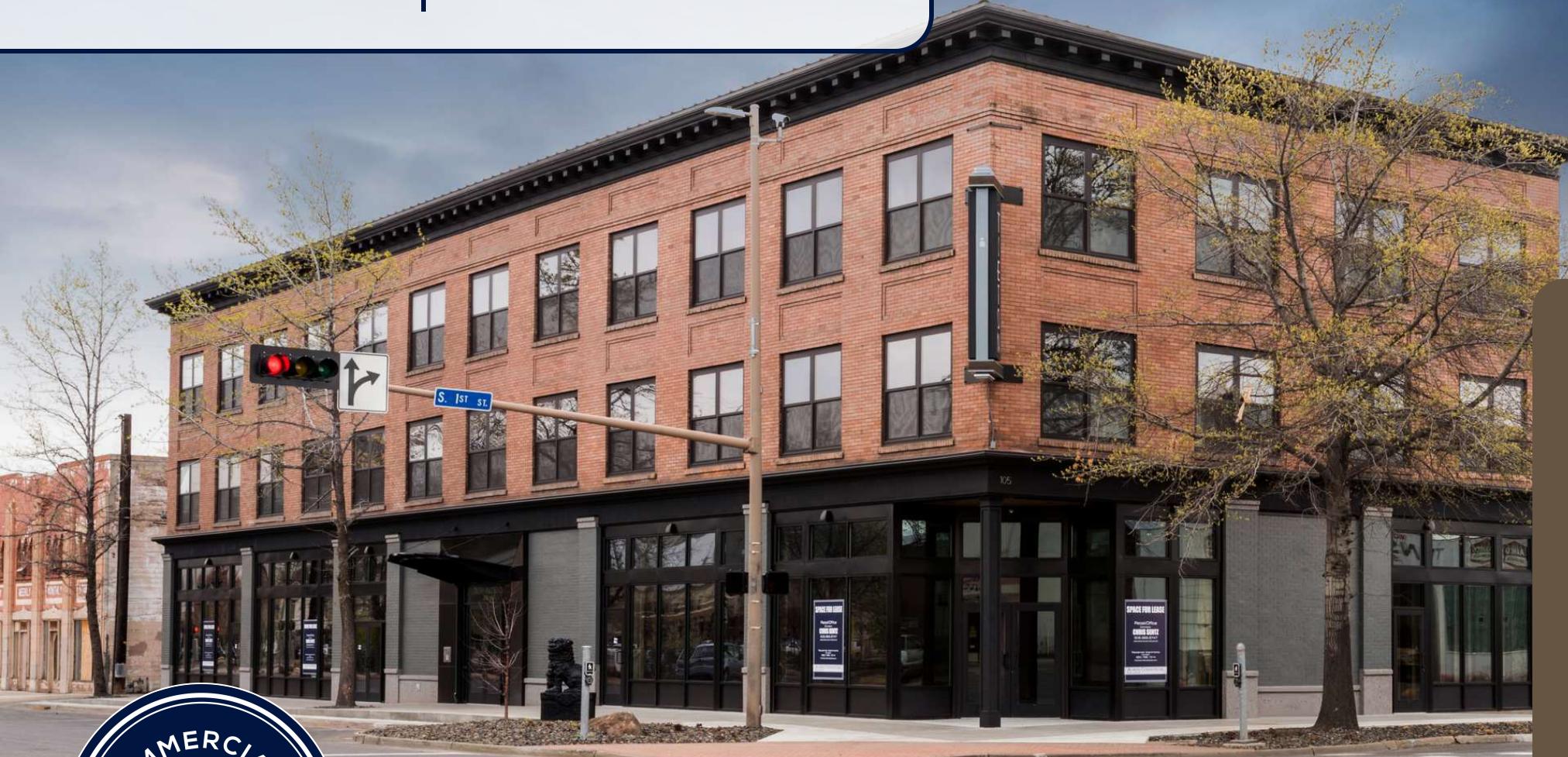


FOR LEASE

Tap Room Space
At The Tieton



Offered at:
Available:

