

BUILD TO SUIT/ GROUND LEASE

5635 Summitview Ave
Yakima, WA 98908

SUMMITVIEW AVE 18,800 CPD

N 56TH AVE 9,700 CPD



CONCEPTUAL RENDERING



CHALET PLACE NEW CONSTRUCTION

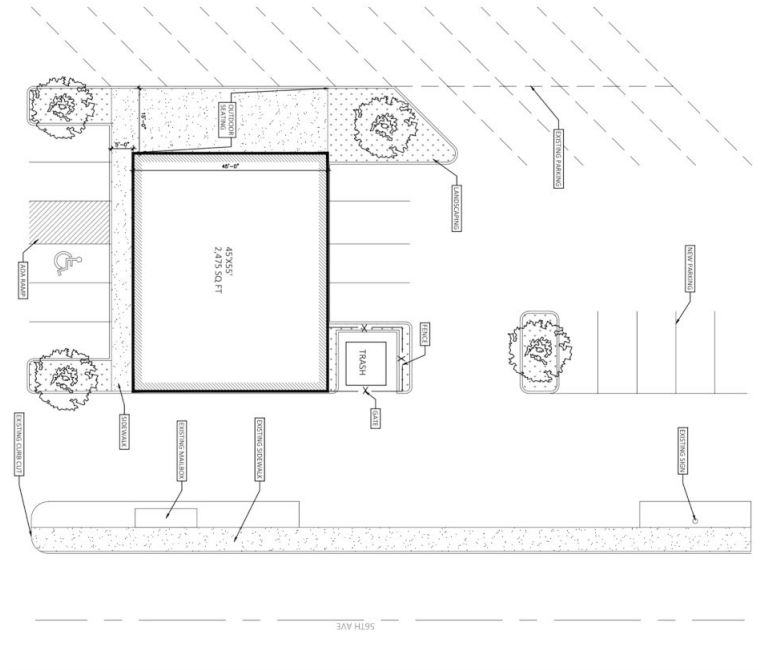
Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

AVAILABLE:

≤ 3,500 SF

- Drive-Thru
- Build to Suit or Ground Lease
- Multi-tenant or Standalone Building
- Call for rate



