



**LEASE**

# Tieton Village

**3702 TIETON DRIVE**

Yakima, WA 98902

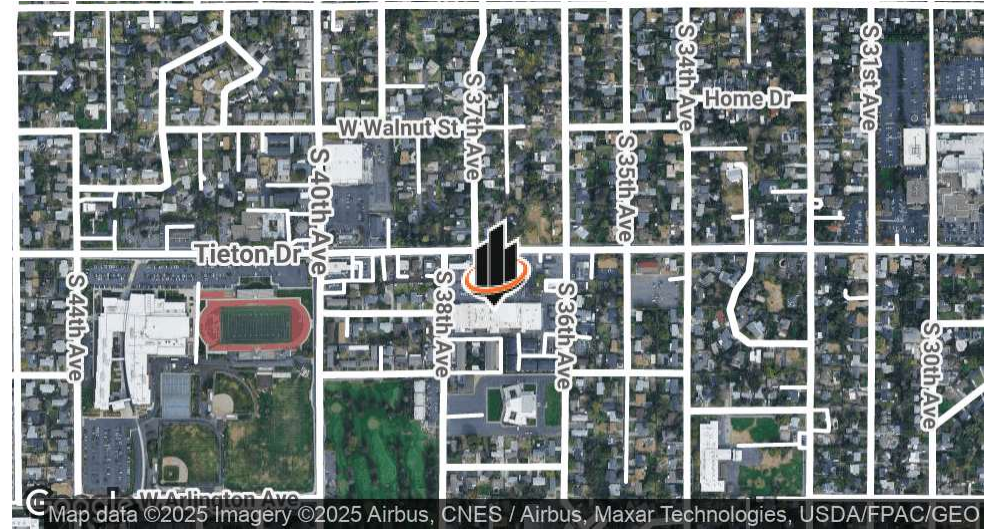
**PRESENTED BY:**

**KEN DAVIS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

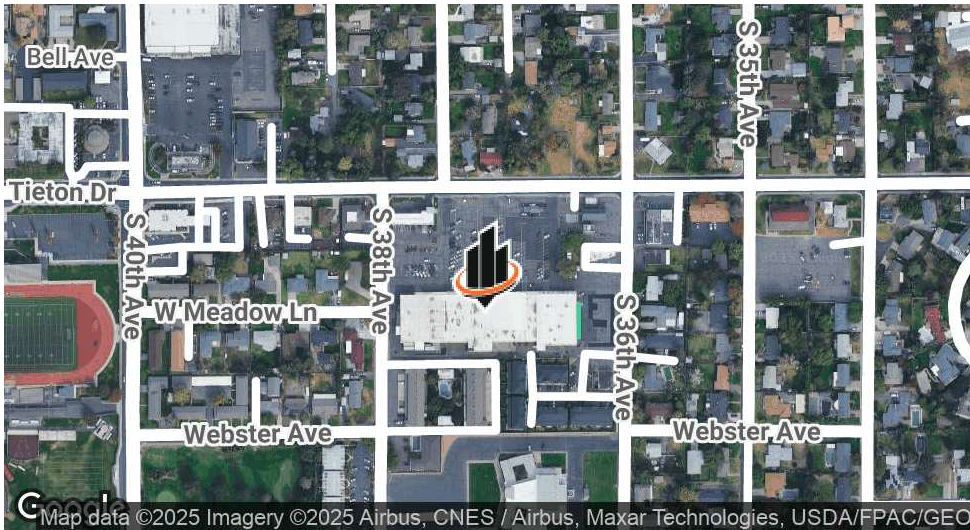
<b>LEASE RATE:</b>	Negotiable
<b>2025 BUDGETED CAM/NNN:</b>	\$2.28 PSF Annually
<b>AVAILABLE SF:</b>	22,623 SF
<b>LOT SIZE:</b>	4.78 Acres
<b>BUILDING SIZE:</b>	63,109 SF

## PROPERTY DESCRIPTION

Welcome to the vibrant neighborhood surrounding Tieton Village in Yakima, WA. This bustling area offers a blend of residential and commercial spaces, providing an ideal setting for retail and neighborhood center tenants. Just a short drive away, the majestic Yakima Valley provides a stunning backdrop and an abundance of outdoor recreational opportunities. With its convenient location and access to a variety of amenities, Tieton Village is poised to attract a steady flow of local and visiting patrons, making it the perfect location for your retail or neighborhood center venture.

