

LEASE

Glenwood on the Corner

418 SOUTH 48TH AVENUE, SUITE B

Yakima, WA 98908

PRESENTED BY:

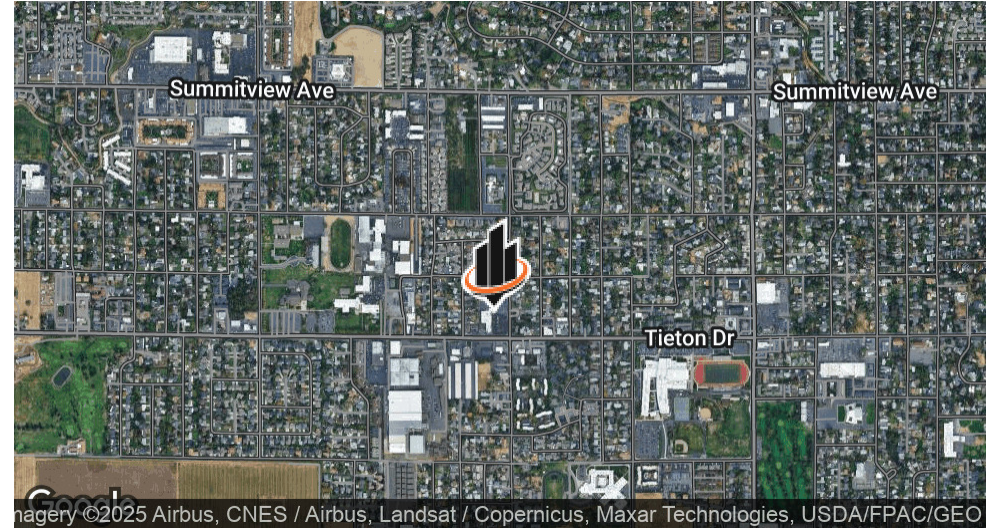
KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
CAM/NNN:	\$3.80 SF/yr
AVAILABLE SF:	1,702 SF
BUILDING SIZE:	25,675 SF

PROPERTY DESCRIPTION

1,702 SF of prime retail space available within the Glenwood on the Corner retail center. Join The Cigar Pairing Parlor, Club 48, Fuego, Revive Wellness and Crave Coffee at this conveniently located site!

PROPERTY HIGHLIGHTS

- 1,702 SF
- Large Open Retail Space
- 1 ADA Restroom
- Ample Parking
- Excellent Visibility
- Great Co-Tenants

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AERIAL PHOTO



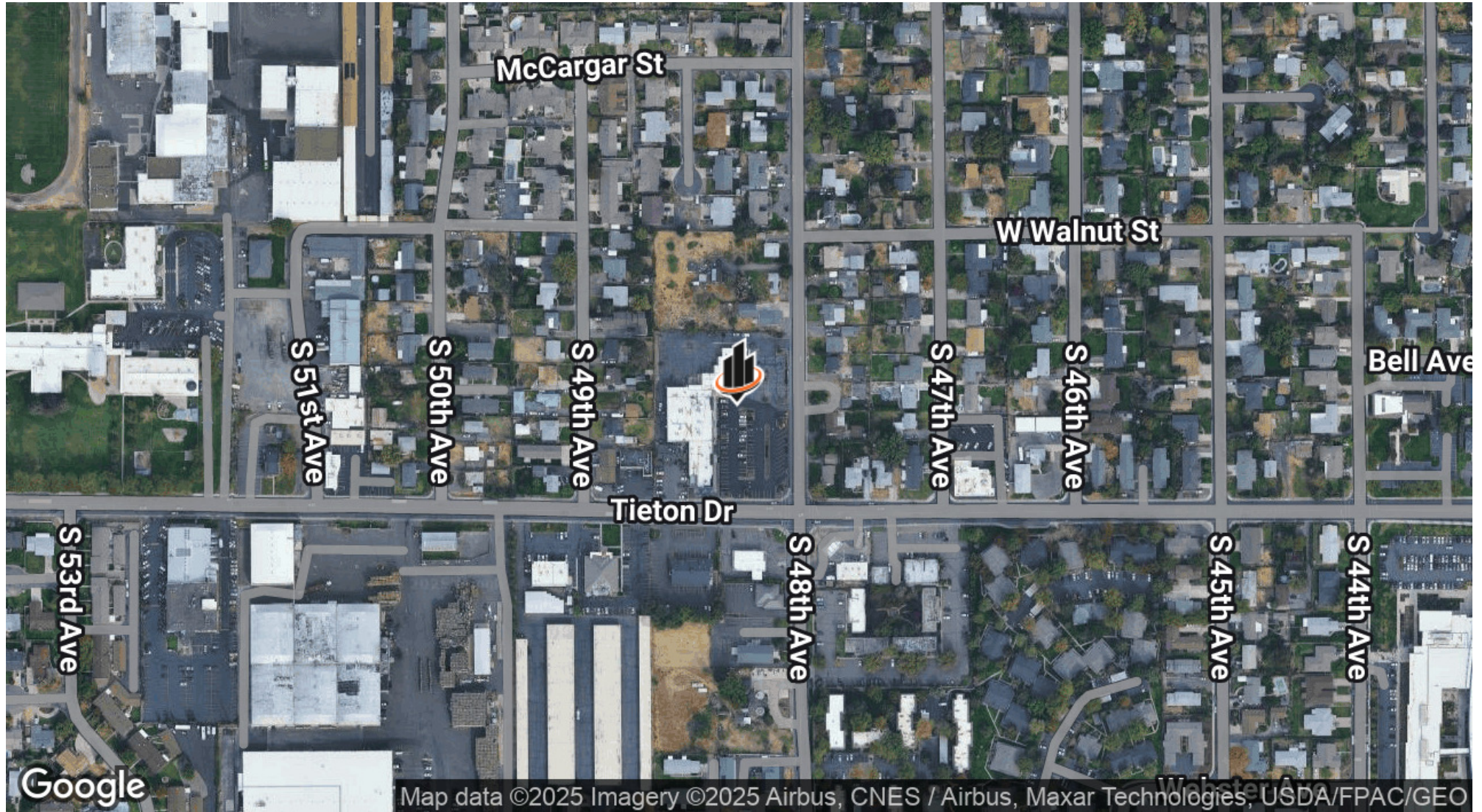
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ADDITIONAL PHOTOS



