

# FOR LEASE | Zillah Plaza



Offered at:  
Available:

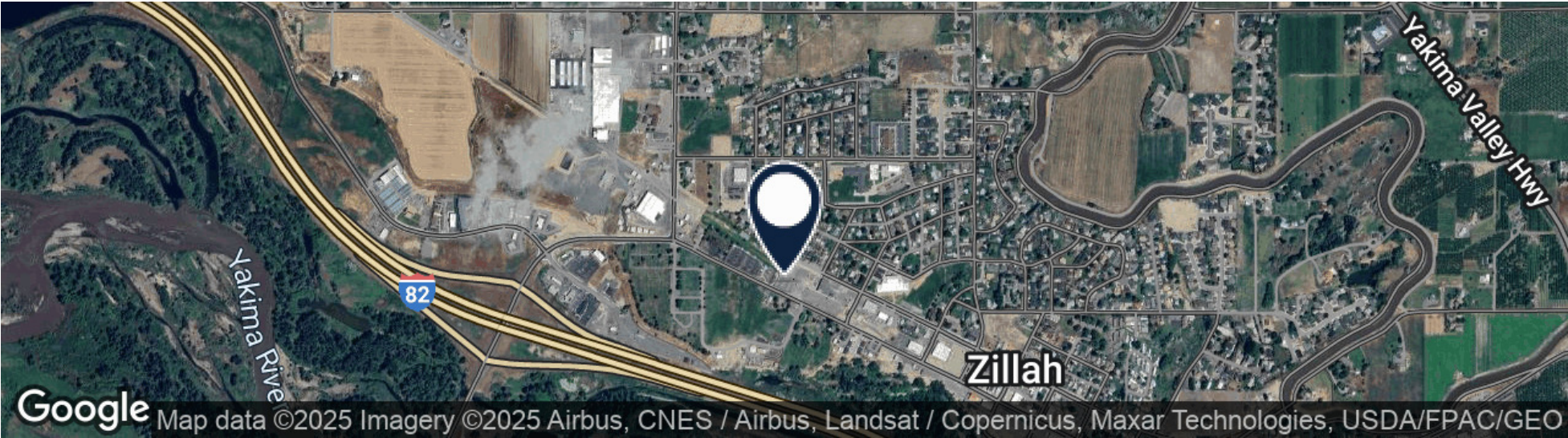
\$18.00/SF, NNN  
691-1,898SF

123 First Ave  
Zillah, WA 98953

Rachel Toth  
rtoth@almoncommercial.com  
218 Ssgt Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.941.8309: C



# Executive Summary



## OFFERING SUMMARY

|                   |                   |
|-------------------|-------------------|
| Lease Rate:       | \$18.00/SF, NNN   |
| Building Size #1: | 8,578SF +/-       |
| Building Size #2: | 4,242SF +/-       |
| Available SF:     | 691 - 1,898SF +/- |
| Lot Size:         | 1.06 acres +/-    |
| Estimated NNN's:  | \$4.00/SF +/-     |
| Zoning:           | Com               |

