

SUBLEASE

West Yakima Retail Strip

6530 W. NOB HILL BLVD, SUITE 600

Yakima, WA 98908

PRESENTED BY:

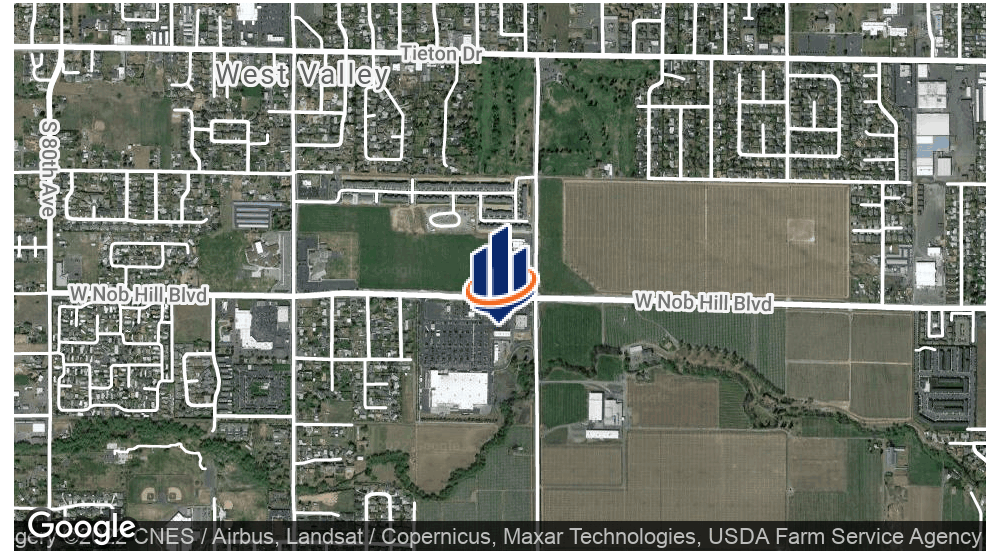
KEN DAVIS

O: 509.949.0860

ken.davis@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 PSF NNN Annually
BUILDING SIZE:	10,464 SF
AVAILABLE SF:	2,850
LOT SIZE:	1.07 Acres
YEAR BUILT:	2018
ZONING:	C-Commercial
APN:	181329-41422

PROPERTY OVERVIEW

2,850 SF situated on an outparcel of the Super Walmart in West Yakima, WA. Space is currently in warm grey shell condition, and was originally designed for a restaurant use. Space features high ceilings, 2 ADA Restrooms, and additional power to meet restaurant needs. TIs negotiable.

This space is being offered as a sublease opportunity, and all offers are subject to the approval of the underlying property owner.

PROPERTY HIGHLIGHTS

- 2,850 SF
- Great Visibility
- Super Walmart Outparcel
- Additional Power Capacity
- Join center co-tenants Panda Express, Sherwin Williams, Dutch Bros, Walgreens and more

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ADDITIONAL PHOTOS



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LOCATION MAP



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6530 W. NOB HILL BLVD. | 6530 W. Nob Hill Blvd, Suite 600 Yakima, WA 98908

DEMOGRAPHICS MAP & REPORT

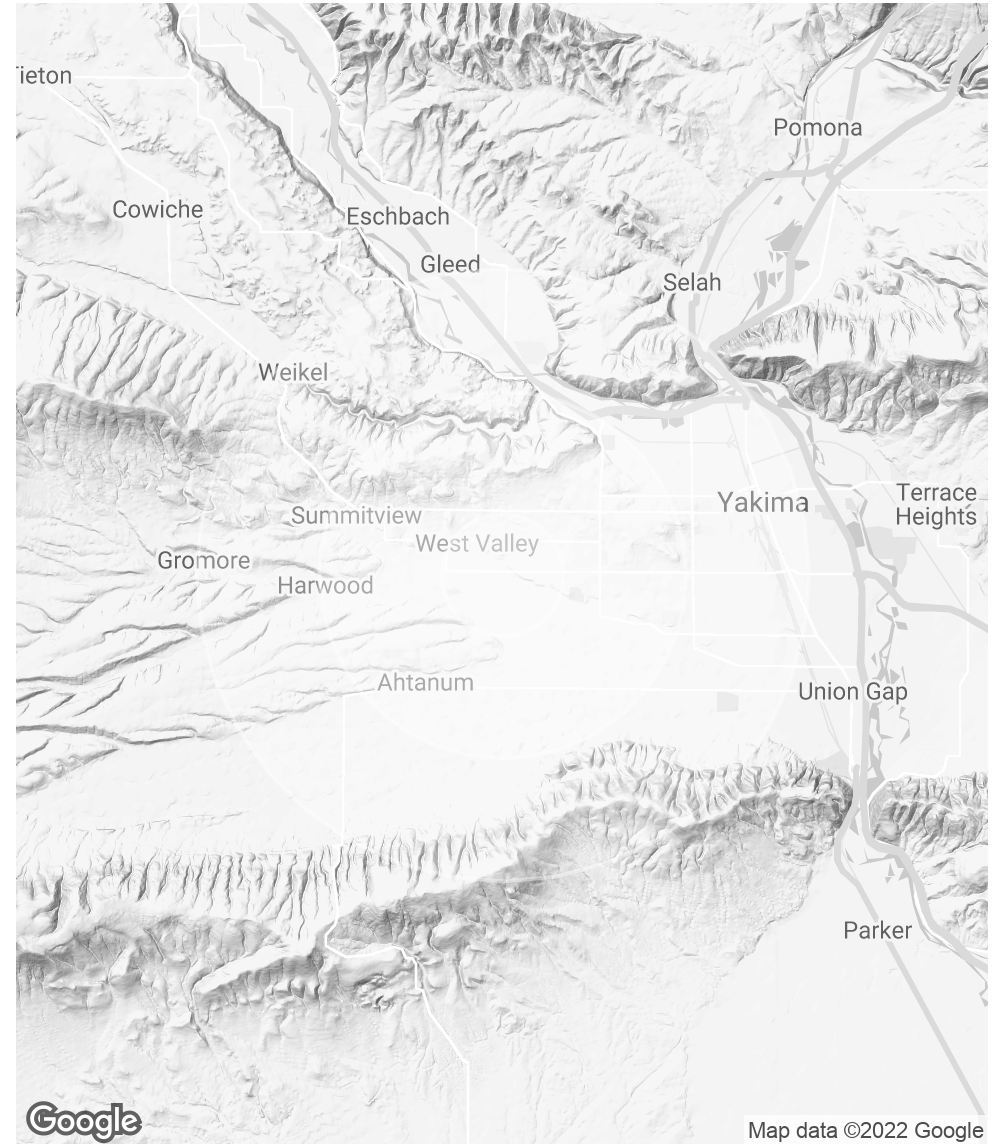
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,708	43,447	87,574
AVERAGE AGE	40.4	41.3	40.2
AVERAGE AGE (MALE)	35.5	39.3	38.0
AVERAGE AGE (FEMALE)	45.2	43.3	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,145	17,430	34,223
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$66,473	\$74,052	\$66,764
AVERAGE HOUSE VALUE	\$182,726	\$210,344	\$220,487

* Demographic data derived from 2010 US Census



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