

LEASE  
**Epstein Union Gap**

**2402 SOUTH 1ST STREET**

Yakima, WA 98903

**PRESENTED BY:**

**KEN DAVIS**

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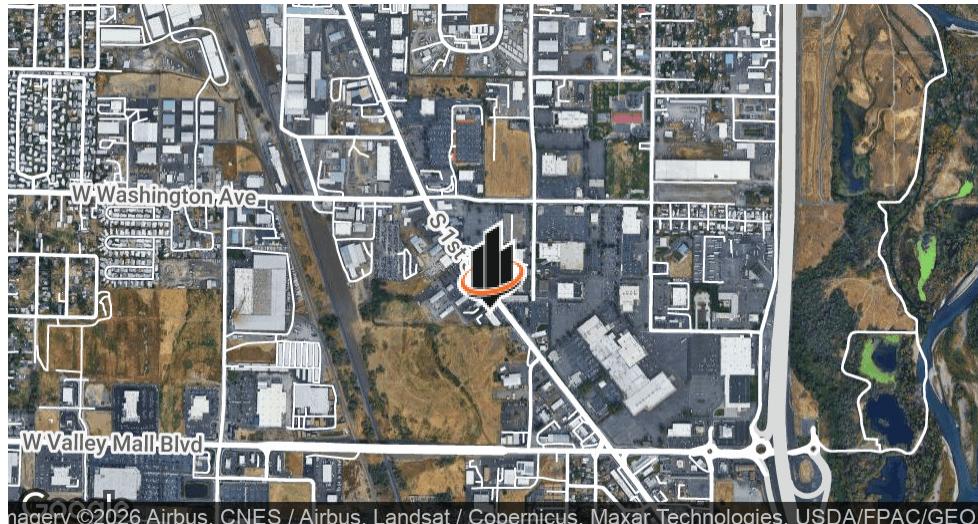
## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (NNN)
CAM/NNNS:	\$7.06 SF/yr (includes W/S/G)
AVAILABLE SF:	1,400 SF
BUILDING SIZE:	12,688 SF

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### PROPERTY DESCRIPTION

1,400 SF of retail/office space situated in a highly visible retail strip. The current open concept makes this an easy conversion for any user type, and the proximity to the Yakima Valley Mall results in a huge traffic driver for all tenants. Co-Tenants include Cricket Wireless, Aspen Dental, Subway, and Eyemart.

### PROPERTY HIGHLIGHTS

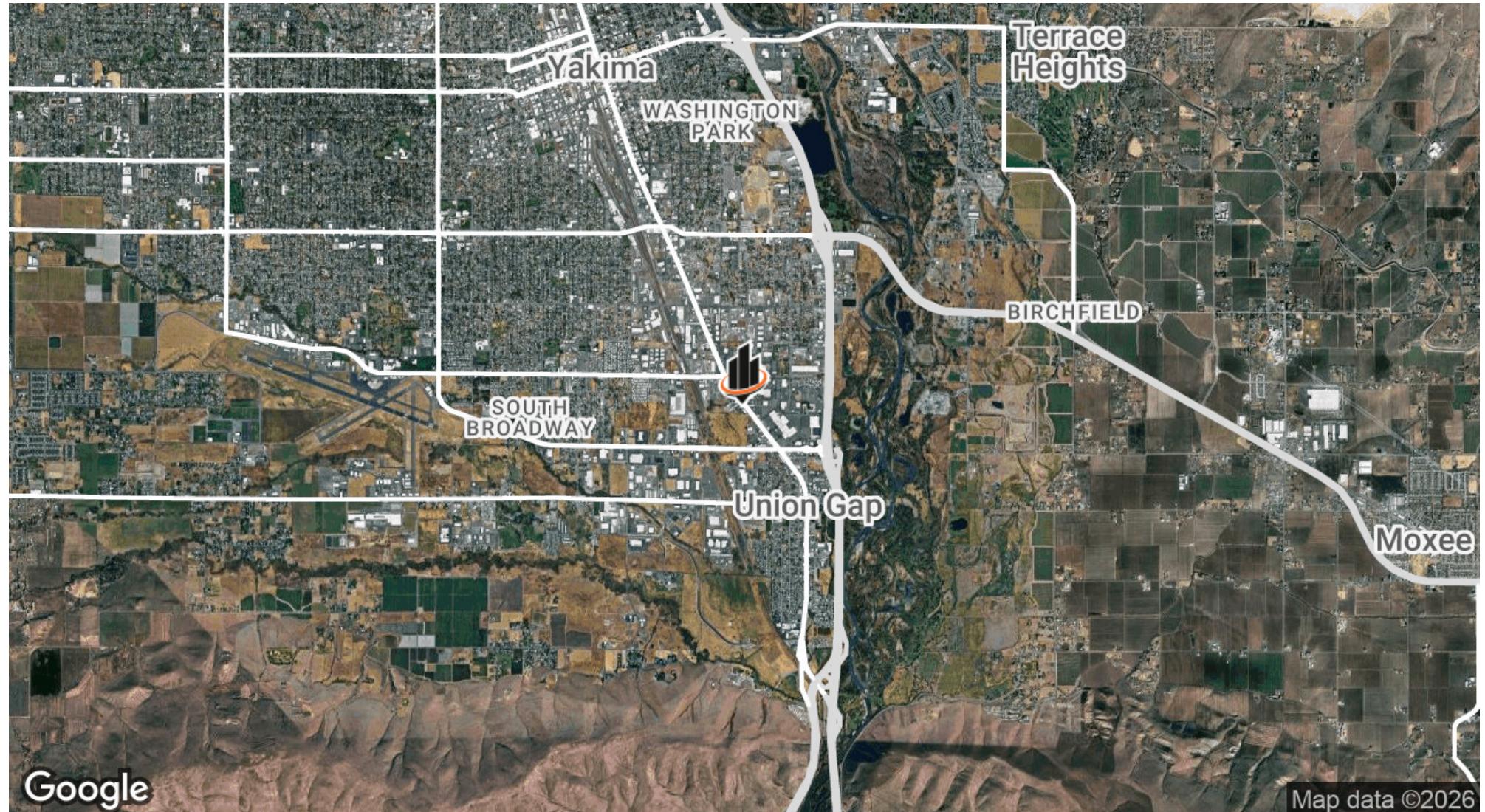
- 1,400 SF
- Power Strip
- Fronting South 1st Street
- Incredible Co-Tenants
- 20' of retail storefront