## PROPERTY OVERVIEW

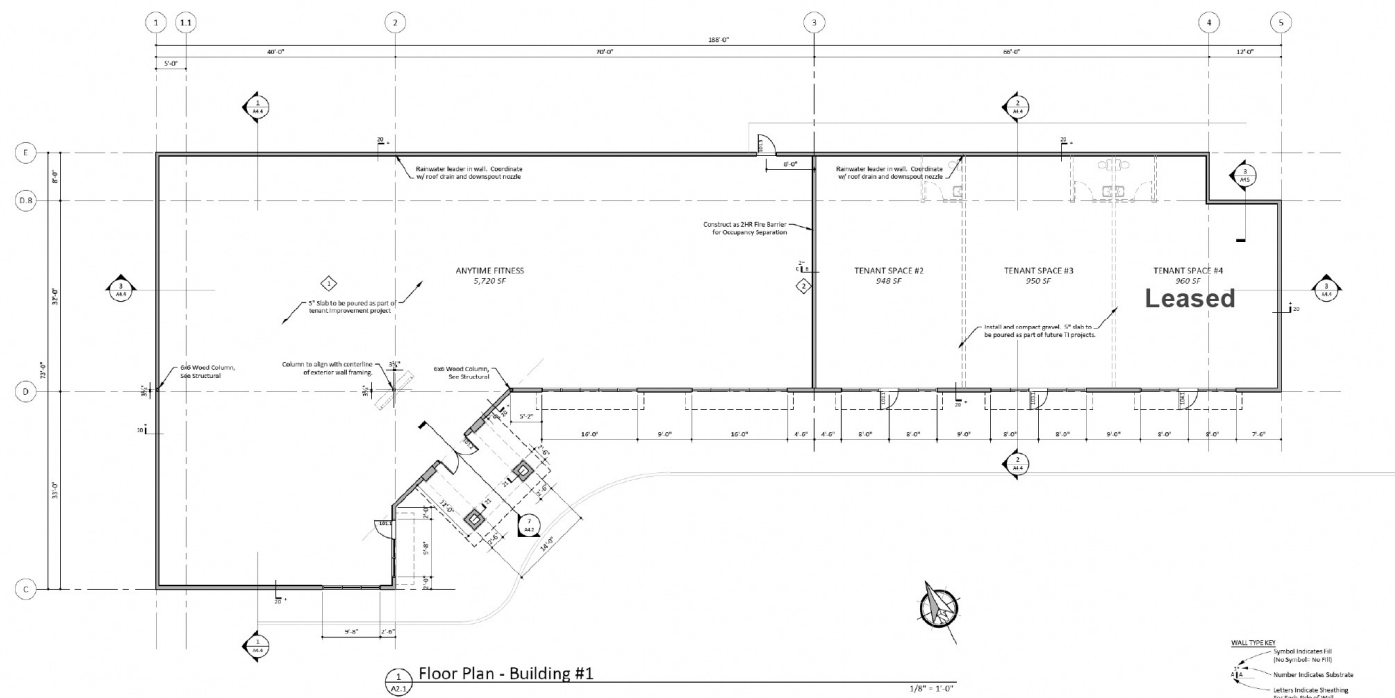
THIS OFFERING is a prime opportunity to lease a newly constructed commercial building in the heart of Zillah, WA. Ideal for retail businesses or professional services, this versatile plaza is scheduled for completion summer 2025. Current tenants include Anytime Fitness, Westside Pizza and Bella Brew.

Located along the main thoroughfare and within close proximity to Harvest Foods, Dollar Tree, City Hall, The Old Warehouse, and several other professional offices, this property boasts excellent visibility, strong street presence, and ample on-site parking.

Each unit offers approximately 691 to 960 square feet, delivered in a clean vanilla shell finish—ready for your custom tenant improvements. For those needing more space, suites can be combined to create up to 1,898 contiguous square feet.

Tenant Improvement allowance of \$2/SF/year available to qualified tenants.

Floor Plans



1 Floor Plan - Building #1

1/8" = 1'-0"

SHEET KEYNOTES

- 1. Glass to be placed on top of vapor barrier such as Intergrip or similar.
- 2. Center stud/corner on window. 1/2" plywood to be attached to stud per 1/2" O.C. install (2) layers of 5/8" GWA fast plywood. Finger joints and gaps adjacent studs at each layer around wall board perimeter and at the top of the floor and roof deck. Seal all penetrations with appropriate the sealant.

WALL TYPE KEY

1. Typical interior wall type "A-1/A" is not flagged except for clarity. All non-typical walls are called out. An interior wall type contains the full length, including any rags, angles, recesses, or stud walls for the side of the wall flagged.
2. All insulated interior walls, exterior studs, insulation, and sheathing section of roof trusses. Cut and fit all walls tight to beams, cuts, pipes, and other details.
3. All exterior framed walls to receive vapor barrier on interior side or framing.
4. At walls with insulation, continue insulation full height of wall, U.N.C.
5. All stud framing and furring 16" O.C. U.N.C.

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- INTERIOR WALL SUBSTRATES (FINISHES)
1. 2nd Wood Stud
  2. 2nd Wood Stud
  3. 4" Rigid Insulation
- INTERIOR WALL FINISHES
1. 3/4" GWA
  2. 1/2" layer 5/8" GWA
  3. 1/2" layer 5/8" GWA

- EXTERIOR WALL TYPES
- Noted from exterior to interior with interior wall finish noted above.
20. Portland Cement Plaster (Stucco)
    - 1. 1/2" Coat
    - 2. Base Coat w/ Reinforcing Mesh
    - 3. Portland Cement, such as Perma-Bond
    - 4. Water Resistant Barrier, such as Duro-Flex
    - 5. 1/2" Rigid Insulation
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    - 5. 1/2" Rigid Insulation