\$16.50/SF, NNN
3,431SF +/-

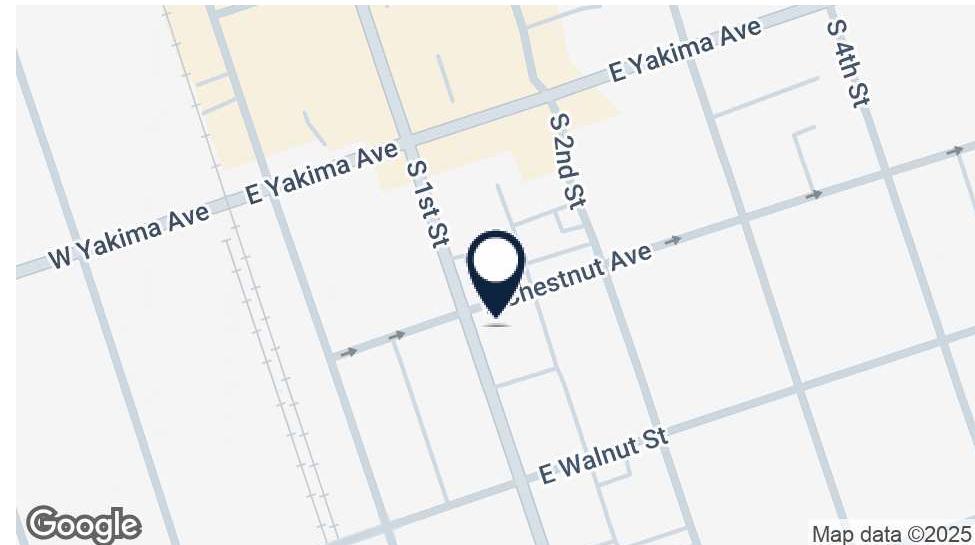
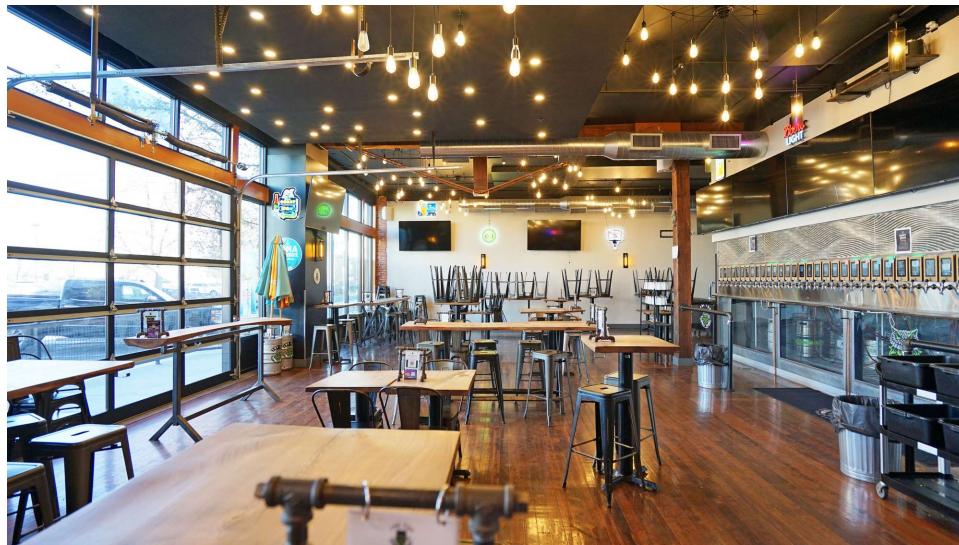
105 S 1st St, Suite 106
Yakima, WA 98901

509.966.3800: O
509.961.7575: C

218 S Sgt Pendleton Way
Yakima, WA 98901

Bill Almon, Jr.
wcalmon@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.50/SF, NNN
Monthly Base Rent:	\$4,718/month, NNN
Available SF:	3,431SF +/-
Estimated CAM's/NNN's:	\$3.65/SF +/-
Zoning:	CBD
Renovated:	2020