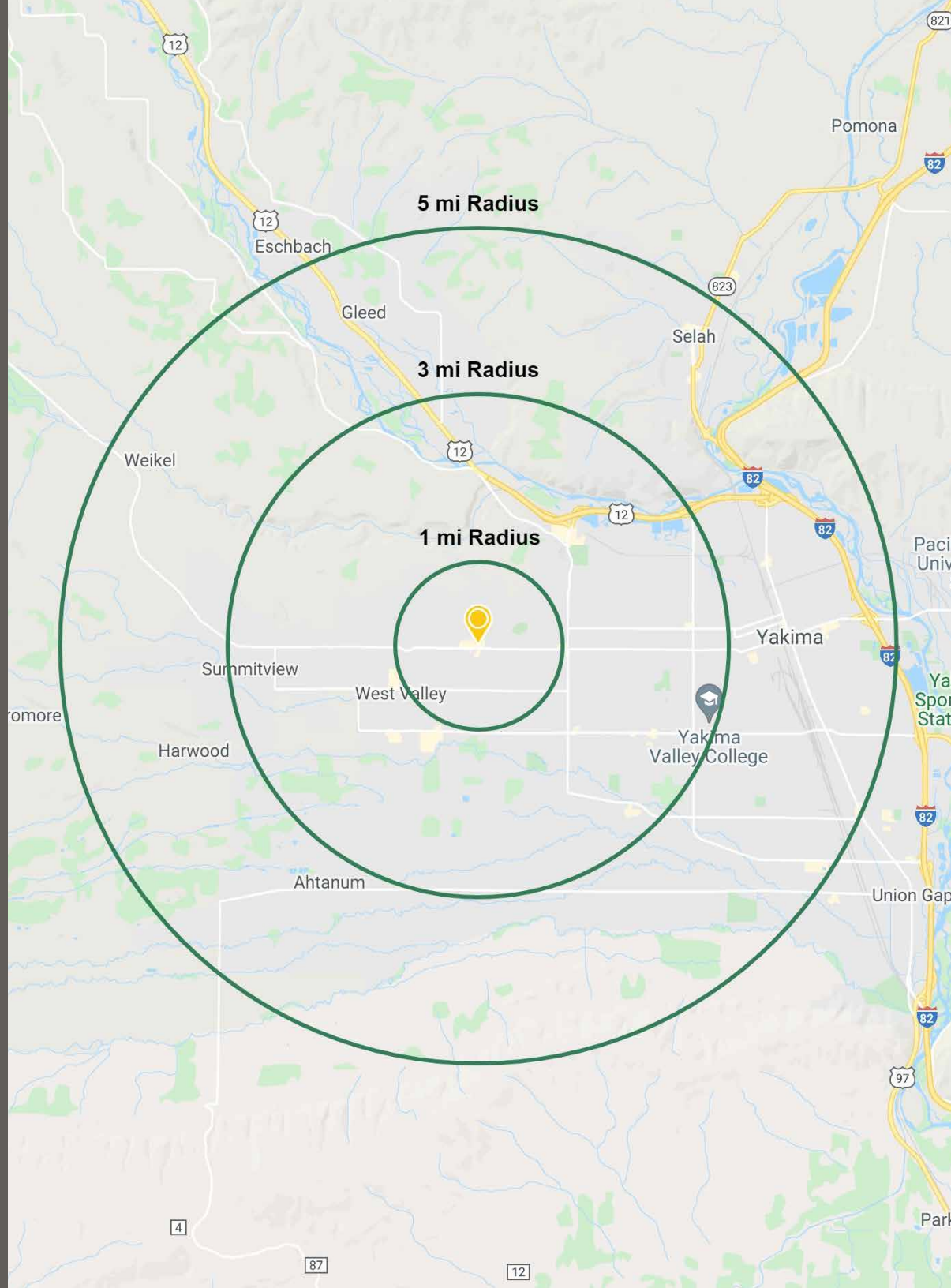
BUSINESSES NEARBY





DEMOGRAPHICS

DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
