

# FOR LEASE | Norm's Restaurant Space



Offered at:  
Available:

| \$15.50/SF, NNN  
+/- 5,000SF

5 N Front St  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

|                  |                 |
|------------------|-----------------|
| Lease Rate:      | \$15.50/SF, NNN |
| Building Size:   | 13,100SF        |
| Available SF:    | +/- 5,000 SF    |
| Lot Size:        | 6,534 SF        |
| Number of Units: | 10              |
| Year Built:      | 1899            |
| Zoning:          | CBD             |
| Traffic Count:   | 30,000/day      |

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease prime restaurant space within Yakima's quintessential Lund Building. Located in Downtown Yakima on the corner of a controlled intersection with dominant street frontage along Yakima Avenue and the First Street corridor. In excess of 30,000 cars per day travel on Yakima Ave. providing an excellent signage opportunity and heavy exposure.

The location is walkable and located in close proximity to Cowichee Canyon Bar and Grill, 2nd Street Bar and Grill, McDonalds, Olive Garden, The Capital Theatre, the Farmers Market and the Downtown Summer Nights venue.

The expansive layout is ideal for restaurant/bar use with a large prep room, walk-in cooler, spacious commercial kitchen, and hood system. The space was formerly the Greystone Restaurant where it operated for approximately 20 years. It was most recently occupied by Norm's who vacated due to the pandemic.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Prime downtown location
- Excellent frontage on Yakima Ave.
- Spacious and versatile interior layout
- High traffic area
- Close to other thriving businesses
- Excellent visibility and signage opportunity
- High ceilings adorned with original ornate tin and exposed granite walls
- Separately metered utilities
- Overhead roll-up glass door in dining area

# Additional Photos



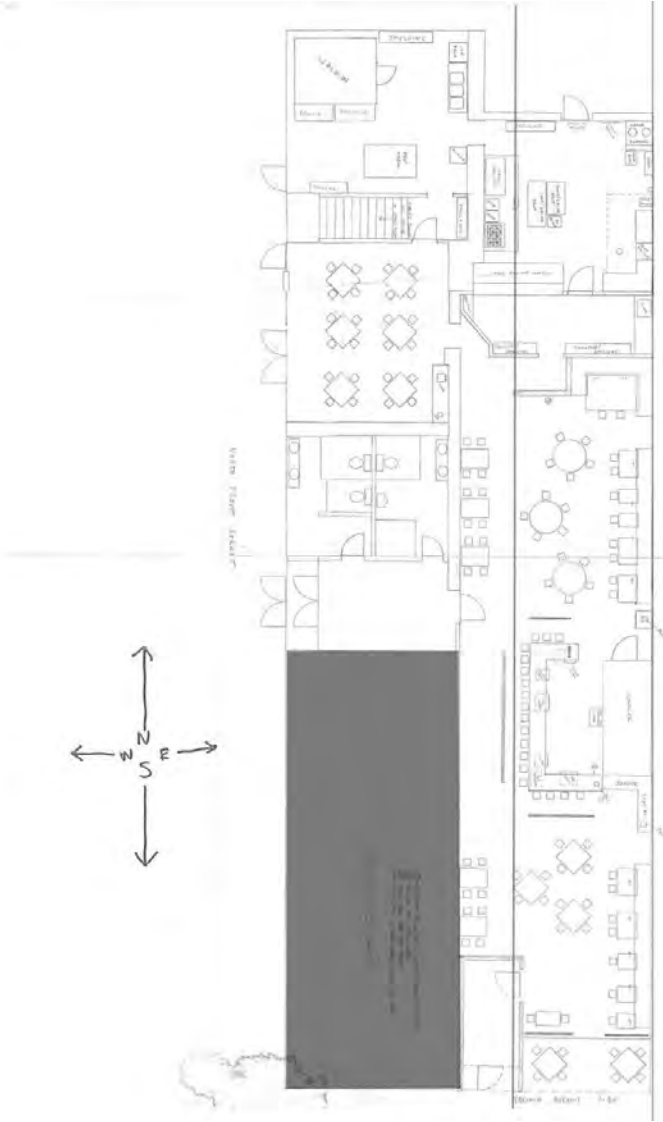
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## Additional Photos

