

FOR LEASE | Prime Restaurant Opportunity

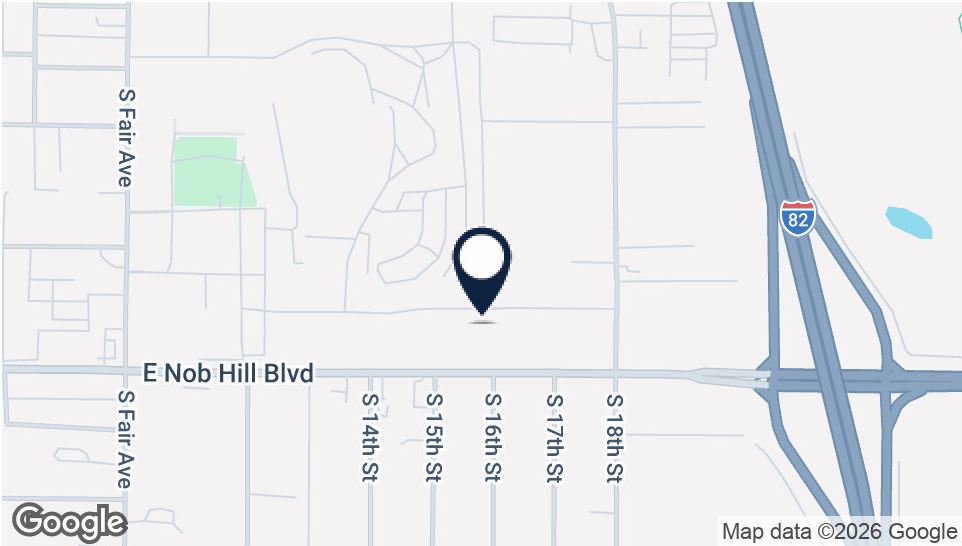


Offered at: \$22.00/SF, NNN
Available: 3,205SF

1521 East Nob Hill Boulevard
Yakima, WA 98901

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

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$22.00/SF, NNN
NNN	+/- \$3.95/SF/Yr.
Building Size:	11,909SF
Available SF:	3,205SF
Year Built	2022
Parking Spaces	+/- 25
Lot Size:	47,054SF
Zoning:	R-D

PROPERTY OVERVIEW

THIS OFFERING is for the exceptional opportunity to lease a fully built-out, high-end restaurant within a premier building on a major arterial hosting approximately 20,000 VPD near the Valley Mall and Union Gap along I82. This turnkey space features polished concrete floors, expansive 20+ foot ceilings, and a dedicated 21+ bar area.

The commercial kitchen is comprehensively equipped with gas-supplied burners, a 12' hood system over flat top and deep fryers, an 8'x8' walk-in cooler, refrigerator, refrigerated prep tables, abundant stainless steel workstations, and multiple wash stations. CO₂ lines for keg and soda fountain service are in place.

The dining area is fully furnished with commercial-grade tables and chairs. No expense was spared in this thoughtfully designed, top-tier build-out.

Highlights



PROPERTY HIGHLIGHTS

- Fully built-out, high-end turnkey restaurant located within an extremely high-quality building inclusive of furniture and appliances
- Polished concrete floors and expansive 20+ foot ceilings, Dedicated 21+ bar area
- Gas-supplied burners with 12' hood over flat top and deep fryers, 8' x 8' walk-in cooler
- Refrigerated prep tables and full refrigeration package
- CO₂ lines for keg and soda fountain service
- Abundant stainless steel workstations and wash stations
- Fully furnished with commercial-grade tables and chairs
- No expense spared in the premium build-out
- In excess of 20,000 VPD pass by and located along I82 and near major shopping centers

