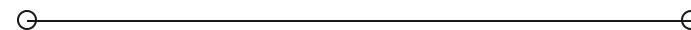


FOR SALE / FOR LEASE

1200 Canyon Road

1200 CANYON ROAD

Ellensburg, WA 98926



PRESENTED BY:

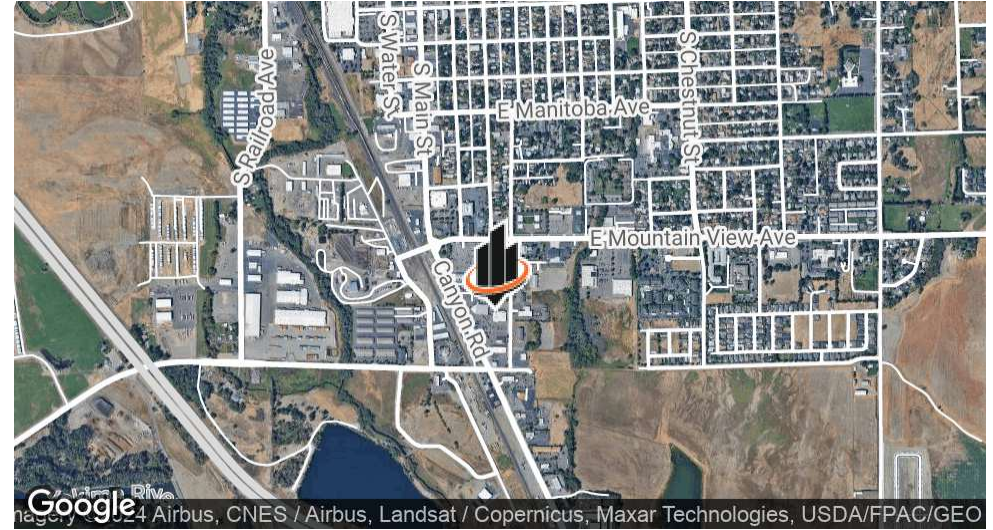
SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,300,000
LEASE RATE:	\$12.00 SF/yr (NNN)
AVAILABLE SF:	14,000 SF
BUILDING SIZE:	14,000 SF

PROPERTY DESCRIPTION

For Sale or Lease. Located on Canyon Road, Ellensburg's main retail corridor. This is a rare opportunity to find this amount of retail square footage on Canyon Road. Building was a St Vincent de Paul location. Space is 14,000 sf, dimensions are 100 feet by 140 feet with columns every 20 feet. Interior was recently demised to accommodate a remodel for the Chevrolet dealership and is currently being used as storage overflow. Property consists of 1.46 acres and is all paved with street frontage on Canyon Road as well as Ruby Street. Be within a stones throw of many national brands! \$2,300,000 on sale and \$12/SF NNN for lease

PROPERTY HIGHLIGHTS

- 14,000 sf building
- 1.46 acres
- Great location
- Between Chevrolet and Les Schwab

