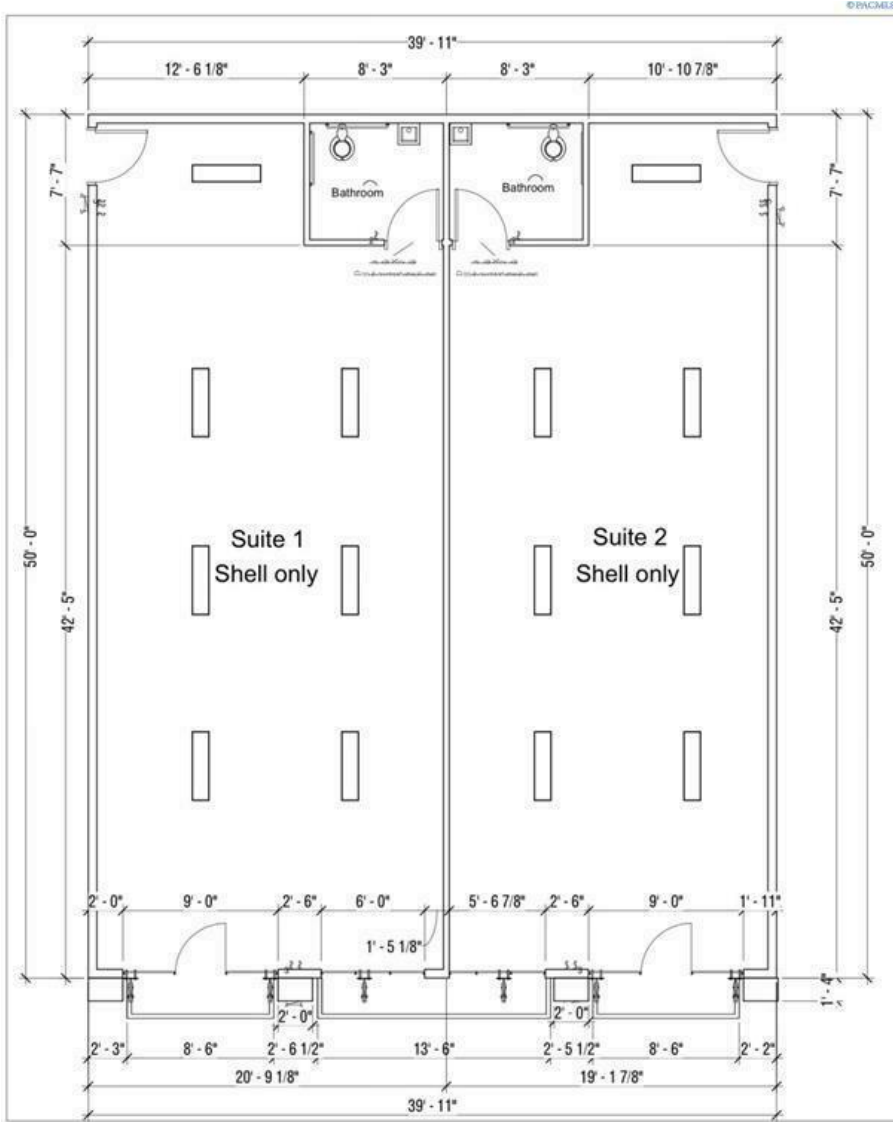
New modern design commercial building in west Sunnyside for sale and lease. Building consists of two suites. Suite A is 1050 SF. Suite B is 950 SF. Suites can be combined for a total of 2,000 SF. Lots of extra parking across the street in the soon to come new pickleball courts and soccer fields! Right next door to Sunnyside's newest coffee shop. Lots of great energy and traffic! Easy free-way access. Retail/Office space. Construction completion expected to be October 2023. Lease pricing based on Grey Shell condition. TI allowance negotiable.

