

FOR LEASE | Northgate Retail Center



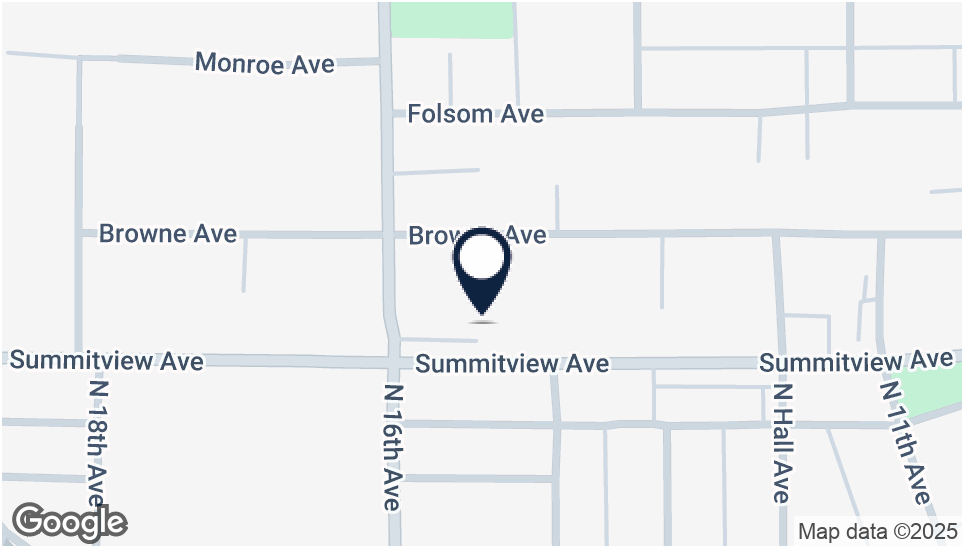
Offered at:
Available:

\$12.00/SF, NNN
1,323SF - 4,315SF +/-

1513 - 1523 Summitview Ave, Suite 100, 101, 102
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$12.00/SF, NNN
Available SF:	1,323SF - 4,315SF +/-
CAM'S/NNN'S:	\$3.92SF +/-
Zoning:	B2
Suite 100	1,419SF
Suite 101	1,501SF
Suite 102	1,323SF

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease 1,323SF - 4,315SF +/- of prime retail space at a below market rent rate in an established retail strip center with a local and national tenant mix.

Located in central Yakima on the corner of a controlled intersection at Summitveiw Ave and N 16th Ave, the retail center benefits from excellent visibility—in excess of 30,000 cars per day travel by.

This well-maintained building features an attractive façade and flexible unit sizes offering a perfect blend of location, quality and convenience.

The space is currently demised into three separate units but can be leased to a single tenant. The space is ideal for hair/nail salons and retail based establishments or a larger single-tenant interested in combining the spaces.

Highlights



PROPERTY HIGHLIGHTS

- Below market rent rate
- High daily traffic count maximizing street-level exposure in central Yakima
- Difficult to locate small to mid size retail space in central Yakima close to both downtown and the westside
- Diverse tenant base offering strong co-tenancy
- Flexible unit size options

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	711	2,261	7,277
Total Population	1,678	5,829	20,591
Average HH Income	\$55,332	\$58,283	\$65,683

Additional Photos