| Door Schedule |       |       |       |          |           |       |       |      |       |        |         |
|---------------|-------|-------|-------|----------|-----------|-------|-------|------|-------|--------|---------|
| Door #        | W     | H     | TH    | Dr. Type | Fire Rate | Frame |       |      |       | Detail | Remarks |
|               |       |       |       |          |           | Type  | Depth | Mat. | Gr.   |        |         |
| 101.1         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.1  | 101.1   |
| 101.2         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.2  | 101.2   |
| 101.3         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.3  | 101.3   |
| 101.4         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.4  | 101.4   |
| 101.5         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.5  | 101.5   |
| 101.6         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.6  | 101.6   |
| 101.7         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.7  | 101.7   |
| 101.8         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.8  | 101.8   |
| 101.9         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.9  | 101.9   |
| 101.10        | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.10 | 101.10  |

| Door Schedule |       |       |       |          |           |       |       |      |       |        |         |
|---------------|-------|-------|-------|----------|-----------|-------|-------|------|-------|--------|---------|
| Door #        | W     | H     | TH    | Dr. Type | Fire Rate | Frame |       |      |       | Detail | Remarks |
|               |       |       |       |          |           | Type  | Depth | Mat. | Gr.   |        |         |
| 101.1         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.1  | 101.1   |
| 101.2         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.2  | 101.2   |
| 101.3         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.3  | 101.3   |
| 101.4         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.4  | 101.4   |
| 101.5         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.5  | 101.5   |
| 101.6         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.6  | 101.6   |
| 101.7         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.7  | 101.7   |
| 101.8         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.8  | 101.8   |
| 101.9         | 3'-0" | 7'-0" | 1'-0" | -        | -         | B     | ALUMI | STPL | ALUMI | 101.9  | 101.9   |
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SHEET NOTES

1. Verify all existing conditions. Report any discrepancies to Architect.
2. Exterior dimensions are typically taken to face of concrete. Interior dimensions are typically taken to grid line, regardless of structural columns, and centerline of stud walls, or face of masonry or concrete walls, U.N.C.
3. Materials adjacent to the building are shown for reference. See site drawings for site details.



Monson Architects, Inc  
123 First Avenue  
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ZILLAH PLAZA - Shell Set  
123 First Avenue  
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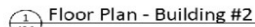
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DATE: 11/06/2023  
SCALE: As Noted  
DRAWN: RHM  
PROJECT: 202211

Floor Plan  
Building "1"

SHEET:  
A2.1

## Floor Plans



**1** Slide 1 is placed on top of vapor barrier such as, DimpleWrap Dimple or equal.


1. verify existing conditions. Report any discrepancies to Architect.
2. interior dimensions are typically taken to face of concrete. Interior dimensions are typically taken to grid line, centerline of structural columns, and centerline of steel walls, or face of masonry or concrete walls, UNLESS:
3. Subwork is adjacent to the building, or the structure is asymmetric. See 6.01 conditions, for site conditions.



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### Floor Plan

SHEET:  
**A2.2**

(5)  Symbol indicates fill  
(No Symbol, No fill)  
Number indicates substrate  
Letters indicate sheathing  
for each side of wall

1. Typical Interior Wall Type "A" - "A" is not flagged except for clarity. All non-typical walls are noted out. An Interior Wall Type continues the full length, including any jogs, angles, recesses, or stub walls for the side of the wall flagged.

- At insulated interior walls, extend studs, insulation, and sheathing bottom of roof trusses. Cut and fit all walls tight to beams, cuts, pipes, and other objects.
- All exterior framed walls, to exterior vapor barrier on interior side of framing.
- All walls with ties, doors, and other penetration full height of wall, UNO.
- All stud framing and furring  $\geq 2"$  O.C. UNO.

2. 2x8 Vinyl Siding
3. 6" Metal Siding

- INTERIOR WALL FINISHES**
4.  $\frac{1}{2}$ " GWR
5. (2) Layers  $\frac{1}{2}$ " CWS