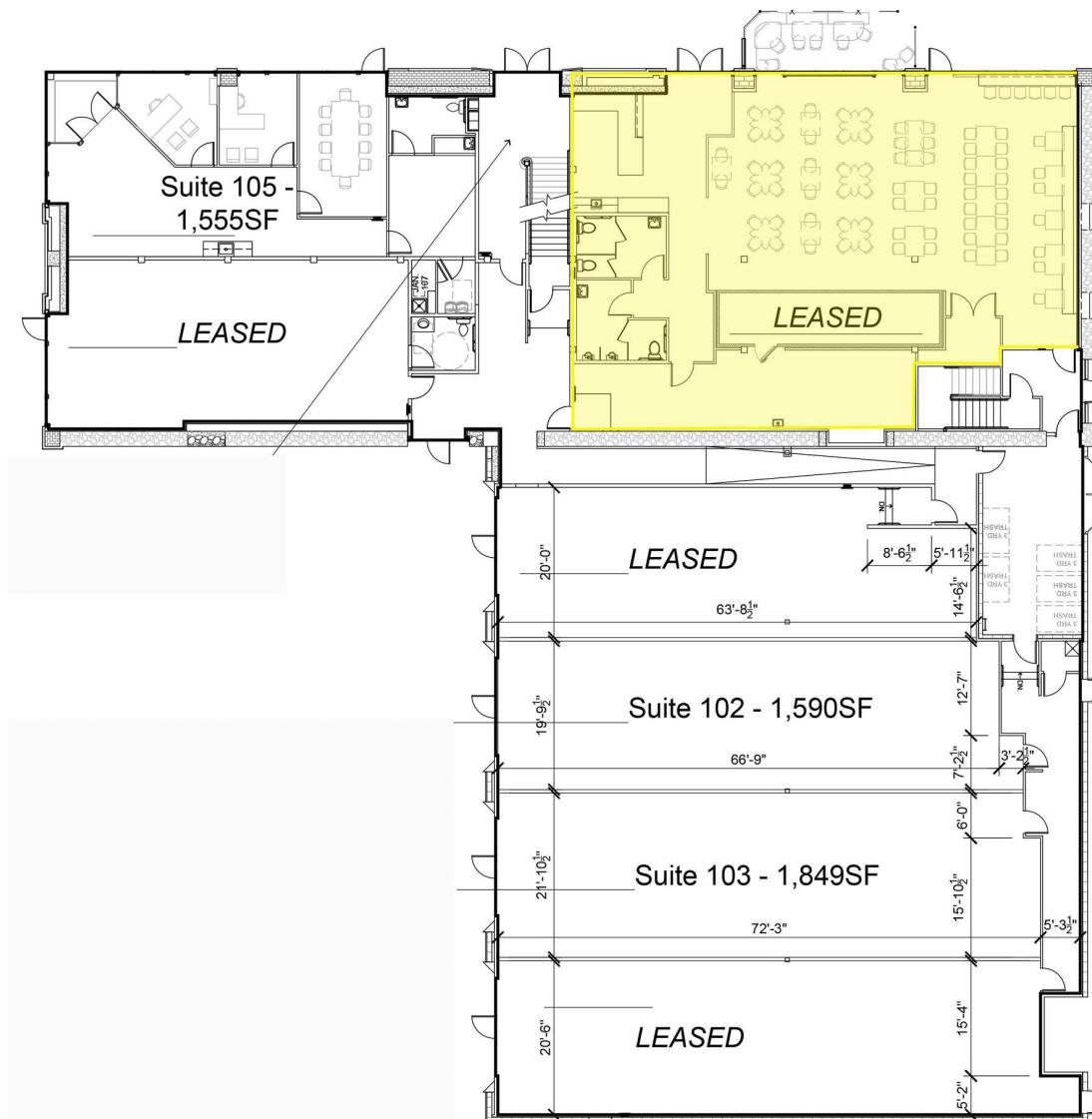
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease retail space within The Tieton building, which has undergone an ambitious repurposing of what had historically been a distressed vacant commercial building into a first-class mixed-use building with retail and office on the main floor and 16 upper-end apartments on the second and third floors.

Located within the vibrant downtown walking corridor near many desirable restaurants, tap rooms, a movie theatre, hotels, the Capitol Theatre and numerous professionals, the building has a dominant presence from two significant commercial arterials.

This space has historically been occupied by The Tap, a self-pour tap room, which is ideally set up for continued use as a tap room or bar. It includes a glass garage door that opens to an exterior patio area with additional seating not included within the square footage. Existing equipment, furniture and fixtures are potentially available upon terms to be negotiated.

