

FOR LEASE

ANDERSON OFFICE BUILDING

3703 RIVER ROAD
SUITE 1

Yakima, WA 98902

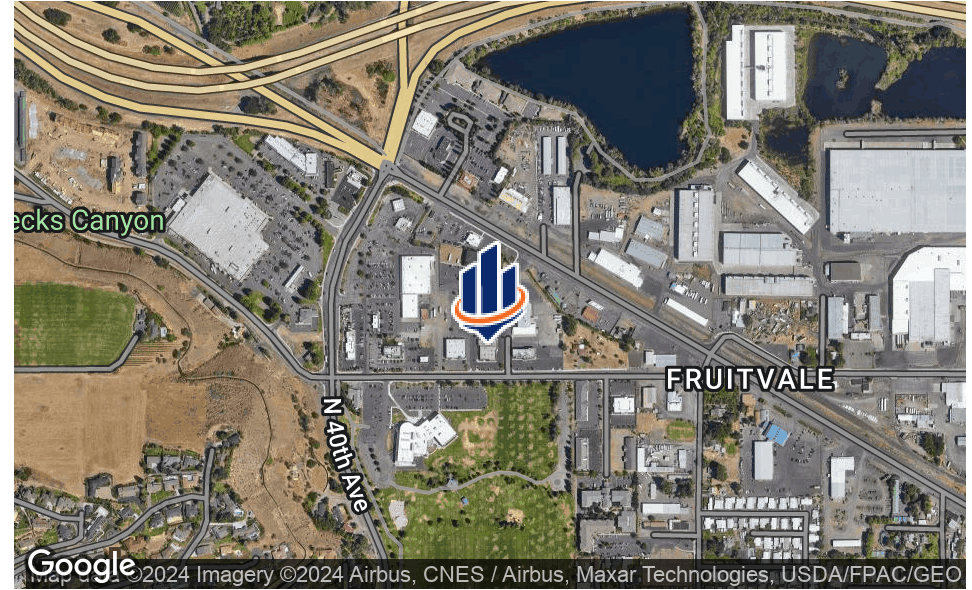
PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/yr [NNN]
BUILDING SIZE:	9,683 SF
AVAILABLE SF:	2,231
YEAR BUILT:	1997
RENOVATED:	2015
ZONING:	GC
APN:	181315-12414
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

Very well positioned office building located in West Yakima, WA.

PROPERTY HIGHLIGHTS

- 2,231 SF of Pristine Office Space
- Reception Area, Large Conference Room, Bullpen Area, 2 Private Offices and breakroom
- 2 ADA Restrooms, Storage Room and Server Room
- Building's Exterior recently painted [2020]
- Parking Lot recently resurfaced and restriped [2021]
- Very Well Located near all services and HWY Interchange

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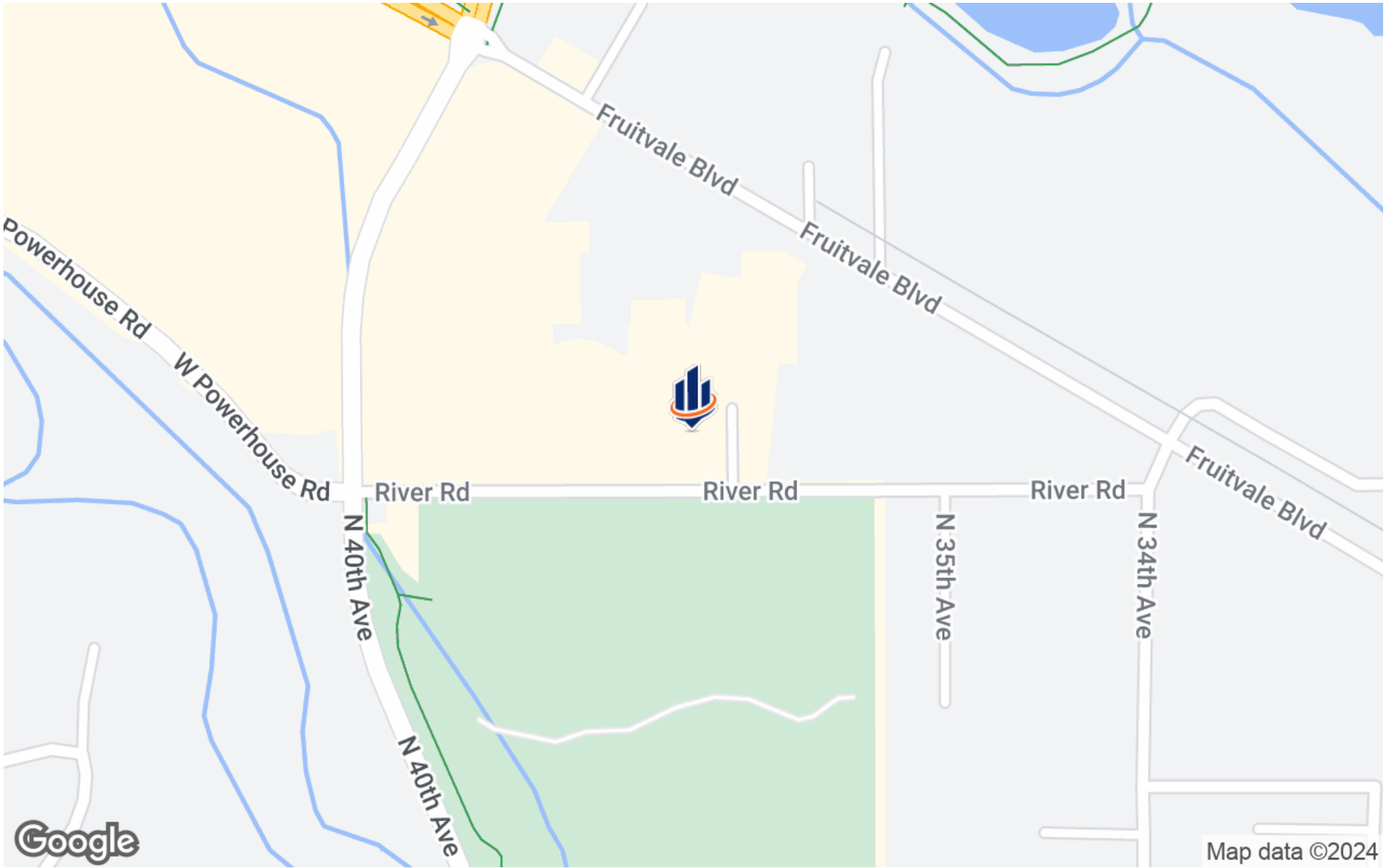
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2,231 Square Feet

