



Coming Soon!



AT&T



LEASE

Primrose Plaza Phase II

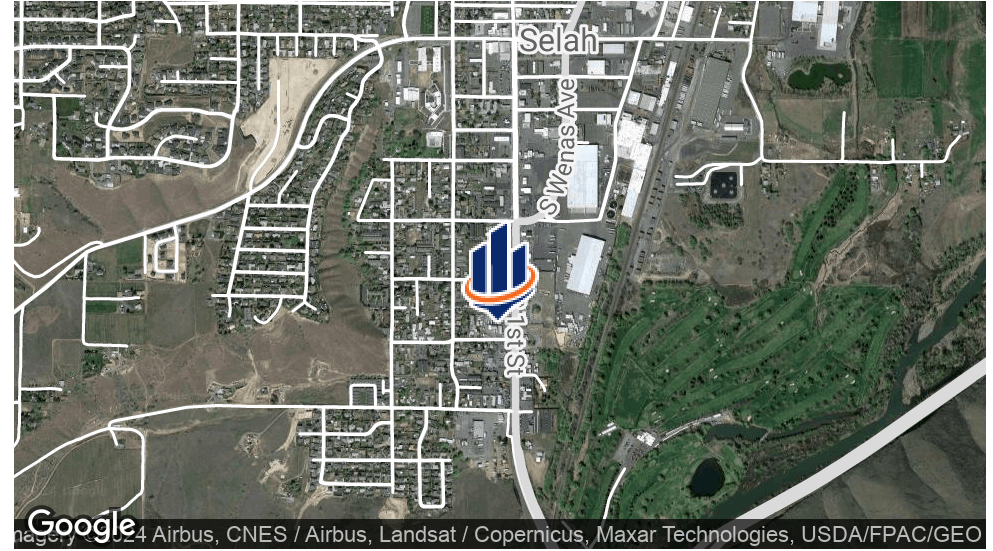
518 SOUTH 1ST STREET
Selah, WA 98942

PRESENTED BY:

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South 1st Street
35,000+ VPD

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00-\$35.00 SF NNN
BUILDING SIZE:	7,869 SF
AVAILABLE SF:	1,784 - 5,625 SF
YEAR BUILT:	2023
ZONING:	B2
SUBMARKET:	Selah
VIDEO:	View Here

PROPERTY OVERVIEW

Welcome to Primrose Plaza! This is Selah, Washington's premier retail location mere minutes from both Interstate 82 and HWY 12 access with a dedicated express lane to neighboring Yakima, WA, and boasting over 35,000 VPD on 1st Street. Join Starbucks, Domino's, Subway, AT&T and more in this very robust market and excellent community.

PROPERTY HIGHLIGHTS

- New Construction (July 2023)
- 1,784-5,625 SF Available
- Over 35,000 VPD
- Excellent Visibility
- Outstanding ingress/egress and cross access
- Starbucks is Co-Tenant

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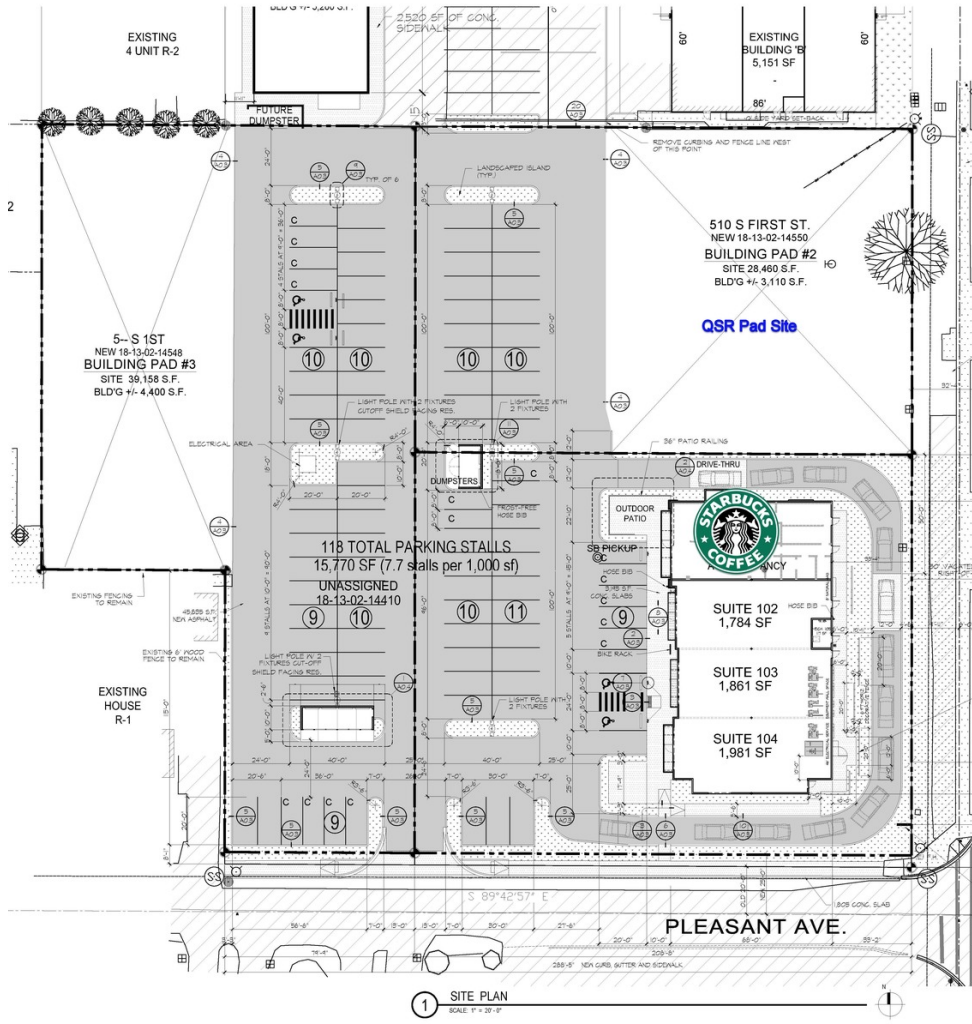
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SOUTHERLY FACING AERIAL