Additional Photos



Additional Photos

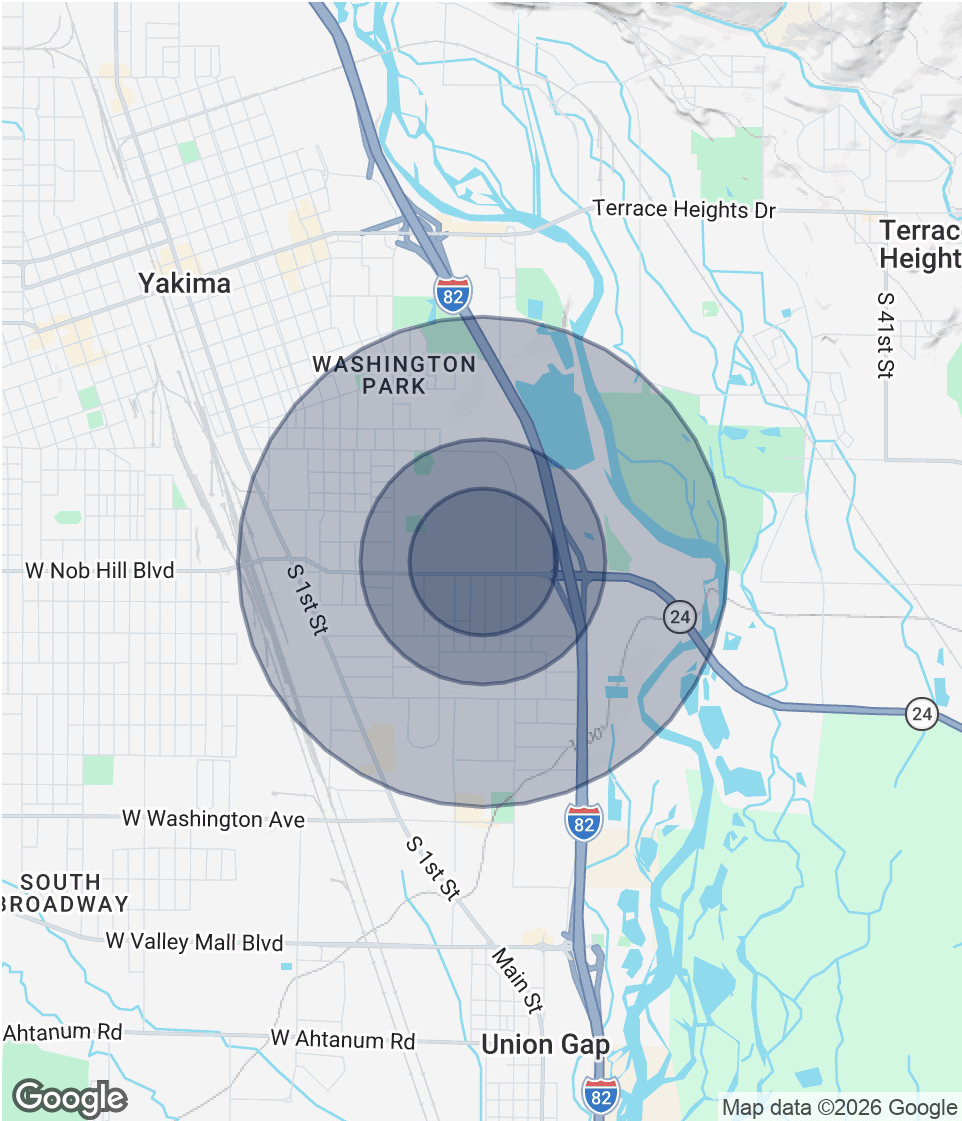


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	381	2,278	7,083
Average Age	31	31	32
Average Age (Male)	31	31	32
Average Age (Female)	31	31	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	655	2,094
# of Persons per HH	3.5	3.5	3.4
Average HH Income	\$58,102	\$57,241	\$56,720
Average House Value	\$181,191	\$183,033	\$243,354

Demographics data derived from AlphaMap



Advisor Bio 1



NICK MAYER

Broker

nmayer@almoncommercial.com

Direct: **509.966.3800** | Cell: **509.480.0733**

Almon Commercial Real Estate

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