

# FOR LEASE

## Affordable Downtown Retail Space



Offered at:  
Available:

\$13.50/SF, semi-gross  
3,241SF +/-

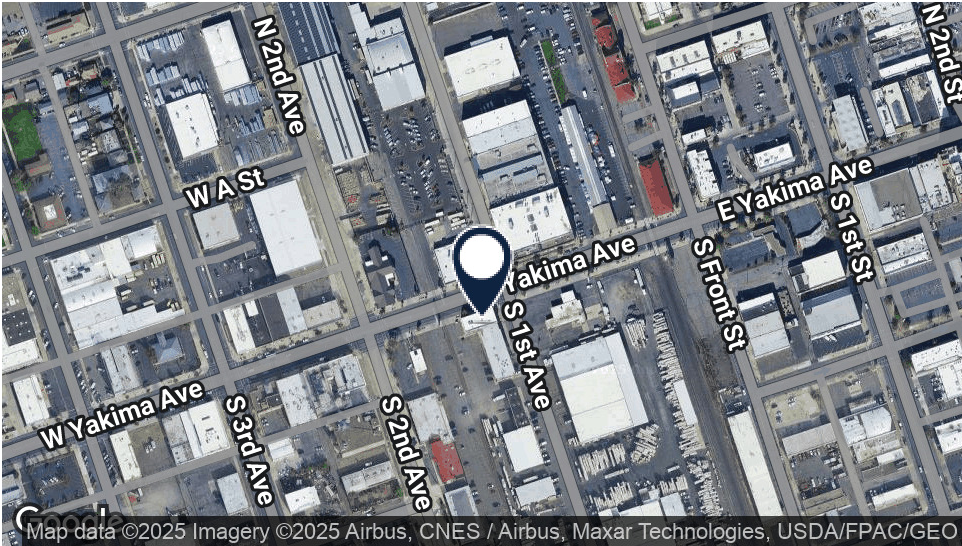
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Yakima, WA 98902

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$13.50/SF, semi-gross
Available SF:	3,241SF +/-
Monthly Rent:	\$3,646/month
Zoning:	CBD
Parcel Number:	181324-14427

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a highly visible retail space in the historic Union Pacific Building at an affordable below market rate.

Located in the heart of downtown at a controlled corner intersection with prominent Yakima Ave frontage, this space has historically been occupied by Inland Lighting and is configured with a large open retail area, some storage areas and a restroom. Up to an additional 2,820 divisible square feet of immediately adjacent office and storage areas can be included.

Landlord is willing to entertain and fund tenant improvements upon terms to be negotiated. Advertised rate is semi-gross with tenant responsible for utilities and interior maintenance and landlord responsible for all other operating expenses.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Prominent location at the controlled corner intersection of W Yakima Ave and S 1st Ave and within the historic and highly recognizable Union Pacific Building.
- Combination of dedicated parking and street parking available.
- In excess of 20,000 vehicles per day passing by.
- Advertised rate is semi-gross, which might translate closer to approximately \$11/SF in converted to triple-net. Tenant is responsible for utilities and interior maintenance.
- Adjacent storage and office space of up to 2,820 divisible square feet is also available at \$9.30/SF, semi-gross.

## Interior Photos



## Additional Photo



## Additional Photo