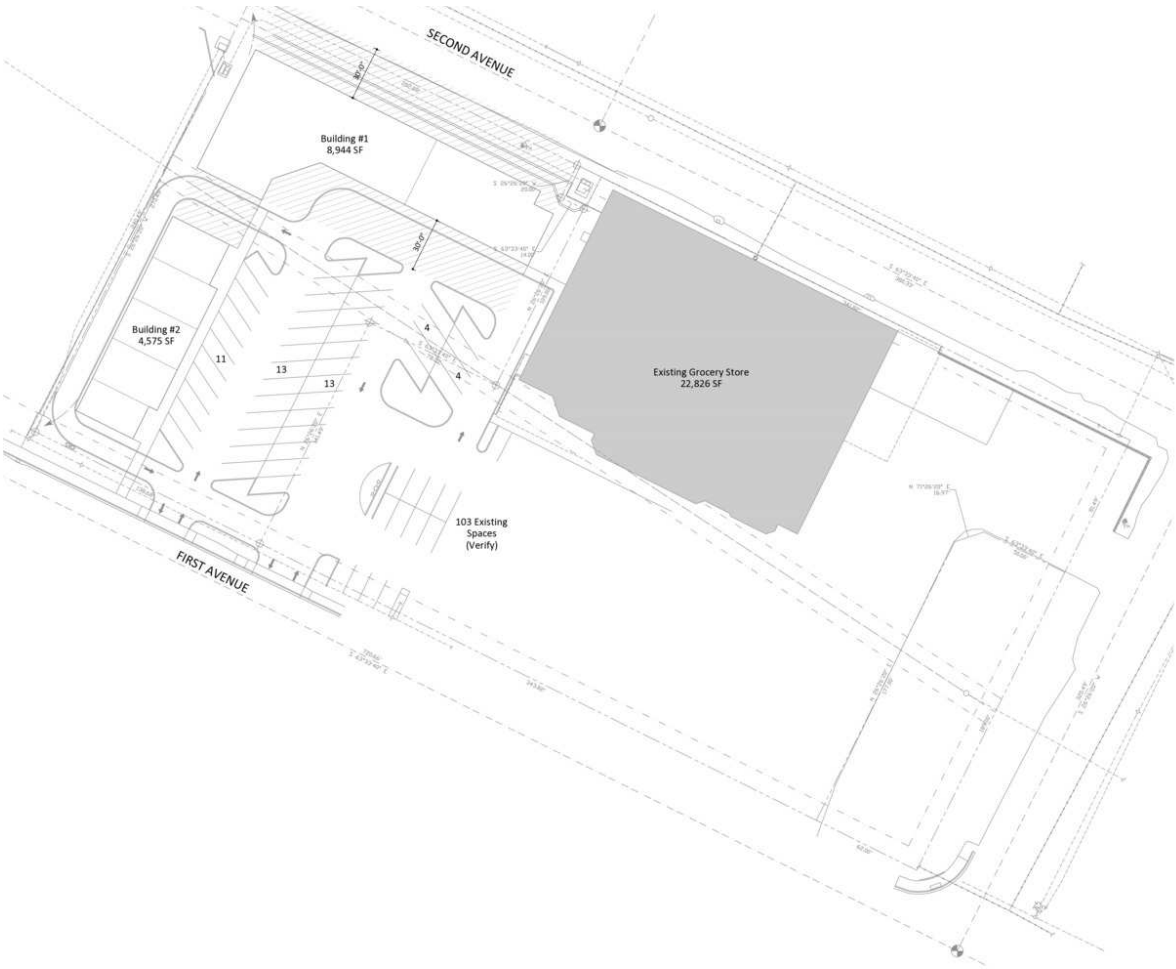
## KILBURN WALL ET AL.

- Noted from exterior to interior with inter-

- **Fire is Coal**  
Basic Coal w/ Reinforcing I

- 2" Closed Rigid, such as Fire  
 Tyvek GypsumWrap  
 Air/Water Resistant Barrier, w/  
 1/2" Plywood  
 2nd Wood Stud @16" O.C.  
 Batt Insulation