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# Floor Plans



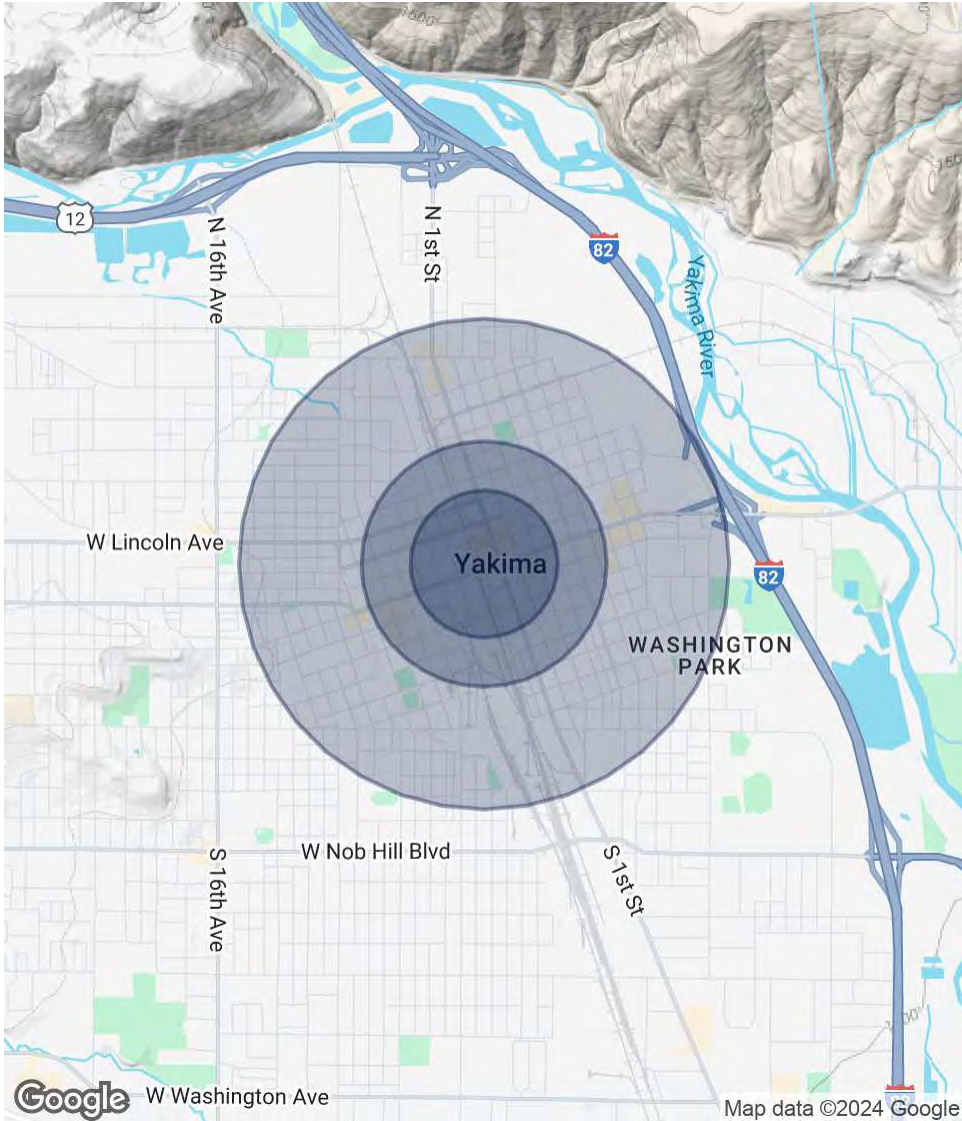
# Demographics Map & Report

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 925       | 3,343     | 18,344 |
| Average Age          | 35        | 35        | 34     |
| Average Age (Male)   | 36        | 36        | 34     |
| Average Age (Female) | 34        | 35        | 34     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 325       | 1,252     | 6,294     |
| # of Persons per HH | 2.8       | 2.7       | 2.9       |
| Average HH Income   | \$42,854  | \$44,778  | \$47,538  |
| Average House Value | \$385,733 | \$305,400 | \$259,082 |

Demographics data derived from AlphaMap



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## Advisor Bio

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**NICK MAYER**

Broker

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