

**FOR LEASE**

Retail, Restaurant  
Or Office Spaces



Offered at:  
Available:

\$11 - \$12/SF, NNN  
1,545SF - 5,400SF

316 E Yakima Ave  
Yakima, WA 98901

Bill Almon, Jr. wcalmon@almoncommercial.com  
218 S5gt Pendleton Way Yakima, WA 98901  
509.966.3800: O 509.961.7575: C

# Executive Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$11/SF - \$12SF, NNN
<b>Available SF:</b>	1,545SF - 5,400SF
<b>Year Renovated:</b>	2019
<b>Estimated CAM's:</b>	\$3.50/SF +/-
<b>Renovated:</b>	2019
<b>Zoning:</b>	CBD
<b>Traffic Counts:</b>	17,158 VPD

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease commercial space in the Valentina Building, an ambitious re-purposing of a prominent former multi-level retail building into a mixed-use property offering retail, office and multi-family spaces that sits in the heart of Yakima’s vibrant downtown corridor.

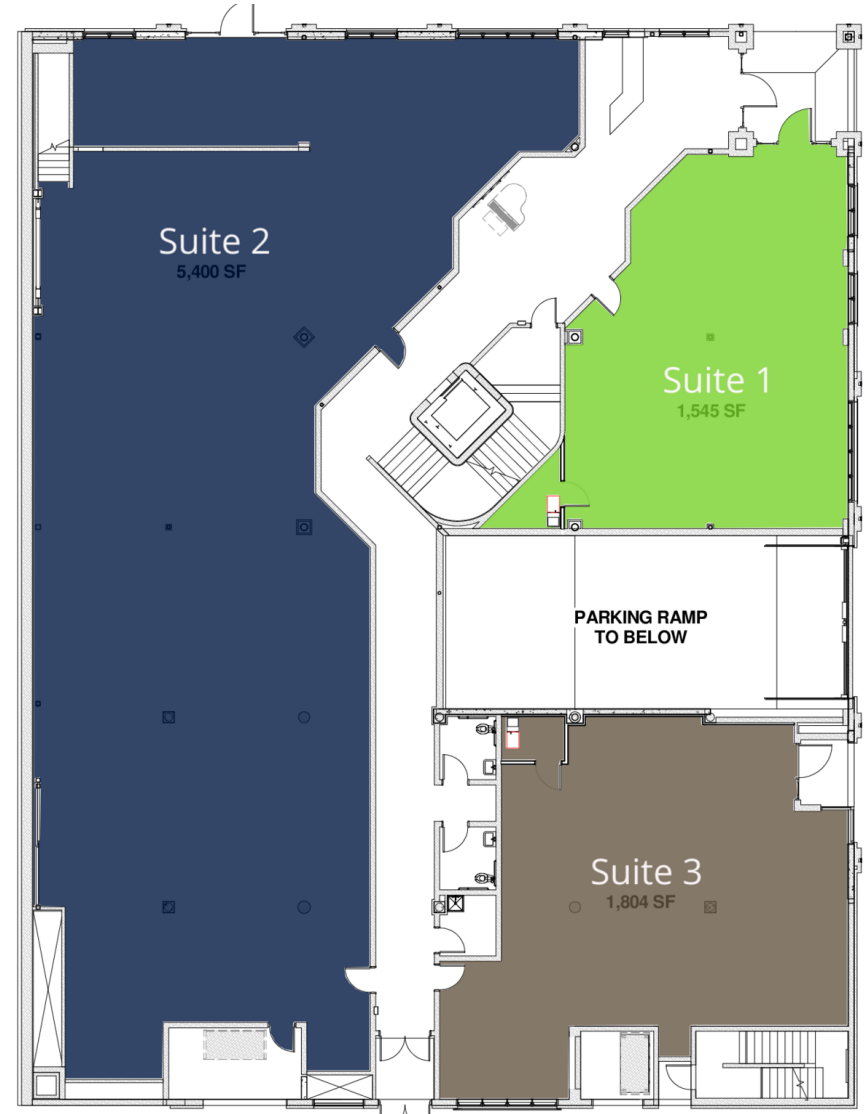
Located at the SW controlled intersection of E Yakima Ave and S 4th St, the property sits across the street from the Tower (Yakima’s largest office building), the Hilton Garden Inn and Hotel Maison, and is well-located to capitalize on the growing, vibrant downtown restaurant scene, while being suitable for other retail or traditional office users.

With Yakima Valley Community Foundation occupying the majority of the 2nd floor and the residential units all leased, what remains are a 2,500SF office suite on the 2nd floor and spaces consisting of 1,545SF, 1,804SF and 5,400SF on the main floor.

