

# FOR LEASE | Retail Flex Space



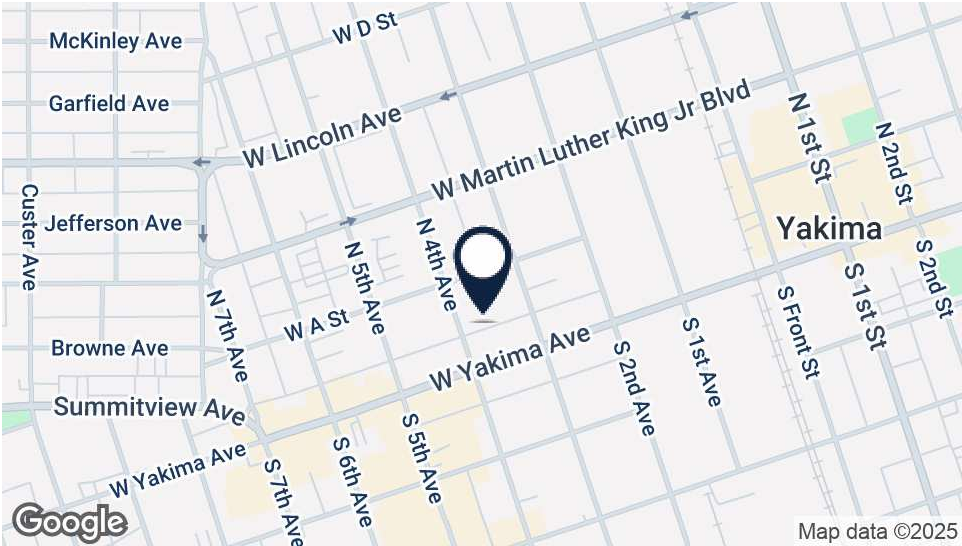
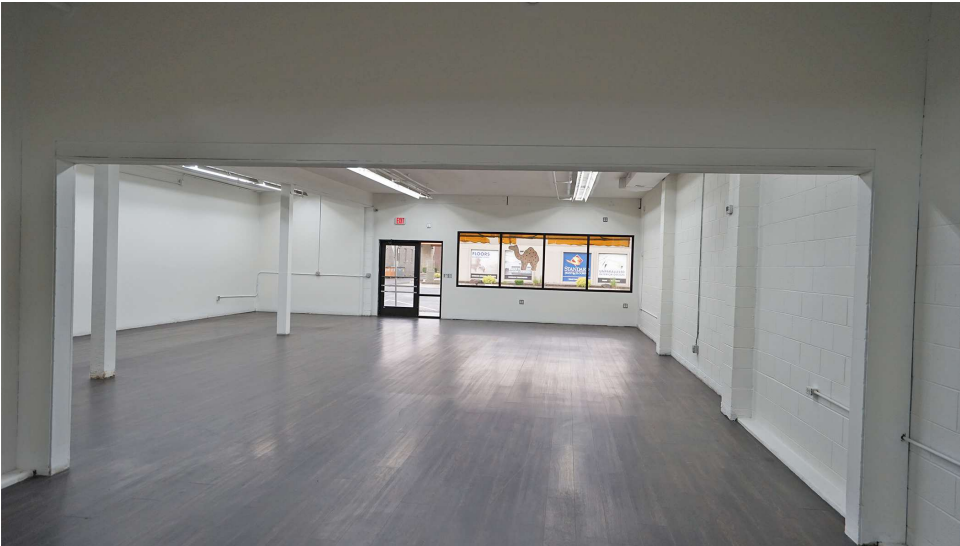
Offered at:  
Available:

\$.60/Month, NNN  
6,965SF +/-

31 North 4th Avenue, Suite J  
Yakima, WA 98902

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# Executive Summary



## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Lease Rate:    | \$.60/Mo, NNN |
| Building Size: | 40,827SF      |
| Available SF:  | 6,965SF +/-   |
| NNN/CAM's      | \$.22/SF +/-  |
| Lot Size:      | 1.19 acres    |
| Year Built:    | 1939          |
| Zoning:        | CBD           |

## PROPERTY OVERVIEW

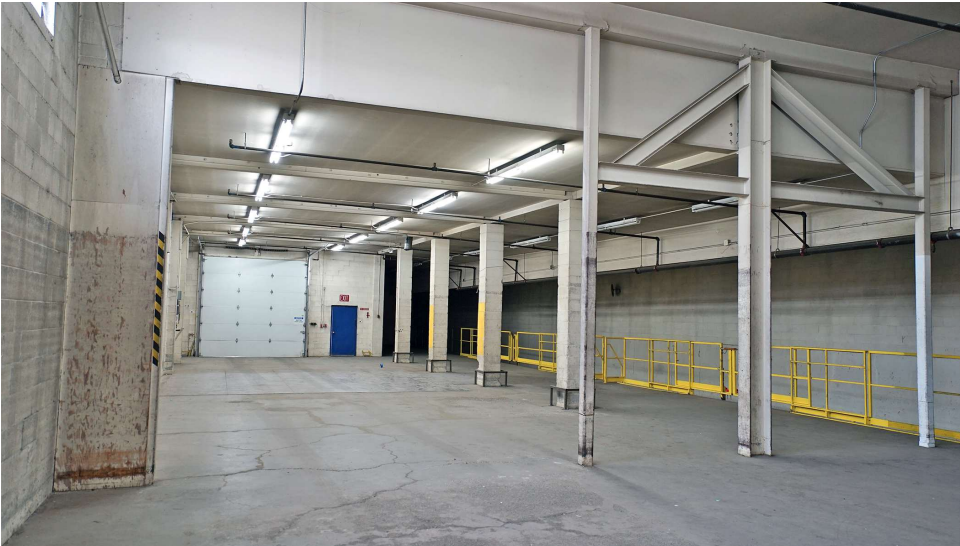
THIS OFFERING is for the opportunity to lease a highly visible corner retail/flex space in the vibrant core of Downtown Yakima. Strategically positioned along North 4th Avenue with direct visibility from Yakima Avenue, the location enjoys strong vehicle traffic throughout the day.

Surrounded by a mix of established retailers and popular local destinations including Standard Paint, Ace Hardware, and Yakima Steak Company, this space benefits from built-in customer flow. Nearby attractions such as the Capitol Theatre, Yakima Farmers Market, and the downtown commercial district further contribute to consistent year-round activity.

Flexible in design and function, the space is ideally suited for a range of uses, from retail storefront to contractor showroom or professional services. Whether you're launching a new concept or expanding your footprint, this location offers a dynamic setting in one of Yakima's most active and recognizable downtown corridors.



# Highlights



## PROPERTY HIGHLIGHTS

- Prime corner location in the heart of Downtown Yakima
- High visibility from both North 4th Avenue and Yakima Avenue
- Surrounded by established businesses, including Standard Paint, Ace Hardware, Yakima Steak Company, and the Yakima Farmers Market
- Excellent foot and vehicle traffic year-round
- Versatile flex space suitable for retail, creative, office or professional use
- Located in a vibrant commercial district with strong community engagement
- Ideal for local entrepreneurs or expanding businesses looking for a central location

| DEMOGRAPHICS     | 0.3 MILES | 0.5 MILES | 1 MILE |
|------------------|-----------|-----------|--------|
| Total Households | 70        | 1,274     | 7,278  |