

FOR SALE

Hablo Español

841 W 1st Ave, Toppenish, Wa



Offered at \$1,500,000 - 7% Cap Rate

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KEVIN RANGEL

COMMERCIAL - RESIDENTIAL
REAL ESTATE

KEVIN RANGEL

COMMERCIAL REAL ESTATE

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John L. Scott[®]

YAKIMA

Each office is independently owned and operated



INVESTMENT OVERVIEW



Price - \$1,500,000

NOI - \$106,438.65

Cap Rate - 7%

PPSF - \$173.61

Building Size - 8,640

Built 2015

Lot Size - 1.28 Acres

8 units + Leased Parking Lot

This fully leased 8-unit retail strip center presents a rare turnkey investment opportunity in the heart of Toppenish. Offering excellent visibility, strong traffic counts, and immediate highway access that make it highly attractive to local, regional, and national tenants seeking dominant positioning within the trade area. The center is 100% occupied with a diverse tenant mix that includes an established insurance agency, a pawn shop occupying three units, Cricket Wireless, a smoke shop, a nail salon, and a spice and herb retailer, with tenant history ranging from 5 to 26 years and two recent lease signings within the past year, providing a blend of long-term stability and refreshed lease terms. Additionally, a long-standing food truck operator generates supplemental income and has a reliable payment history.

The property benefits from substantial on-site parking--an uncommon advantage in Toppenish where many retail centers lack adequate parking--providing flexibility for higher-traffic users and long-term tenant retention. While the asset offers stable in-place income, there is clear opportunity to enhance value by improving lease structures, adjusting rents toward market levels, optimizing expense allocations, and strategically increasing net operating income over time. With modern construction, strong frontage, established tenancy, and built-in upside through lease and expense improvements, this retail strip center offers investors both immediate cash flow and the ability to grow NOI and long-term equity through proactive asset management.



RENT ROLL OVERVIEW

Suite	Tenant	Sq Ft	Commencement Date	Expiration	Lease Amount	Leased PPSF	Next Rent Increase
Suite 1.	Premium High	1,080	1/6/2024	5/31/2026	\$1,478	\$16.42	
Suite 2,3,4.	Topp Pawn Shop	3,240	1/4/2019	3/31/2029	\$4,017	\$14.8	\$4,137 4/1/2026
Suite 5.	Cricket Wireless	1,080	1/6/2024	5/31/2027	\$1,450	\$16.11	
Suite 6	Legend Nails	1,080	1/9/2018	8/31/2028	\$1,417	\$15.77	\$1,456 9/1/26
Suite 7.	Topp Insurance	1,080	1/7/2024	6/30/2026	\$1,500	\$16.66	
Suite 8.	Dulceria	1,080	1/6/2025	5/31/2027	\$1,500	\$16.66	
Leased Parking	Taco Truck		2018		\$750		
		8,640 Sf			\$12,112		



ANNUAL SUMMARY



Gross Income	\$145,344
Vacancy Factor -5%	-7,267.2
Effective Gross INcome	\$138,076.8
Water	-\$7,740
Property Taxes	-\$11,098.15
Insurance	-\$8,000
Miscelaneous Expense	-\$2,000
Landscaping	-\$1,000
Garbage	-\$1500
Snow removal	-\$300
Net Operating Income	\$106,438.65





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