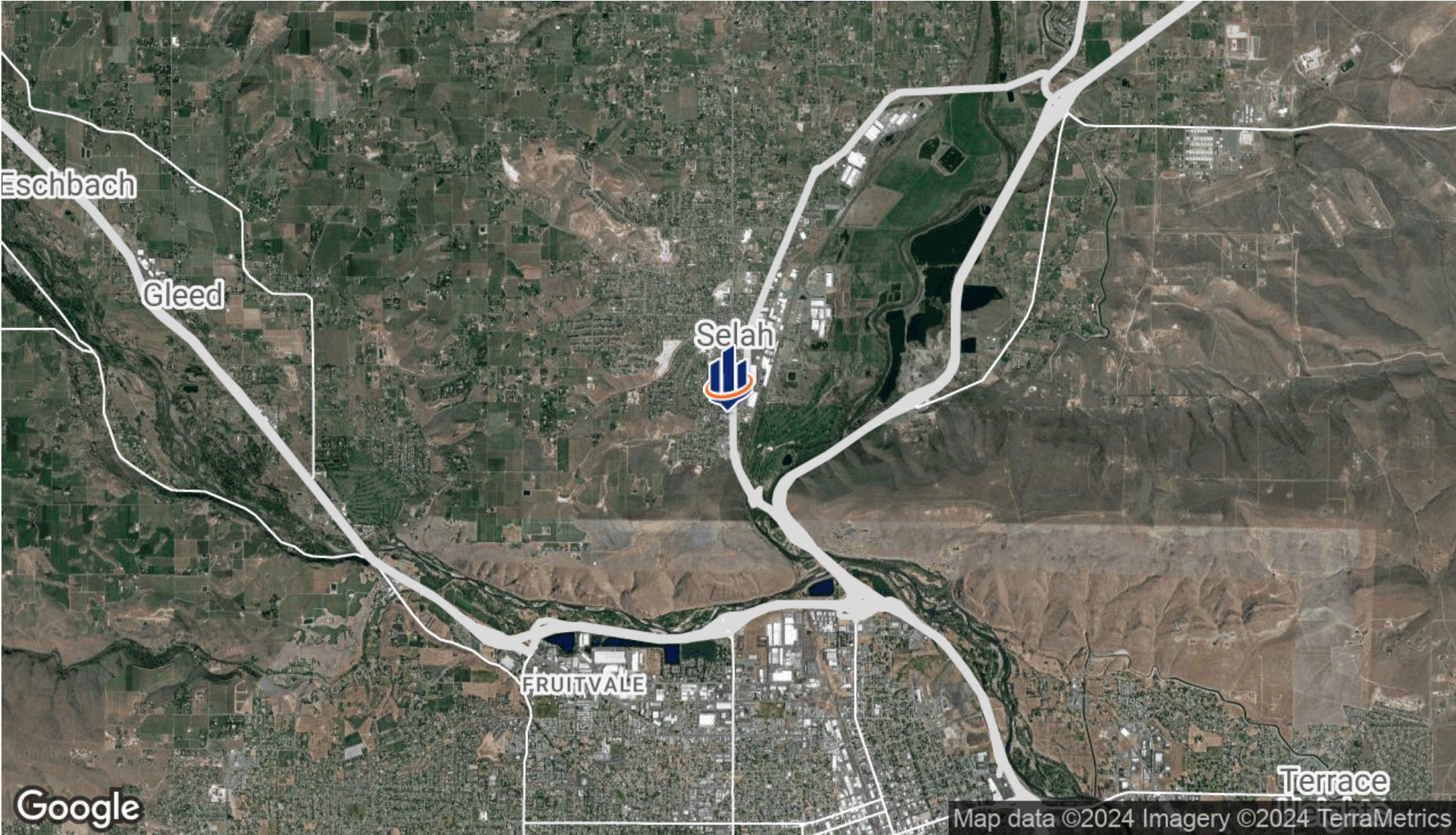
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SITE PLAN/FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