## PROPERTY HIGHLIGHTS

- New Modern Design Commercial Building
- Two Suites Available
- Easy Freeway Access
- Additional Public Parking Across The Street

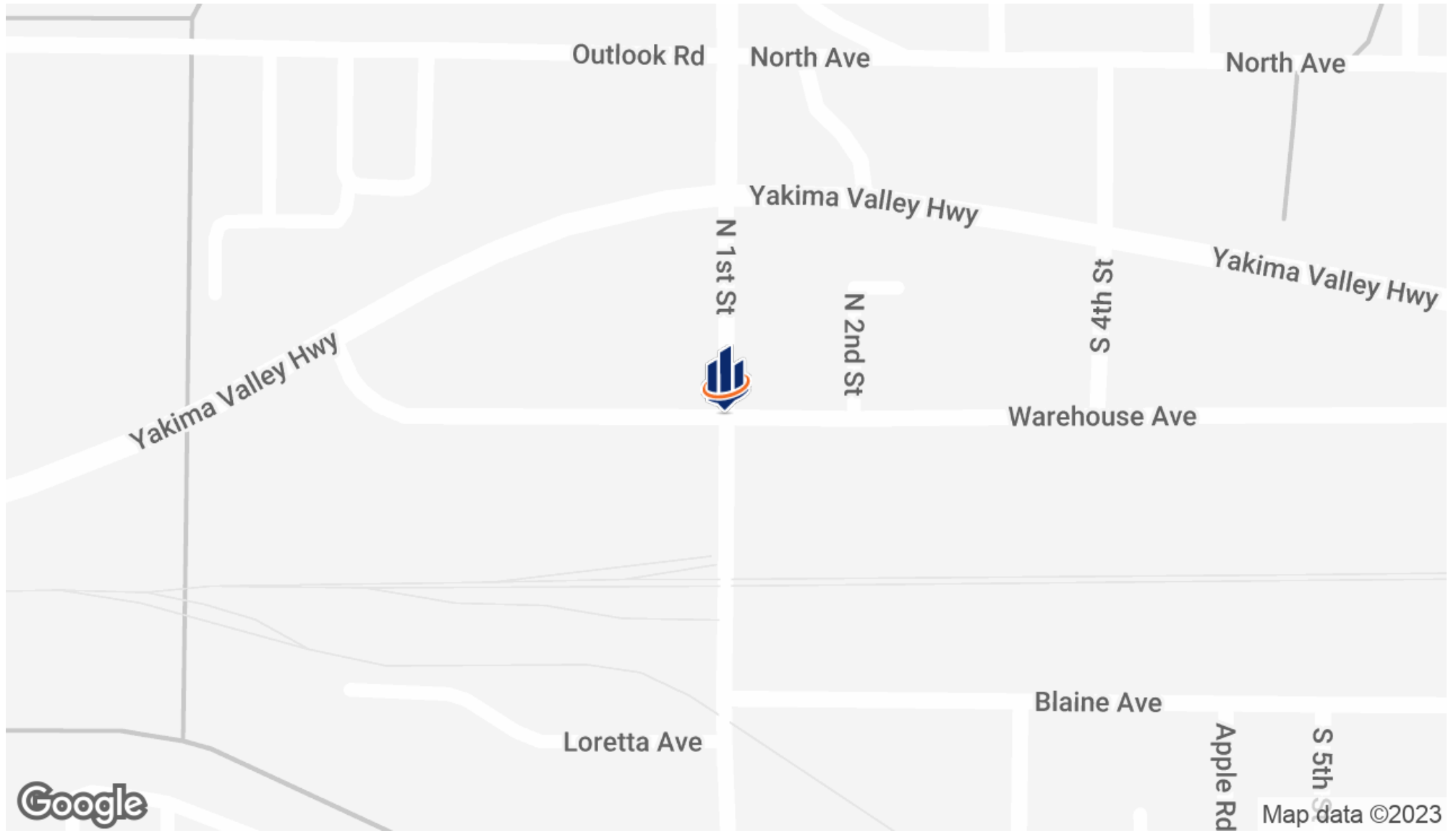
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**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

