

FOR LEASE | Prime Restaurant Opportunity



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

1521 East Nob Hill Boulevard
Yakima, WA 98901

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218 Ssgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

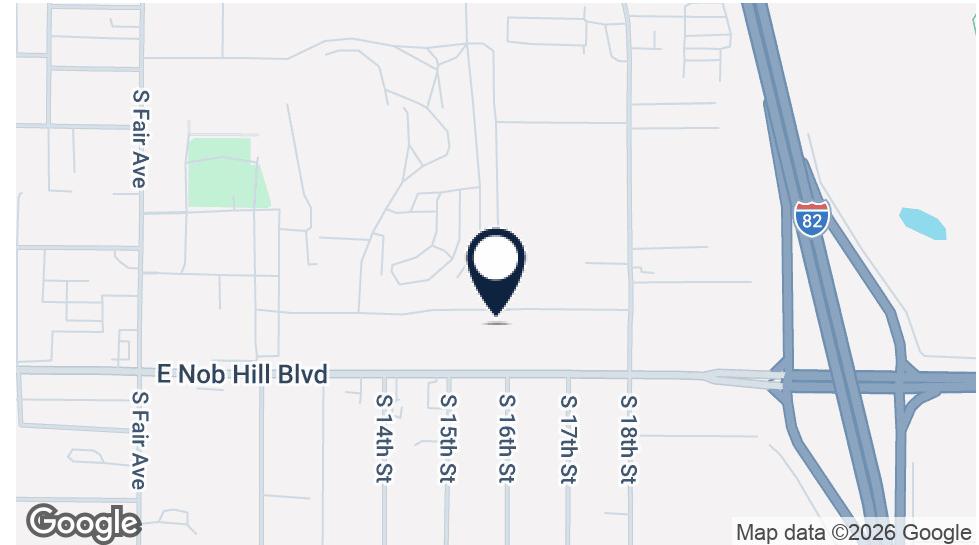
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|----------------|-------------------|
| Lease Rate: | \$22.00/SF, NNN |
| NNN | +/- \$3.95/SF/Yr. |
| Building Size: | 11,909SF |
| Available SF: | 3,205SF |
| Year Built | 2022 |
| Parking Spaces | +/- 25 |
| Lot Size: | 47,054SF |
| Zoning: | R-D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

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



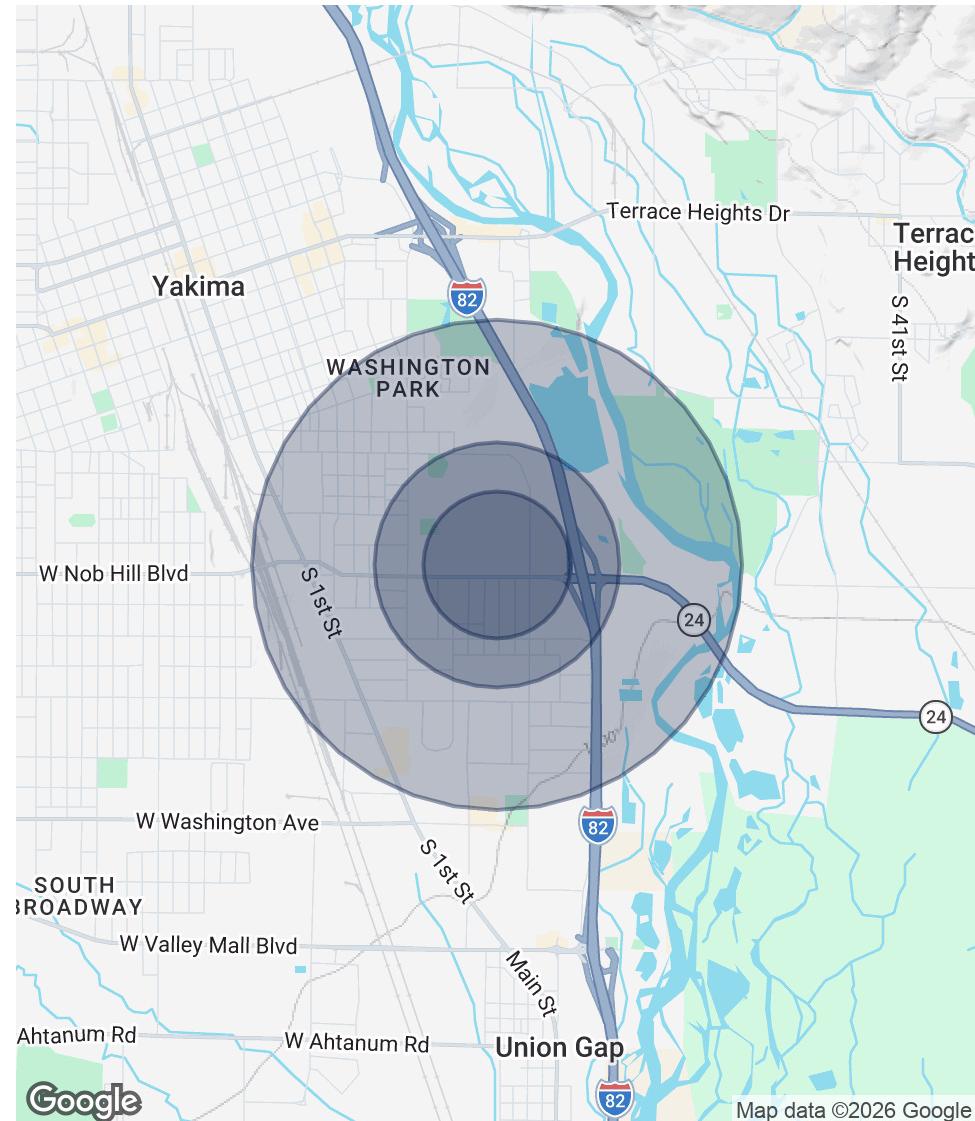
Additional Photos



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



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