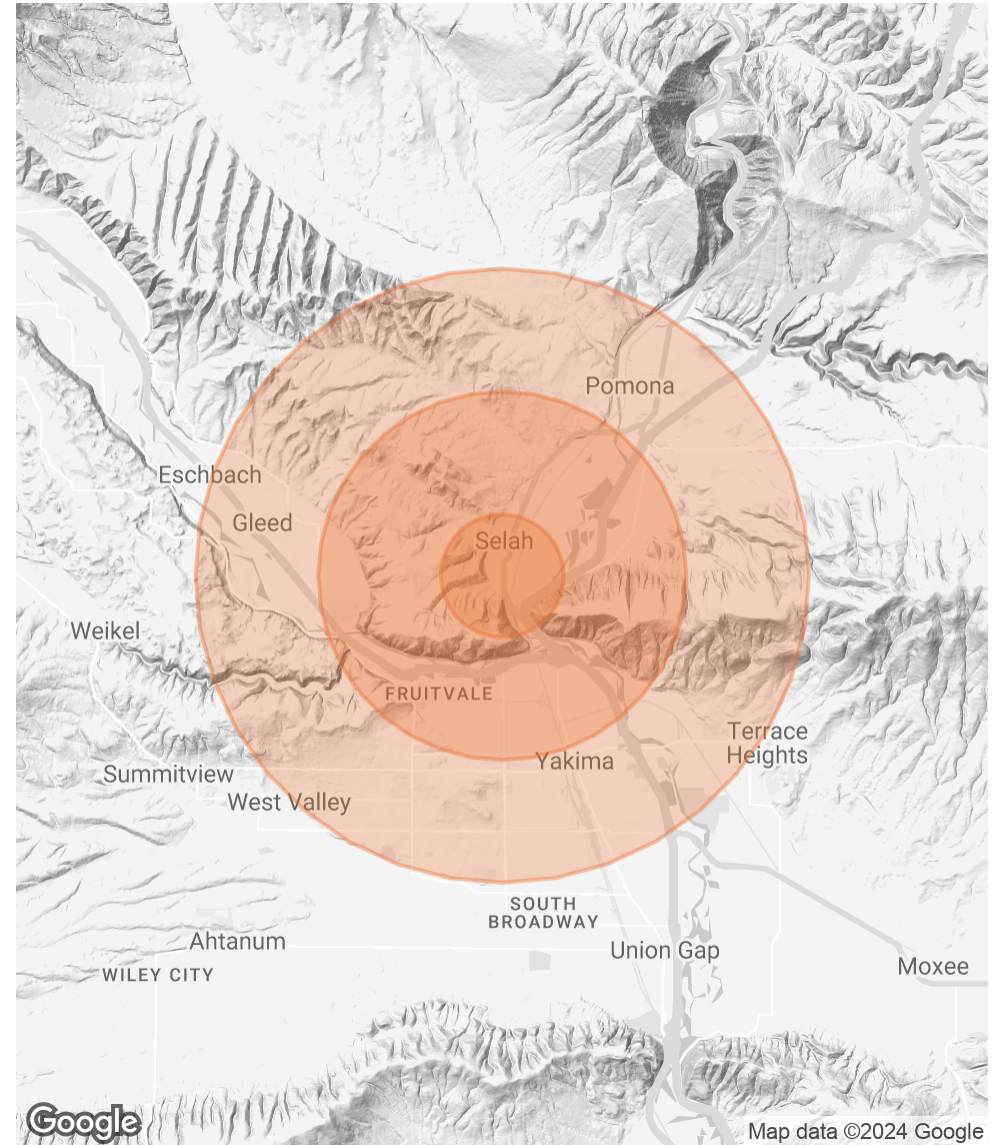
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,949	33,550	101,775
AVERAGE AGE	29.9	34.3	34.5
AVERAGE AGE (MALE)	34.0	35.6	34.7
AVERAGE AGE (FEMALE)	27.5	32.9	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,694	12,712	38,890
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$73,631	\$64,451	\$65,727
AVERAGE HOUSE VALUE	\$132,402	\$167,049	\$174,503

* Demographic data derived from 2020 ACS - US Census



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