

FOR LEASE | 900SF - 13,000SF +/- Warehouse/Flex Space



Offered at:
Available:

\$0.65/SF/Mo, NNN
900SF - 13,000SF +/-

31 N 4th Ave Suite E
Yakima, WA 98902

Nick Mayer
nmayer@almoncommercial.com
218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.480.0733: C

Highlights



PROPERTY HIGHLIGHTS

- Versatile warehouse/Flex/Retail space in Downtown Yakima.
- Centrally located with good access to freeways and main arterial routs.
- Zoned CBD allowing for a diverse range of uses including retail.
- In excess of 16,500 cars per day on nearby S. 1st St and 16,000 cars per day on Yakima Ave.
- +/- 14' foot ceiling height, sprinkled with a grade level roll up door and heavy power.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,274	7,278
Total Population	380	3,701	20,812
Average HH Income	\$44,467	\$46,997	\$50,347

Additional Photos



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	380	3,701	20,812
Average Age	35	35	34
Average Age (Male)	35	34	34
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,274	7,278
# of Persons per HH	3	2.9	2.9
Average HH Income	\$44,467	\$46,997	\$50,347
Average House Value	\$377,936	\$300,413	\$258,595

Demographics data derived from AlphaMap

