

FOR LEASE | Prime Retail Corridor Location



Offered at: \$15.00/SF, NNN
Available: 5,005SF

1731 South 1st Street | Suite 350
Yakima, WA 98901

218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.969.8747: C

Chris Sentz
csentz@almoncommercial.com

Executive Summary



LEASE RATE	\$15.00 SF/yr
-------------------	----------------------

OFFERING SUMMARY

Building Size:	14,168SF
Available SF:	Suite 350 - 5,005 SF
Lot Size:	1.02 Acres
Zoning:	Commercial
Traffic Count:	20,000+ VPD

PROPERTY OVERVIEW

Discover the opportunity to position your business in one of Yakima's most visible and accessible retail locations, Picway Plaza. Suite 350 at 1731 South First Street offers 5,005 square feet of highly adaptable space, ideal for a wide range of retail, service, or showroom uses. The suite features excellent frontage along South First Street, one of Yakima's most heavily traveled commercial corridors, ensuring maximum exposure to both daily commuters and regional visitors. Its open layout provides a flexible canvas to create a tailored environment that fits your brand and operational needs.

Anchored in a dynamic trade area, the property is surrounded by established national and local retailers, restaurants, and service providers, drawing consistent traffic and consumer activity. Customers will appreciate ample on-site parking, easy access, and strong visibility, making Suite 350 a premier destination within Yakima's growing retail market. This is an exceptional opportunity for businesses seeking to expand or establish their presence in a high-profile location with proven retail success.

PROPERTY HIGHLIGHTS

- Located on South First Street with 20,000+ vehicles per day (VPD)
- Rear entrance for convenient access and operations
- Lower-than-market rent for the Yakima retail corridor
- Excellent visibility and signage opportunities along a major arterial
- Ample on-site parking with easy ingress and egress

Retailer Map



Additional Photos



Meet The Team



CHRIS SENTZ

Broker

509.969.8747

csentz@almoncommercial.com



MATT KLOSTER

Broker

509.961.9116

mkloster@almoncommercial.com