

FOR LEASE

**Full-Service
Restaurant Space**



Offered at:
Available:

**\$23/SF, NNN
4,549SF +/-**

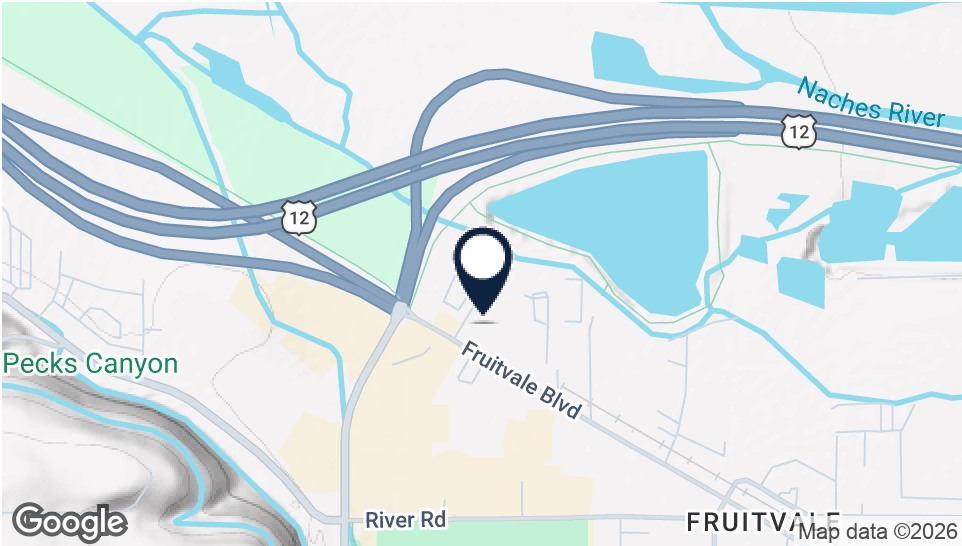
**1401 Lakeside Ct
Yakima, WA 98902**

509.966.3800: O
509.961.7575: C

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$23/SF, NNN
Building Size:	4,549SF +/-
Monthly Base Rent:	\$8,661/month, NNN
Estimated NNN's/CAM's:	\$4.73/SF +/-
Parking Ratio:	1 stall/77SF (59 stalls)
Zoning:	SCC
Parcel Number:	181315-12407

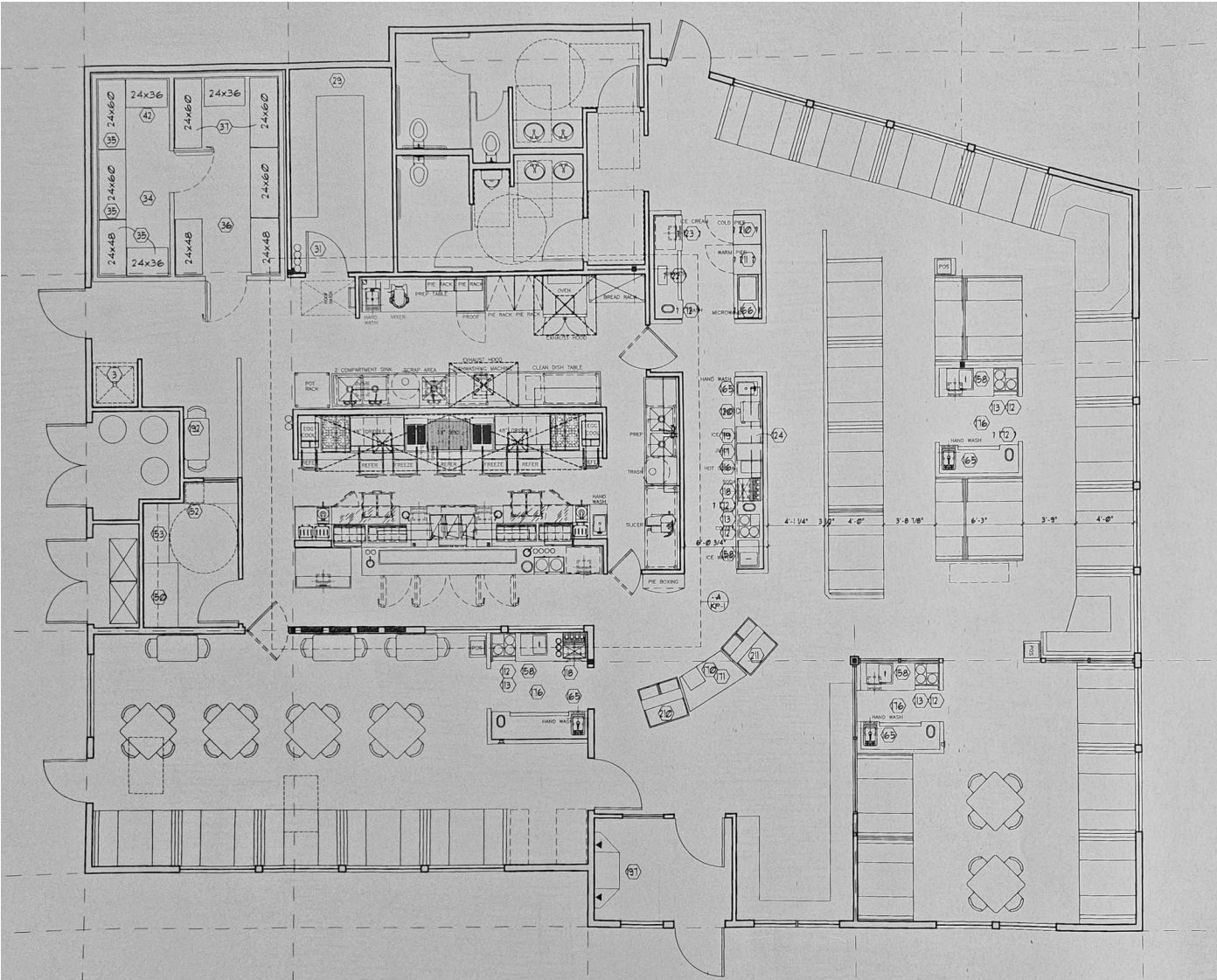
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a recently remodeled full-service restaurant historically occupied by Shari's.

Exceptionally well located at the entrance to Lakeside Court, west Yakima's preeminent professional park, and near the N 40th Ave corridor with excellent visibility and freeway access, the building is well positioned to capitalize on an underserved west Yakima submarket area that will support more restaurants.

Includes booths, fixtures, kitchen equipment and a double walk-in cooler, although the landlord makes no representations or warranties as to their condition.

Floor Plan



Highlights



PROPERTY HIGHLIGHTS

- Extraordinary west Yakima location with strong demographics and located in an underserved submarket area.
- Nearby retailers include Fred Meyer, Starbucks, McDonald’s, Comfort Suites, Bi-Mart, O’Reilly’s, Taco Bell and others.
- Plentiful parking with 59 stalls that far exceeds municipal requirements (1 stall per 91/SF +/-).
- Includes booths, fixtures, kitchen equipment and a double walk-in cooler (landlord makes no representations as to the condition of the FFE).
- Shari’s original layout provided for up to approximately 138 guests.
- Large pylon sign visible from I-82.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,317	25,163	45,893
Total Population	4,802	65,916	125,470
Average HH Income	\$78,500	\$81,244	\$79,812

Interior Photos



Nearby Retailers



Aerial