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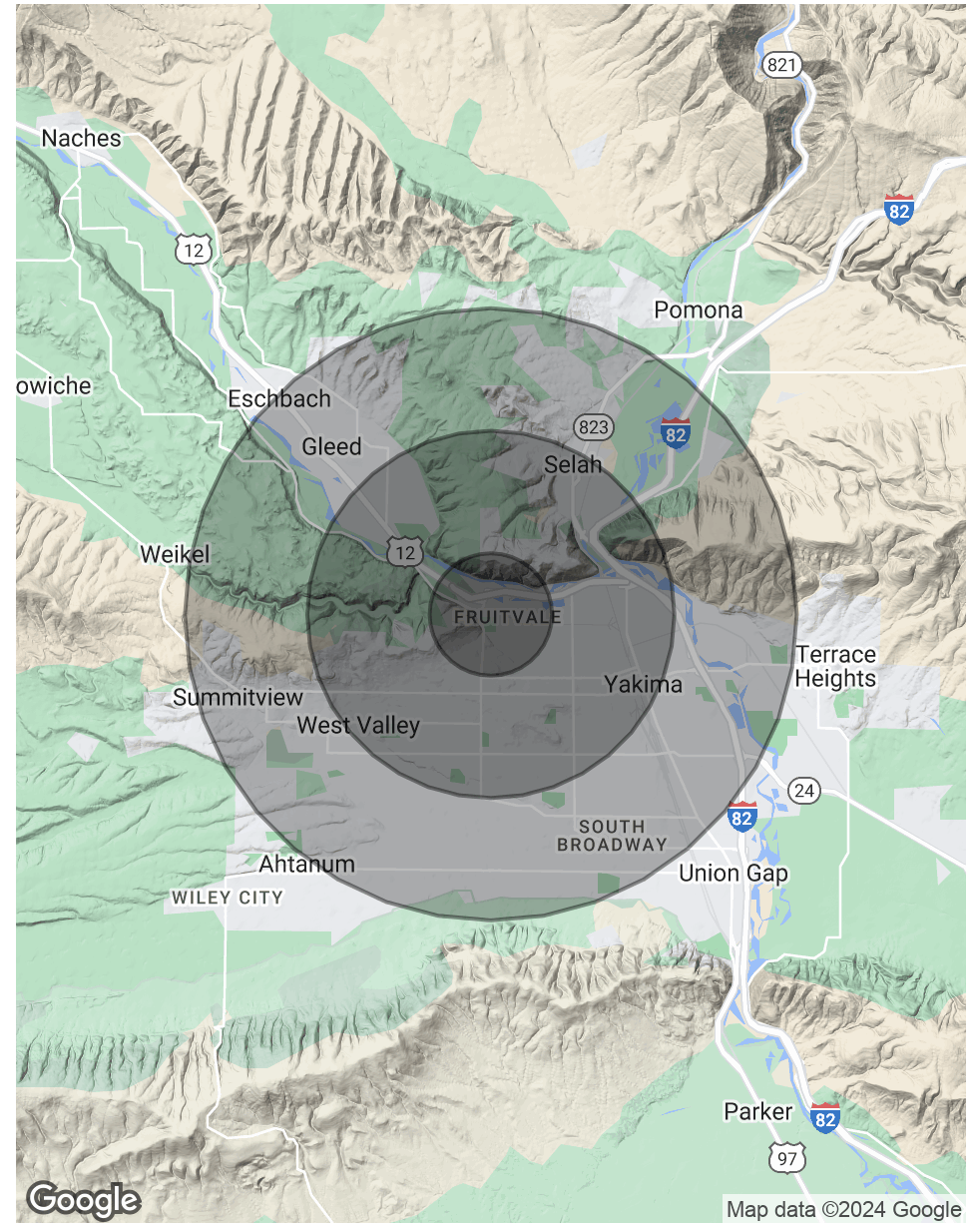
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,331	65,021	136,293
AVERAGE AGE	46.5	38.2	35.5
AVERAGE AGE (MALE)	42.6	35.5	33.7
AVERAGE AGE (FEMALE)	50.0	40.7	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,442	25,390	50,762
# OF PERSONS PER HH	2.2	2.6	2.7
AVERAGE HH INCOME	\$58,063	\$60,035	\$55,940
AVERAGE HOUSE VALUE	\$217,338	\$210,017	\$185,231

* Demographic data derived from 2020 ACS - US Census



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