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## PROPERTY DETAILS & HIGHLIGHTS



- 22,623 SF
- 130'11" storefront
- 13.92'-21.9' ceiling heights
- 3-400 amp service panels (1,200 amp total service)
- 8'x8' roll up loading dock door
- 2" water line; 4" sewer line
- 2- 20 ton RTUs w/gas duct heater

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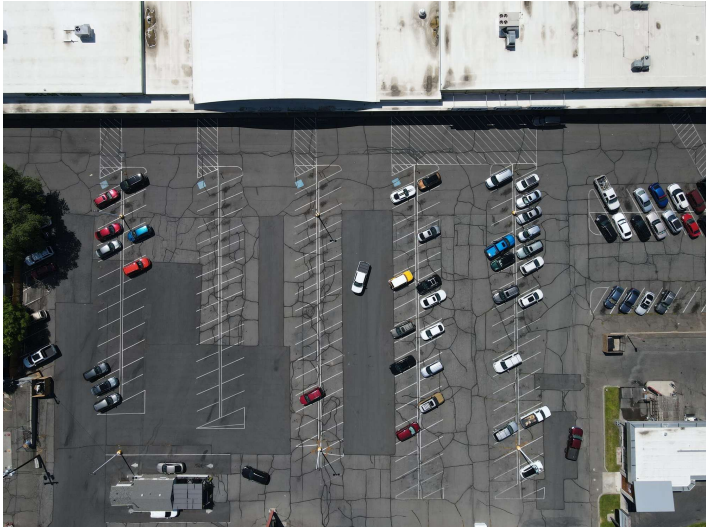
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AERIAL PHOTOS



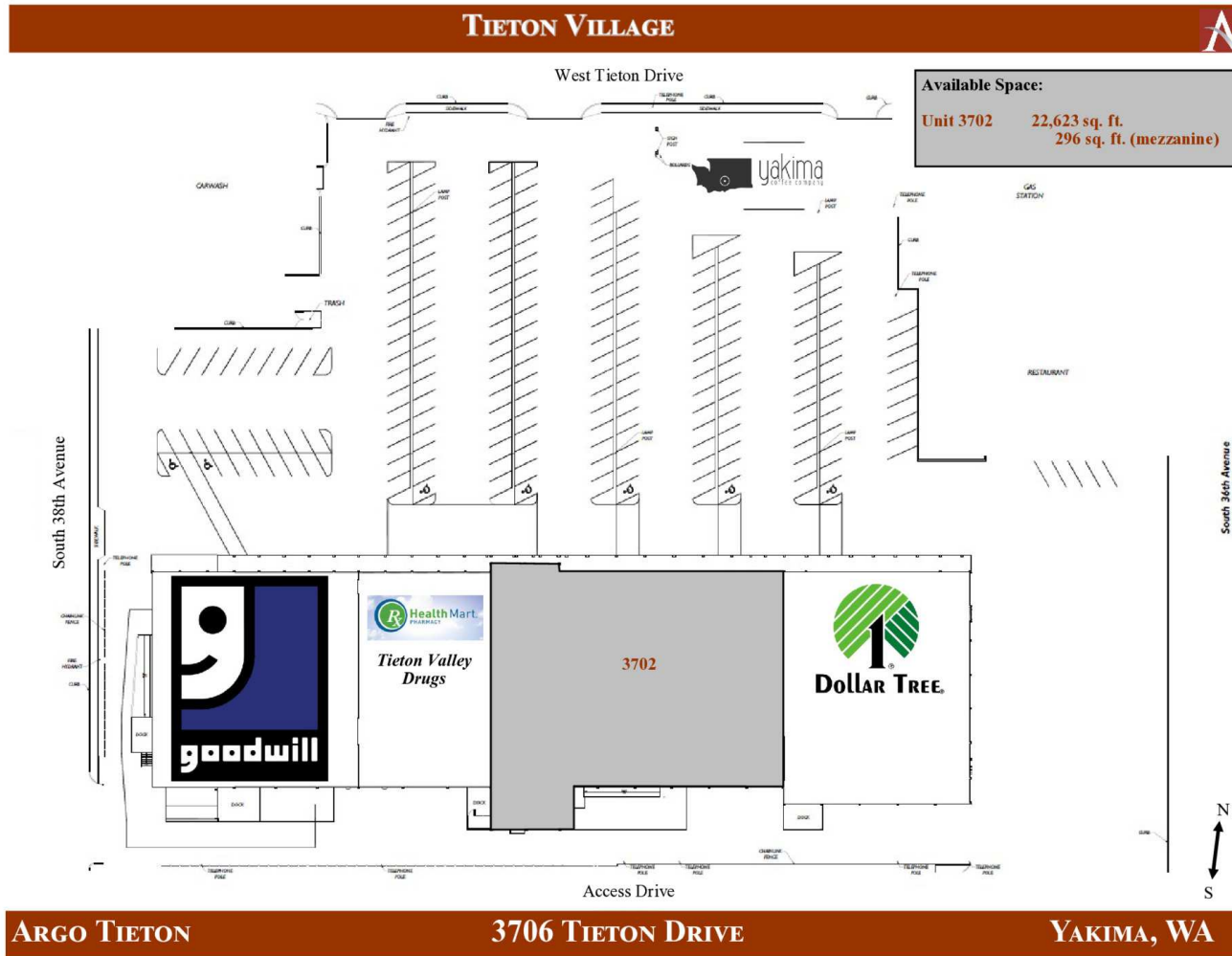
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**ADDITIONAL PHOTOS**



