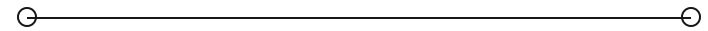


LEASE

Fiesta Plaza Suite 105

1112 E NOB HILL BLVD

Yakima, WA 98901



PRESENTED BY:

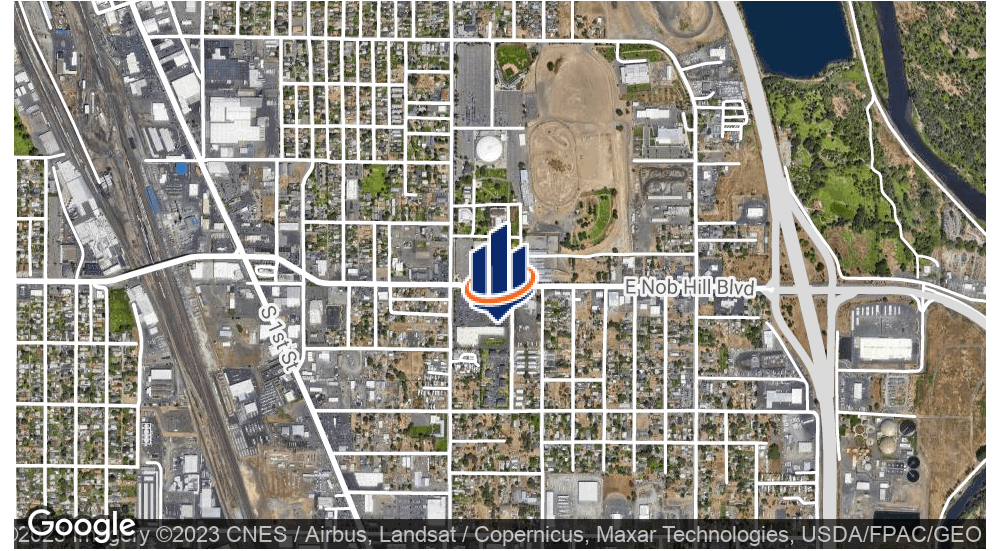
KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	1,453 SF
ZONING:	COM
MARKET:	Yakima
APN:	191329-32505

PROPERTY OVERVIEW

This former H&R Block location is a well positioned in line space that lends itself to a multitude of uses from retail, to office and medical. The 1,453 square feet has a larger open "lobby", back office/storage, and 1 ADA Restroom.

LOCATION OVERVIEW

Fiesta Plaza is a grocery anchored neighborhood center fronting Nob Hill Blvd which services over 250,000 shoppers per month and is less than 2 minutes away from Interstate 82. Over 30,000 VPD at the fully controlled intersection of East Nob Hill Blvd. and South Fair Avenue.

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

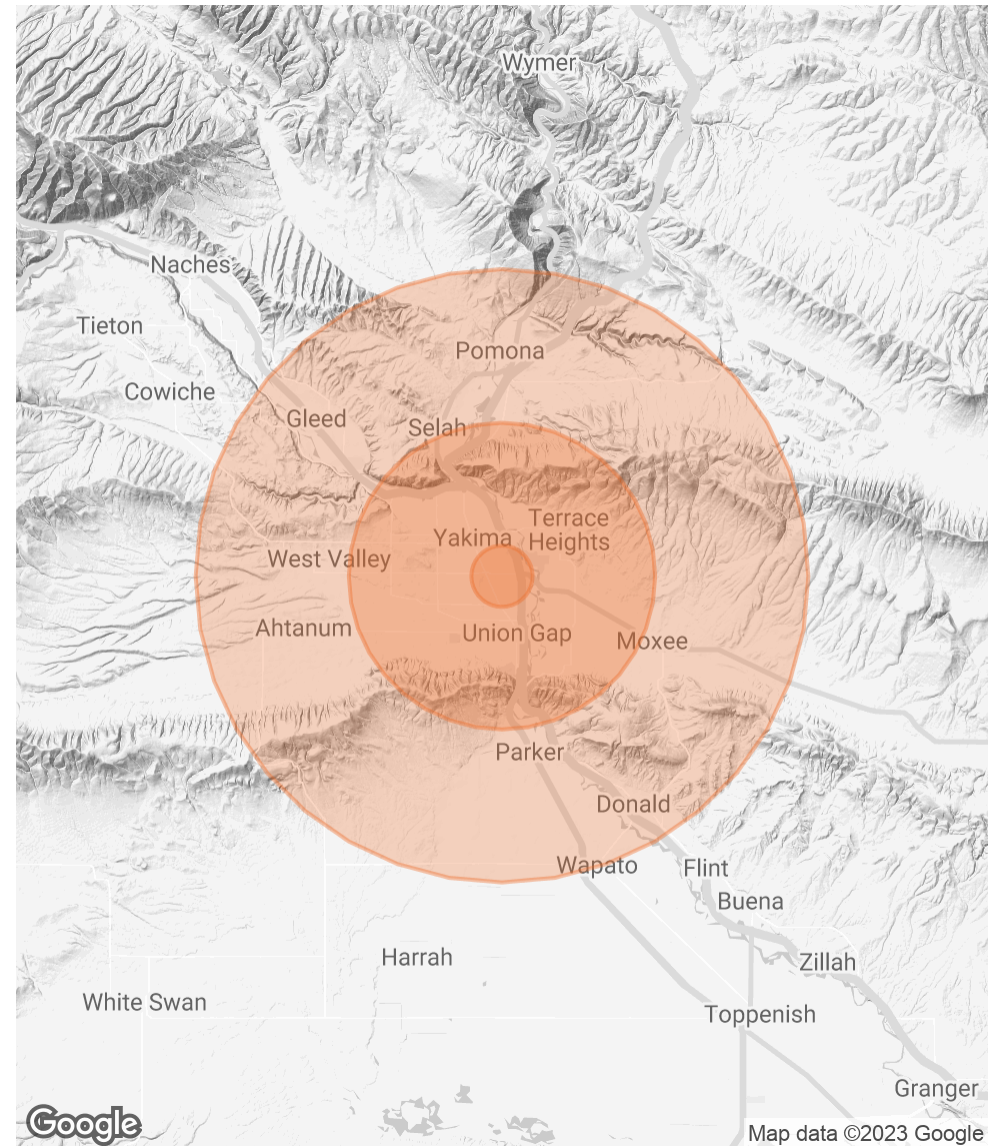
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,304	99,957	150,651
AVERAGE AGE	26.3	33.4	35.6
AVERAGE AGE (MALE)	28.6	33.2	35.3
AVERAGE AGE (FEMALE)	25.3	34.0	36.2

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,015	37,842	57,449
# OF PERSONS PER HH	3.1	2.6	2.6
AVERAGE HH INCOME	\$46,907	\$61,273	\$68,710
AVERAGE HOUSE VALUE	\$98,374	\$157,741	\$187,037

* Demographic data derived from 2020 ACS - US Census



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