9,932	62,161	117,948

AVERAGE HH INCOME

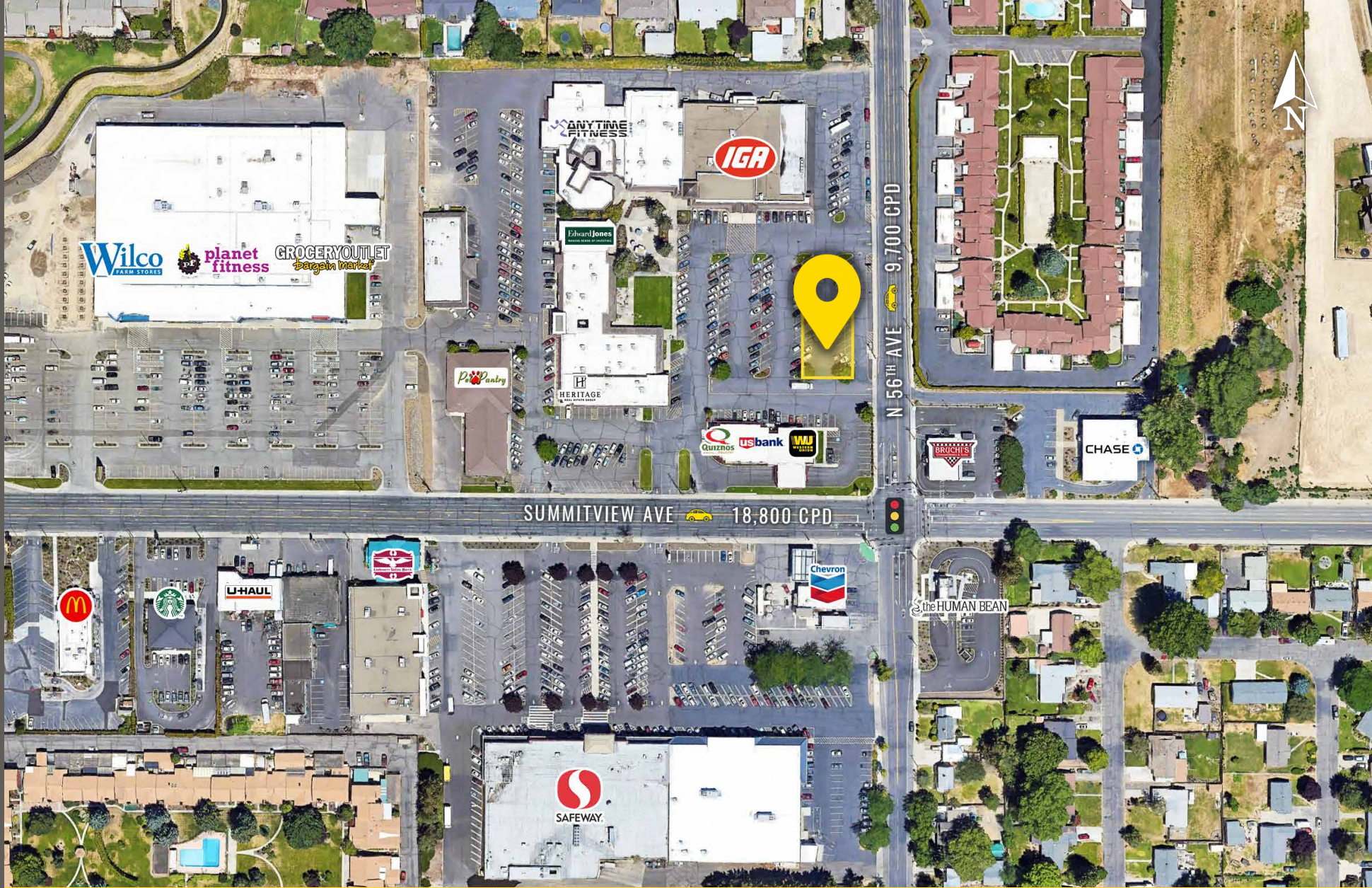
Mile 1	Mile 3	Mile 5
\$100,983	\$84,325	\$76,170