Site Plans



|  |                                     |                 |
|--|-------------------------------------|-----------------|
| <b>CODE ANALYSIS</b>   |                                     |                 |
| 2024 International Building Code (IBC) with Washington Amendments  |                                     |                 |
| <b>Occupancy (Chapter 3)</b>   |                                     |                 |
| A-2  | Assembly - Restaurants (303.3)      |                 |
| A-3  | Assembly - Gymsnasiums (303.4)      |                 |
| B  | Business (304)                      |                 |
| M  | Mercantile (305)                    |                 |
| <b>Allowable Building Area &amp; Height (Table 504.5, Table 504.6 &amp; Table 504.7)</b>   |                                     |                 |
| Type of Construction   | Type V-B                            |                 |
| Allowable Stories  | 3                                   |                 |
| Allowable Height   | 40'                                 |                 |
| Basic Allowable Area (BAA)   | 6,000                               |                 |
| Occupancy  | A-3                                 |                 |
| Basic Allowable Area (BAA)   | 6,000                               |                 |
| Occupancy  | B                                   |                 |
| Basic Allowable Area (BAA)   | 9,000                               |                 |
| Occupancy  | M                                   |                 |
| Basic Allowable Area (BAA)   | 9,000                               |                 |
| <b>Actual Area</b>   |                                     |                 |
| Building #1  | 8,944                               |                 |
| Gymnasium (A-3)  | 6,000                               |                 |
| Restaurants (B-2)  | 2,944                               |                 |
| Building #2  | 4,575                               |                 |
| <b>Area Modifications (Table 2.2, Table 5, Equation 5-1 and 5-2)</b>   |                                     |                 |
| $L = 200' - 0.20(100' - 0.20) 100' = 1.14 - 0.20(1) = 1.14$  |                                     |                 |
| <b>Adjusted Area</b>   |                                     |                 |
| $A_1 = 6,000 + 10,000(1.14) = 13,440$ $A_2 = 6,000 + 1,180$ $A_3 = 9,180$  |                                     |                 |
| <b>Occupancy Separation Requirements (Table 506.6)</b>   |                                     |                 |
| Per Table 506.6, there are no separation requirements between A-2 and A-3 Occupancy Types. There are also no separation requirements between B and M Occupancy Types. Each project improvement project will need to be evaluated for separation requirements for specific occupancy types. |                                     |                 |
| <b>Fire Resistance Rating Requirements - Type V-B (Table 503)</b>  |                                     |                 |
| Building Element   | Rating in Hours                     | Code Reference  |
| Structural Frame   | 0                                   | Table 601       |
| Roofing Walls Exterior   | 0                                   | Table 602       |
| Roofing Walls Interior   | 0                                   | Table 601       |
| Roof Construction  | 0                                   | Table 601       |
| <b>Fire Resistance Rating Requirements Based on Separation - Type V-B (Table 503)</b>  |                                     |                 |
| Building Element   | Rating in Hours                     | Code Reference  |
| Exterior Walls < 5'  | 2 (M) / 1 (A, B)                    | Table 602       |
| Exterior Walls > 5' < 10'  | 1                                   | Table 602       |
| Exterior Walls > 10' < 30'   | 0                                   | Table 602       |
| Exterior Walls > 30'   | 0                                   | Table 602       |
| <b>Maximum Area of Exterior Wall Openings Based on Fire Separation (Table 703.6)</b>   |                                     |                 |
| Fire Separation Opening  | Percentage of Opening Permitted     | Allowable Area  |
| Exterior Walls < 5'  | Unpermitted, Nonpermitted (UP, NXP) | Not Permitted   |
| Exterior Walls > 5' < 10'  | Unpermitted, Nonpermitted (UP, NXP) | Not Permitted   |
| Exterior Walls > 10' < 15'   | Unpermitted, Nonpermitted (UP, NXP) | 15%             |
| Exterior Walls > 15' < 20'   | Unpermitted, Nonpermitted (UP, NXP) | 25%             |
| Exterior Walls > 20' < 25'   | Unpermitted, Nonpermitted (UP, NXP) | 35%             |
| Exterior Walls > 25' < 30'   | Unpermitted, Nonpermitted (UP, NXP) | 55%             |
| Exterior Walls > 30'   | Unpermitted, Nonpermitted (UP, NXP) | 75%             |
| Exterior Walls > 30'   | Unpermitted, Nonpermitted (UP, NXP) | No Limit        |
| <b>Fire of 20th Municipal Code</b>   |                                     |                 |
| Fire Code: 2022-01-01  |                                     |                 |
| Site Zoning: C-1 Commercial  |                                     |                 |
| Allowable Building Height: 50' Restriction   |                                     |                 |
| <b>Parking Calculations</b>  |                                     |                 |
| Parking Spaces Required (Multi-Use Center: 4 per 1,000)  | 107                                 | Parking Spaces  |
| Parking Spaces Provided  | 148                                 | Parking Spaces  |
| Handicap Spaces Required   | 7                                   | Handicap Spaces |
| Handicap Spaces Provided   | 7                                   | Handicap Spaces |



1 Floor Plan

1/8" = 1'-0"

Monson Architects, Inc  
3400 N. 1st Avenue, Suite 100, Tukwila, WA 98167  
(206) 952-5633  
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Zillah Development  
145 First Avenue  
DLT Investments  
Zillah, Washington

| REVISION | DATE |
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DATE: 10/31/2022  
SCALE: As Noted  
DRAWN: RHM  
PROJECT: 202211

Code Plan  
Site & Buildings

202211



# Highlights



## PROPERTY HIGHLIGHTS

- Suites from 691–960 SF
- Combine for up to 3,681 SF
- High visibility + ample parking
- Modern design + professional setting
- Scheduled completion: Summer 2025

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 831      | 3,508    | 5,694    |
| Total Population  | 1,956    | 10,578   | 18,225   |
| Average HH Income | \$62,113 | \$61,522 | \$65,911 |



## Additional Photos