# Available Spaces

- AVAILABLE
- AVAILABLE
- AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 1	Available	1,545 SF	NNN	\$12.00 SF/yr
Suite 2	Available	5,400 SF	NNN	\$11.00 SF/yr
Suite 3	Available	1,804 SF	NNN	\$11.00 SF/yr

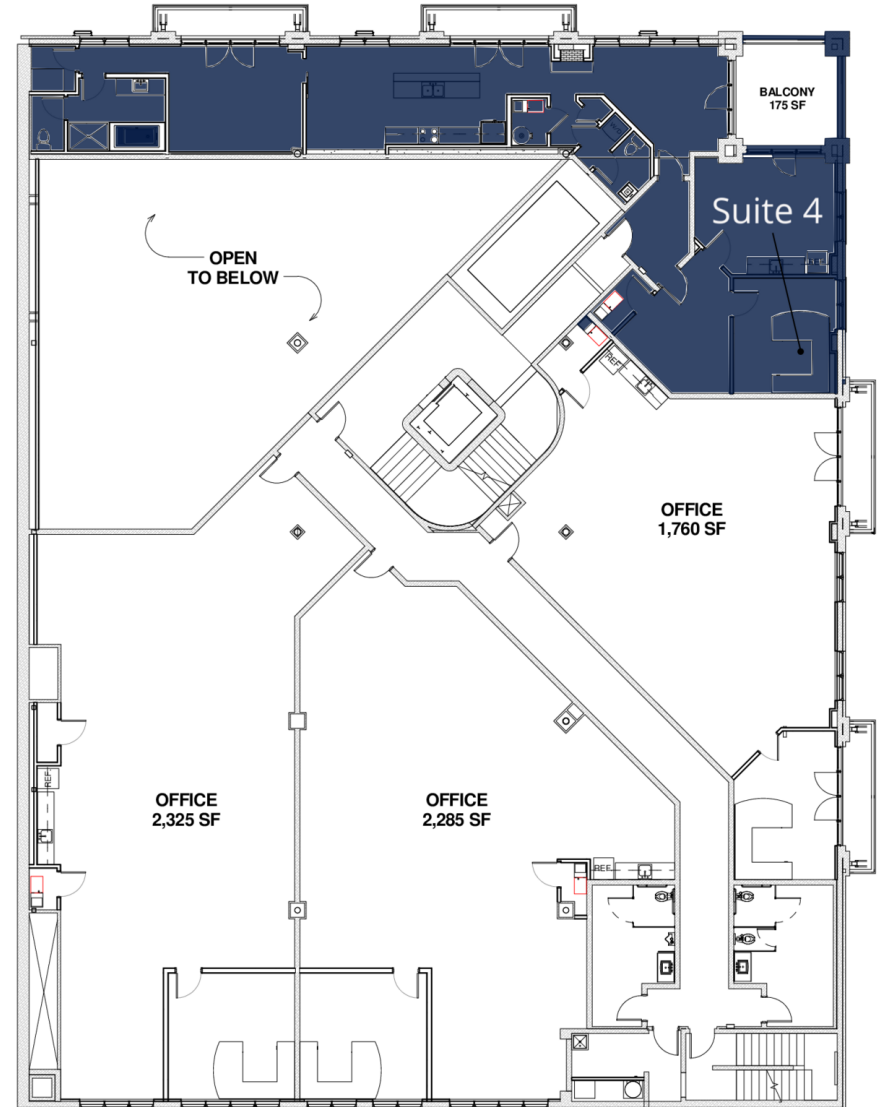




# Available Spaces

 AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 4	Available	2,500 SF	NNN	\$11.00 SF/yr



# Highlights



## PROPERTY HIGHLIGHTS

- Ambitious repurposing of a prominent, well-known, recognizable downtown commercial building, using high-end finishes and first-class materials throughout.
- Landlord will provide a vanilla shell finish with additional improvements to be negotiated dependent on length of lease, credit-worthiness, etc.
- Dominant exposure from E Yakima Ave, downtown's primary commercial arterial.
- Opportunity for retailers to capitalize on built-in foot-traffic provided from a pair of upper-end adjacent hotels and Yakima's largest office building, plus from the residential units on the 3rd floor.
- Some restaurant infrastructure is already in place and the opportunity for use of the rooftop (directly accessible by elevator) exists.
- Some underground parking is potentially available.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,071	28,393	46,516
Total Population	13,137	82,401	128,893
Average HH Income	\$32,657	\$41,676	\$49,254



# Additional Photos





---

## Additional Photos

---

