

FOR LEASE | Zillah Plaza

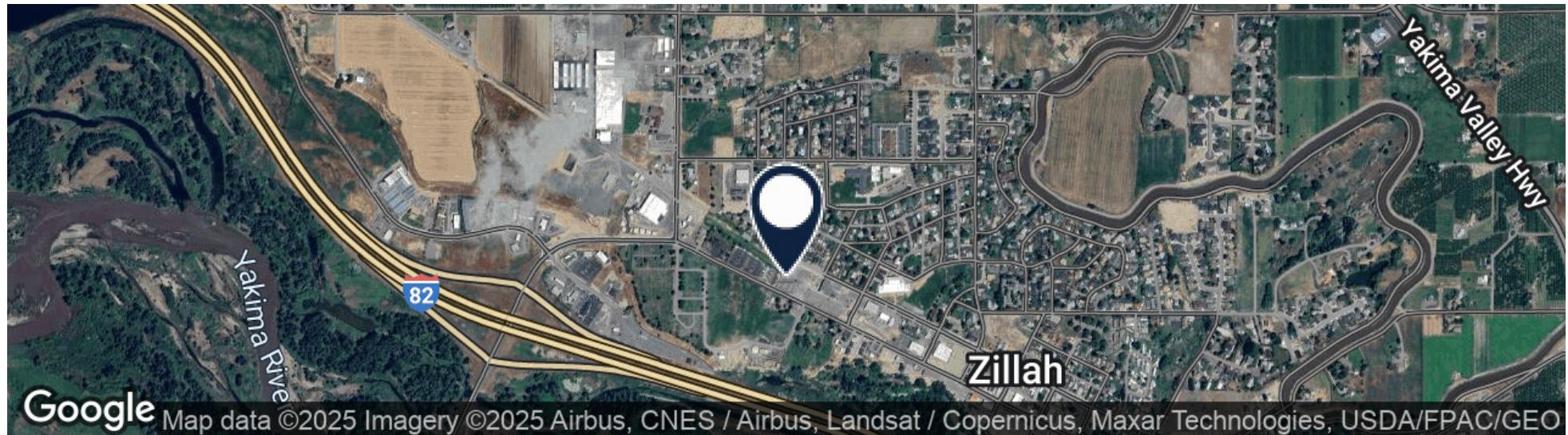


Offered at:
Available:

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

123 First Ave
Zillah, WA 98953

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

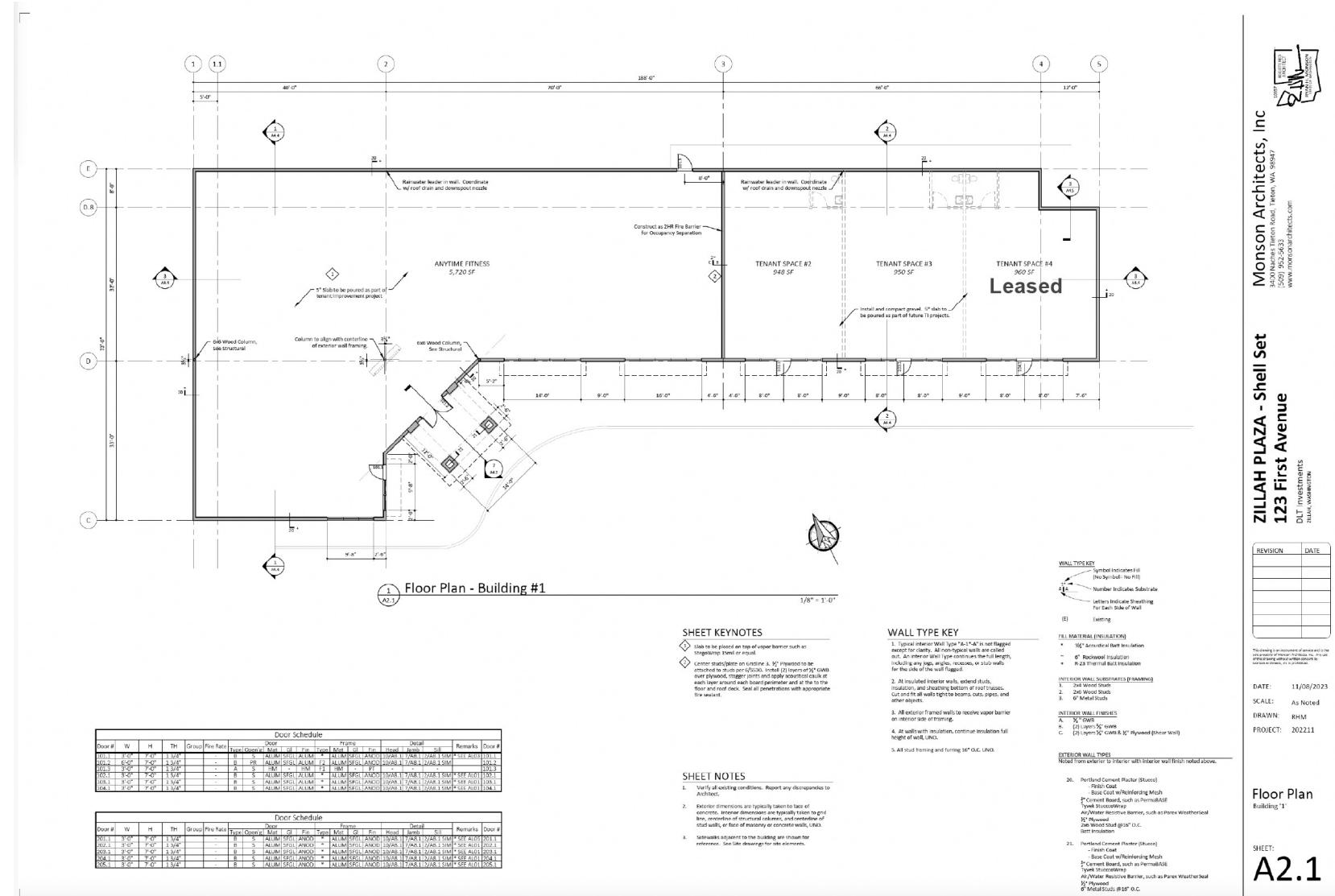
THIS OFFERING is a prime opportunity to lease a newly constructed commercial building in the heart of Zillah, WA. Ideal for retail businesses or professional services, this versatile plaza is scheduled for completion summer 2025. Current tenants include Anytime Fitness, Westside Pizza and Bella Brew.