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ADDITIONAL PHOTOS



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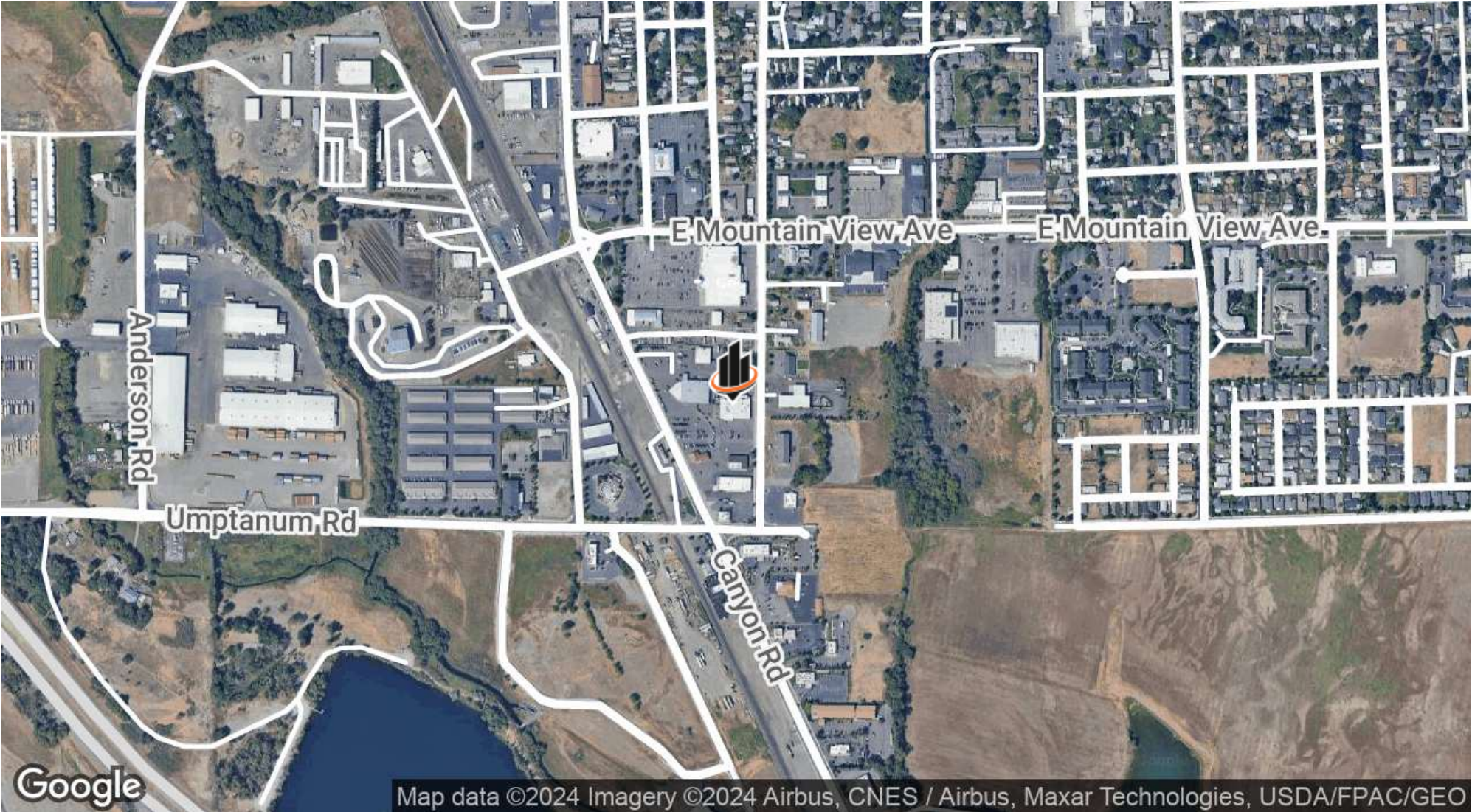
ADDITIONAL PHOTOS



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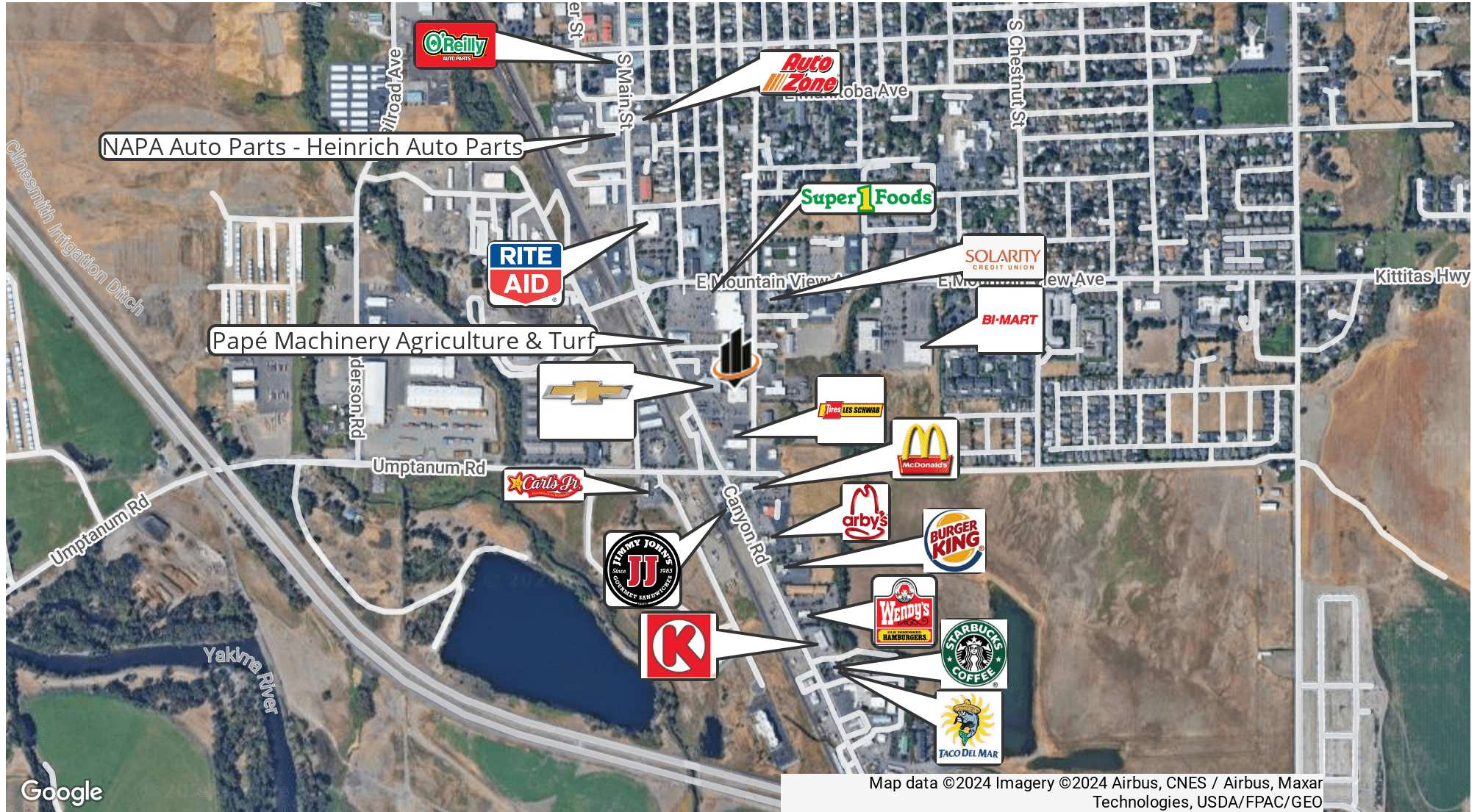
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