Floor Plan



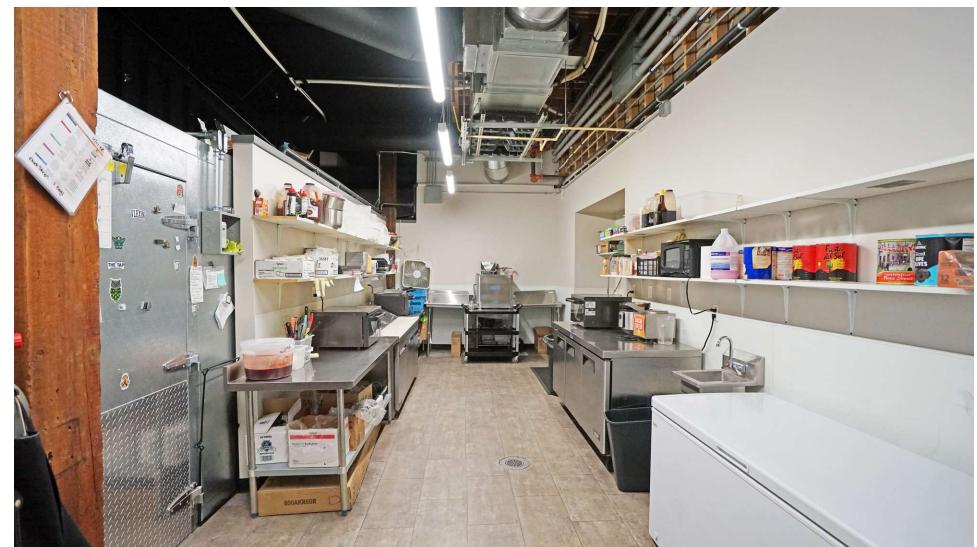
Highlights



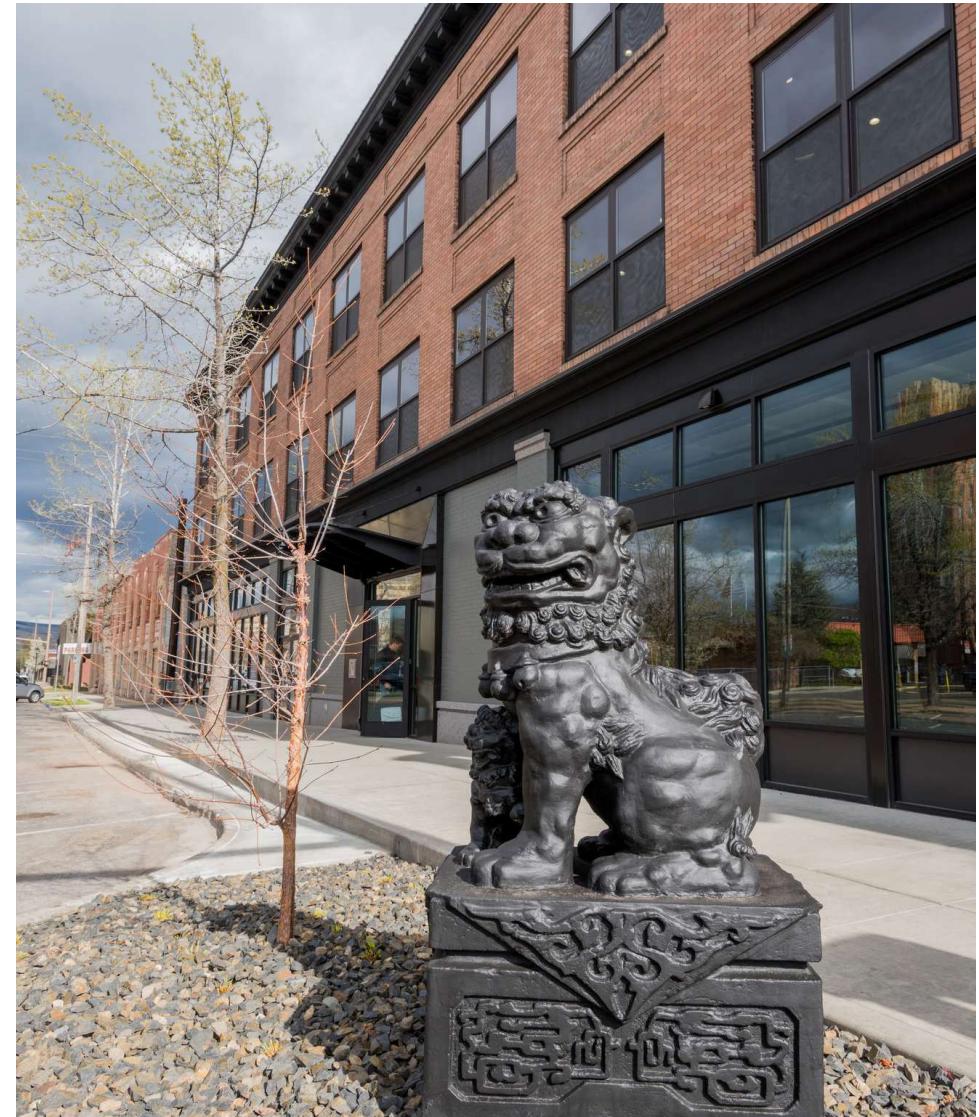
PROPERTY HIGHLIGHTS

- Strong co-tenancy with Pure Infusion Suites, My Ma DimSum restaurant, Align Pilates and 16 upper-end apartments on the 2nd and 3rd floors that bring built-in clientele to the building.
- Ambitious repurposing of a previously distressed vacant commercial building into a first-class mixed-use building with retail/office on the main floor and 16 apartments.
- Unique architectural design via the juxtaposition of mixing the traditional ornate details from the original 1909 building with modern industrial elements.
- In excess of 16,500 vehicles per day passing by along S 1st St with access, visibility and signage from two commercial arterials.
- Furniture, fixtures and equipment are potentially available upon terms to be negotiated.

Interior Photos



Additional Photos



Additional Photo