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LOCATION MAP



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AREA ANALYTICS

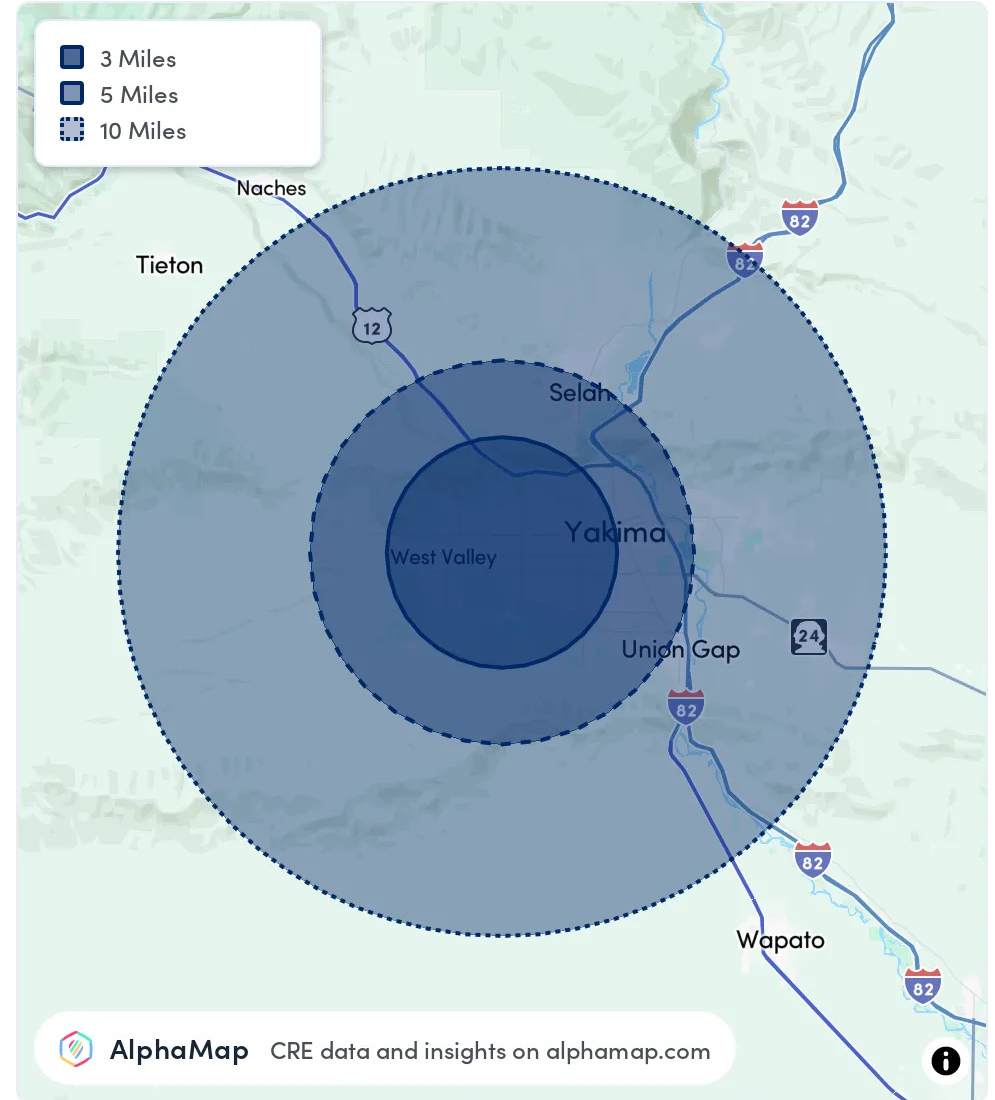
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,189	75,319	117,873
AVERAGE AGE	43	40	38
AVERAGE AGE (MALE)	40	38	37
AVERAGE AGE (FEMALE)	44	41	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,577	28,680	43,069
PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$87,308	\$82,615	\$78,492
AVERAGE HOUSE VALUE	\$368,266	\$328,896	\$319,423
PER CAPITA INCOME	\$36,378	\$31,775	\$29,071

Map and demographics data derived from AlphaMap



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