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
5,849	40,966	84,720



LOCATION DETAILS



Located along Summitview Ave, a main arterial through Yakima



Located in densely populated residential area



18,800 CPD Summitview Ave

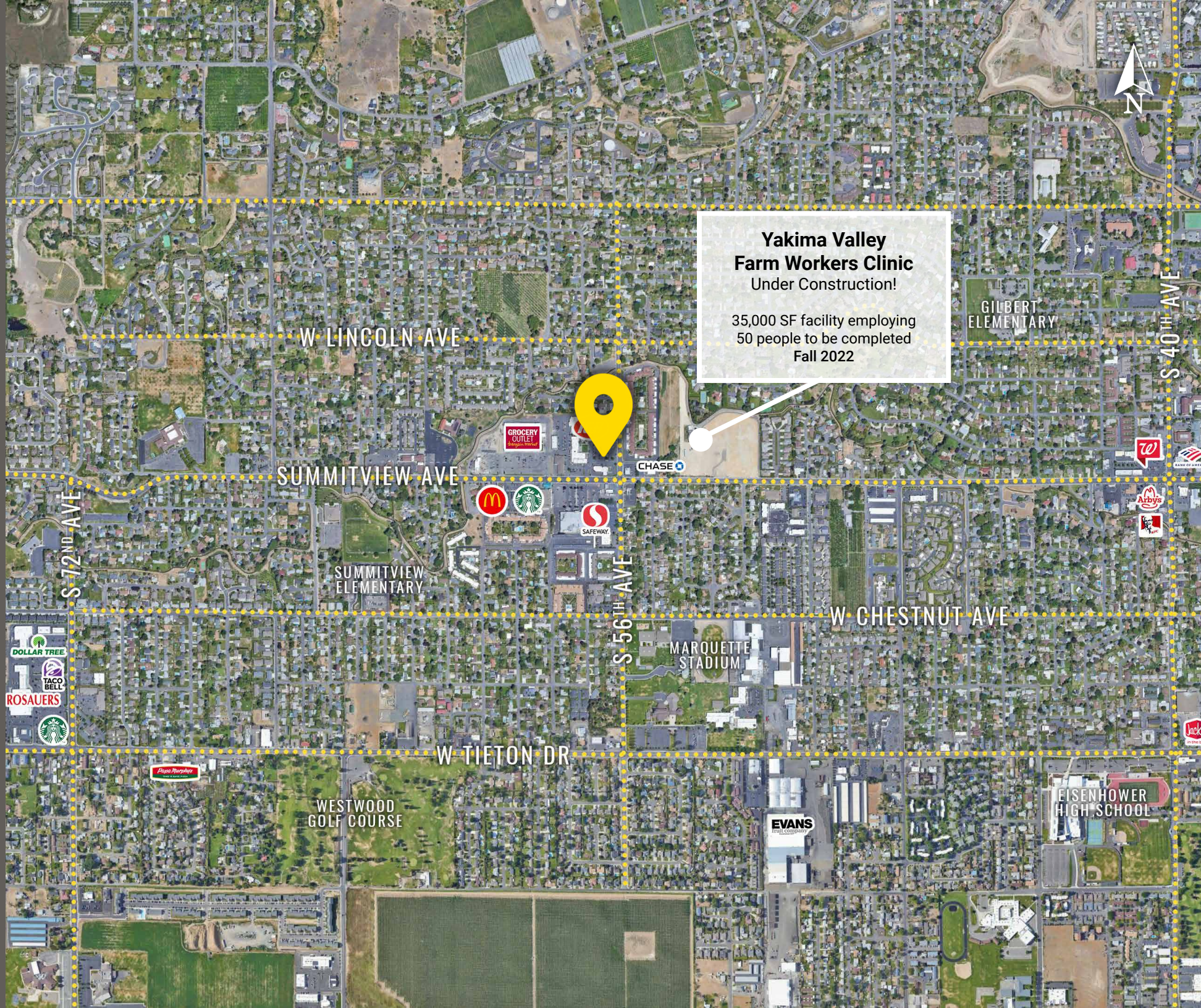
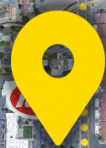


9,700 CPD N 56th Ave



**Yakima Valley
Farm Workers Clinic**
Under Construction!

35,000 SF facility employing
50 people to be completed
Fall 2022



W LINCOLN AVE

SUMMITVIEW AVE

SUMMITVIEW
ELEMENTARY

W TIETON DR

WESTWOOD
GOLF COURSE

S 56TH AVE

MARQUETTE
STADIUM

W CHESTNUT AVE

EVANS
TRUCK COMPANY

EISENHOWER
HIGH SCHOOL

GILBERT
ELEMENTARY

S 40TH AVE

DOLLAR TREE
TACO BELL
ROSAUERS
Starbucks

McDonald's
Starbucks

GROCERY
OUTLET

SAFeway

CHASE

Walmart
Arby's
KFC



YAKIMA, WA is located in the county and valley named Yakima. It is considered to be one of the premier apple growing regions in the world and is the largest producer of hops and cherries in the United States. The name of the city comes from the Yakama Native American tribe. The Yakima economy is primarily driven by agriculture, with a large increase in retail business starting in the early 2000s.

TACOMA | KIRKLAND | PORTLAND

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

CARRIE WALKER

253.284.3644

carrie@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404
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