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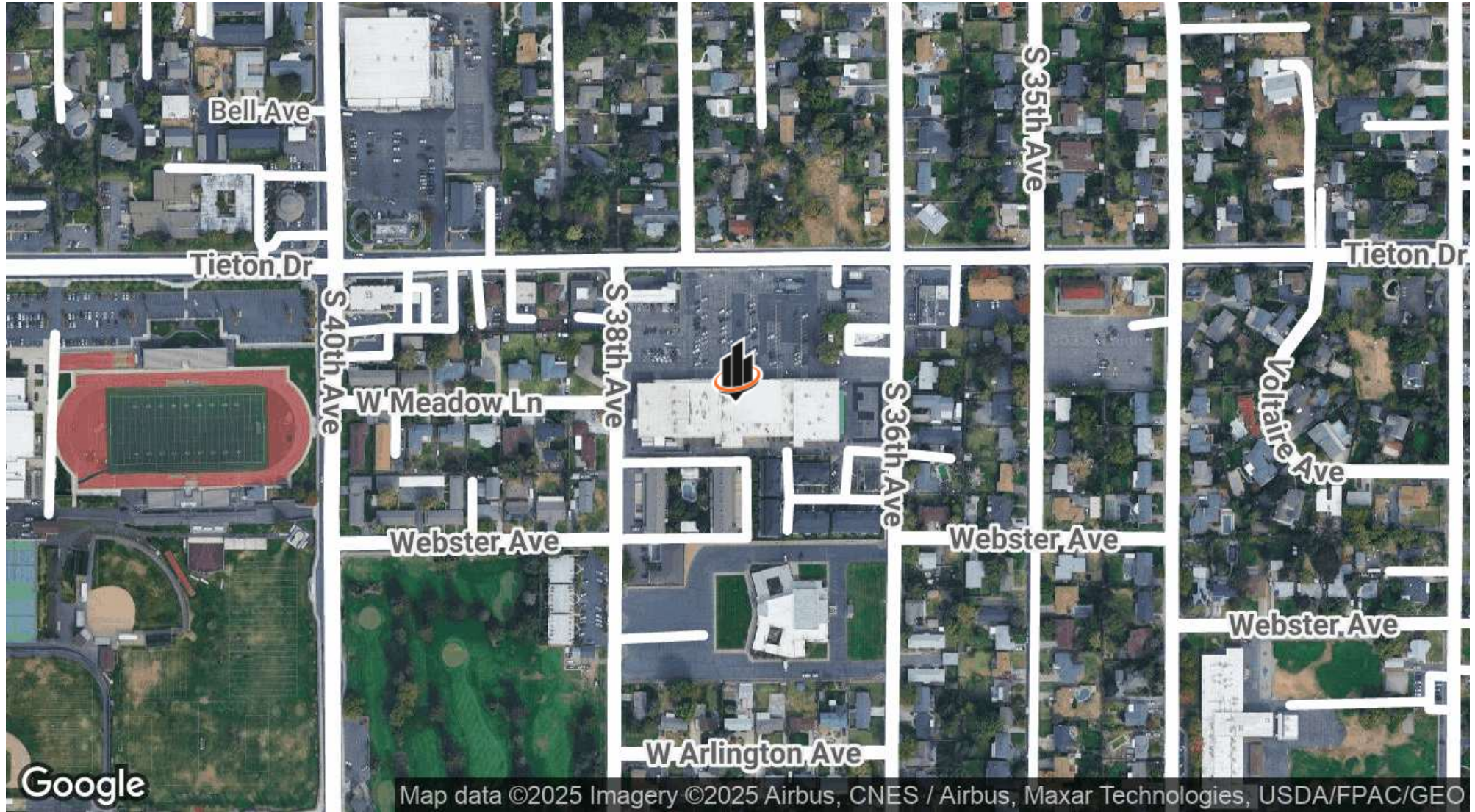
# SITE PLAN