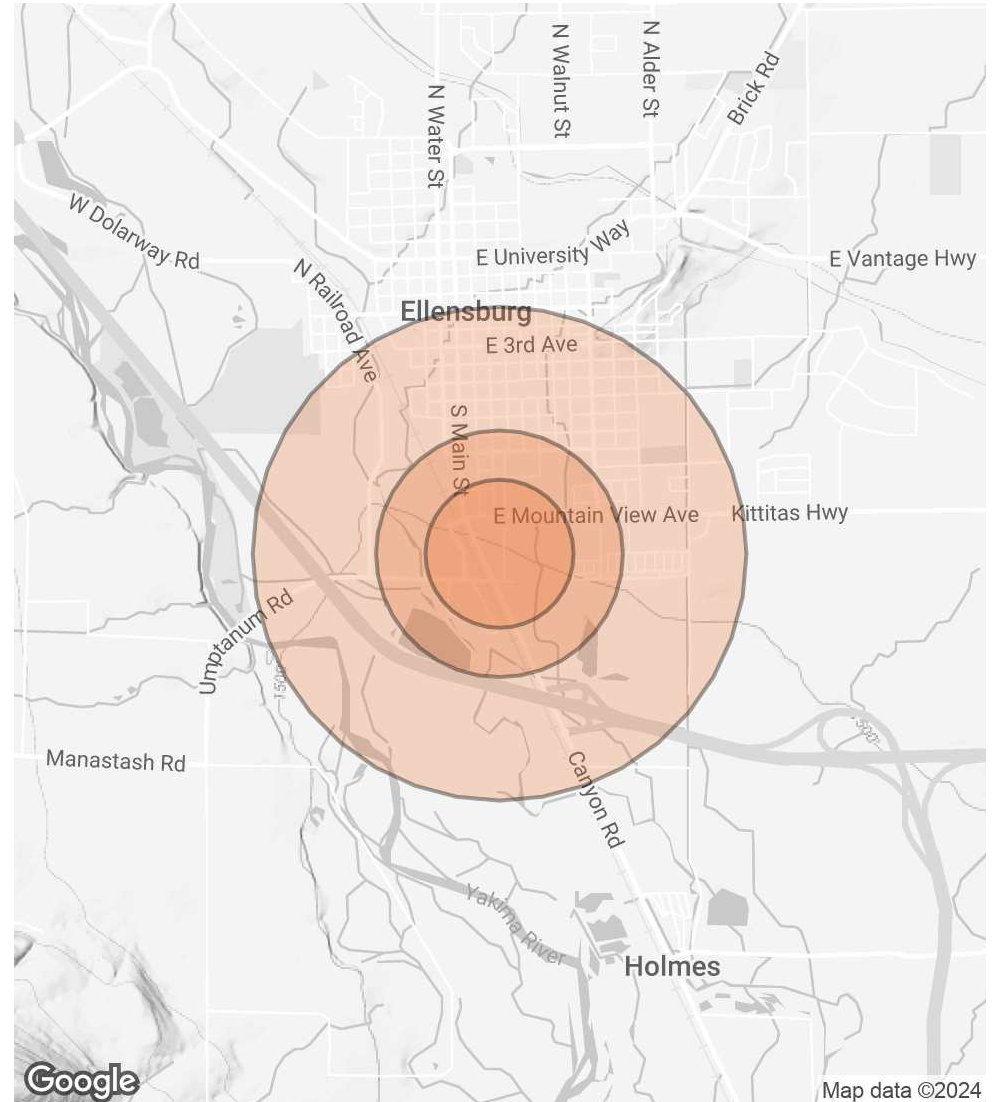
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	125	1,185	4,206
AVERAGE AGE	45	44	42
AVERAGE AGE (MALE)	43	42	41
AVERAGE AGE (FEMALE)	47	46	44

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	60	570	2,002
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$73,884	\$72,703	\$73,725
AVERAGE HOUSE VALUE	\$362,864	\$354,897	\$368,998

Demographics data derived from AlphaMap



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