## ADDITIONAL PHOTOS



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## LOCATION MAP



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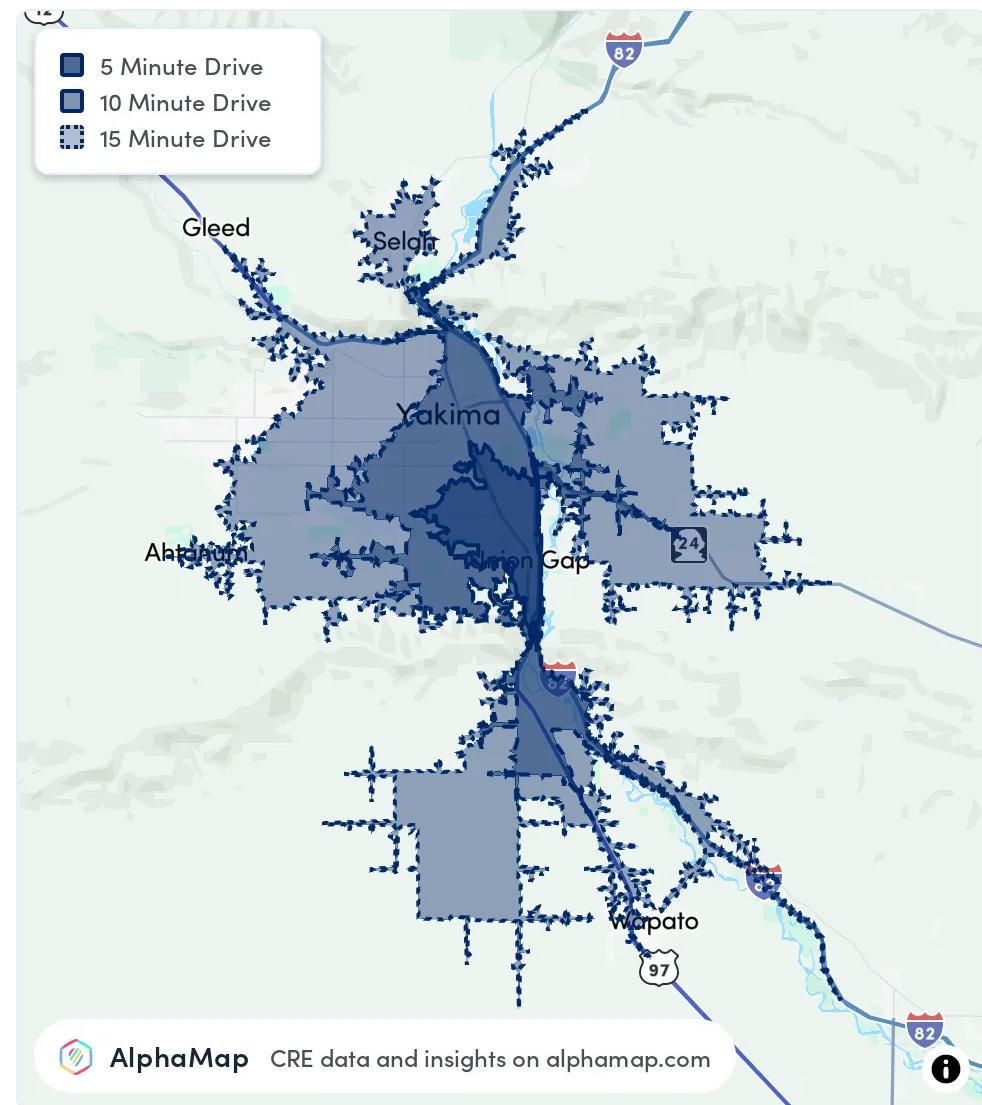
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## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	12,519	54,754	114,339
AVERAGE AGE	35	35	38
AVERAGE AGE (MALE)	34	34	37
AVERAGE AGE (FEMALE)	36	35	38

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	4,102	18,328	41,241
PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$63,493	\$63,820	\$75,726
AVERAGE HOUSE VALUE	\$228,236	\$249,421	\$302,487
PER CAPITA INCOME	\$20,481	\$21,273	\$27,045

Map and demographics data derived from AlphaMap



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