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# LOCATION MAP



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# AREA ANALYTICS

## POPULATION

### 3 MILES 5 MILES 10 MILES

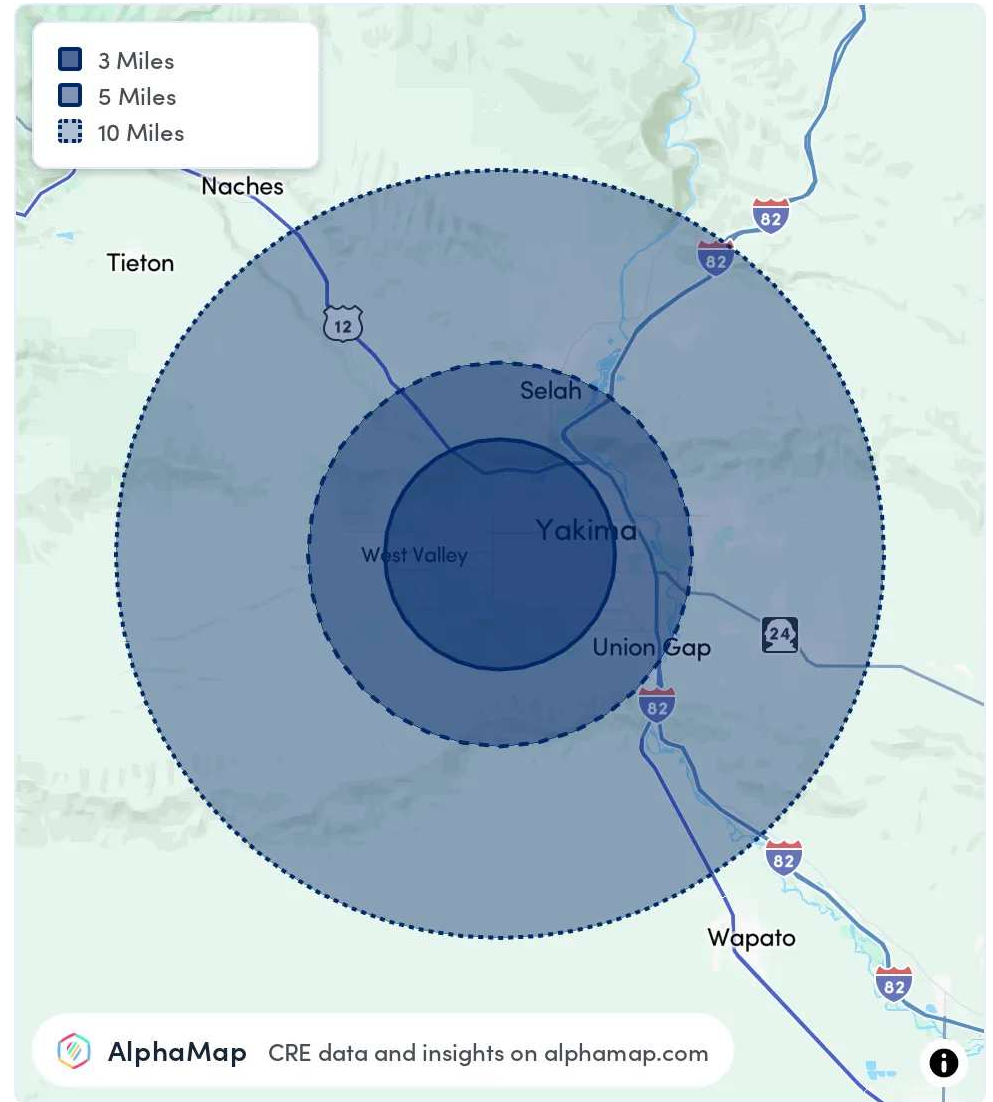
	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	85,269	122,045	162,653
<b>AVERAGE AGE</b>	39	38	39
<b>AVERAGE AGE (MALE)</b>	38	37	38
<b>AVERAGE AGE (FEMALE)</b>	40	39	39

## HOUSEHOLD & INCOME

### 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	31,799	44,558	58,855
<b>PERSONS PER HH</b>	2.7	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$77,226	\$78,129	\$83,891
<b>AVERAGE HOUSE VALUE</b>	\$308,710	\$318,590	\$340,308
<b>PER CAPITA INCOME</b>	\$28,602	\$28,936	\$29,961

Map and demographics data derived from AlphaMap



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