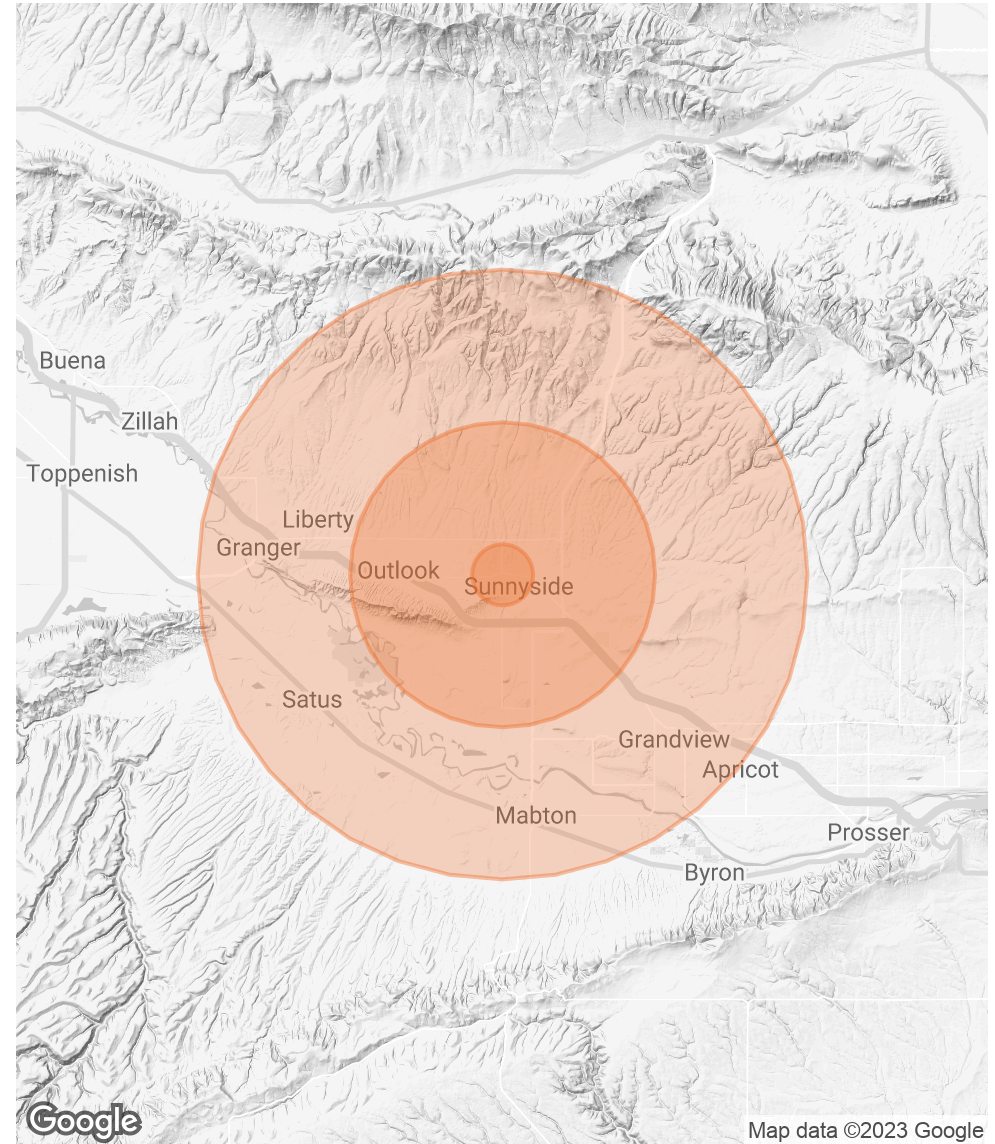
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	8,925	25,021	50,662
<b>AVERAGE AGE</b>	24.8	26.7	27.5
<b>AVERAGE AGE (MALE)</b>	25.4	26.4	26.7
<b>AVERAGE AGE (FEMALE)</b>	27.4	29.1	29.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	2,385	7,019	14,419
<b># OF PERSONS PER HH</b>	3.7	3.6	3.5
<b>AVERAGE HH INCOME</b>	\$59,308	\$56,953	\$63,570
<b>AVERAGE HOUSE VALUE</b>	\$238,528	\$204,651	\$193,897

\* Demographic data derived from 2020 ACS - US Census



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