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.

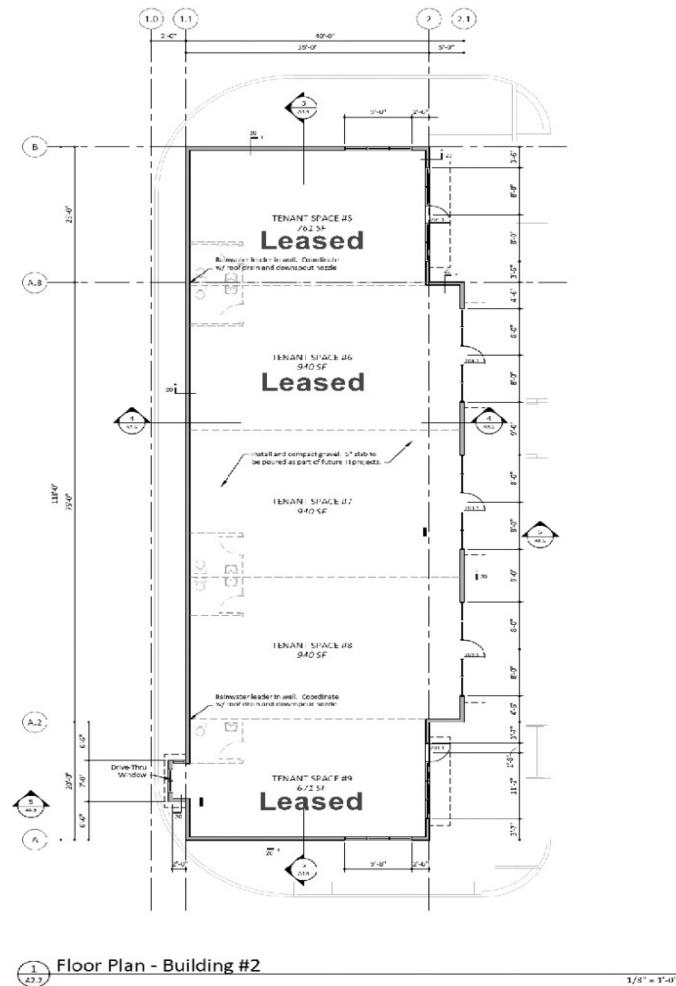
Each unit offers approximately 691 to 960 square feet, delivered in a clean vanilla shell finish—ready for your custom tenant improvements. For those needing more space, suites can be combined to create up to 1,898 contiguous square feet.

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

Floor Plans



Floor Plans



SHEET KEYNOTES

◊ Site plan on top of regular floor plans. Single line of text.

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SHEET NOTES

- Verify existing conditions. Report any discrepancies to Architect.
- Interior dimensions are typically taken to face of exterior. Exterior dimensions are typically taken to inside of exterior wall. For interior dimensions, use stud walls or base of masonry or concrete walls, UNO.
- Site plan, subject to the building location. See Site Plan for details.



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ZILLAH PLAZA - Shell Set
123 First Avenue
DLT Investments
Dual occupancy

REVISION	DATE
	3/4/16

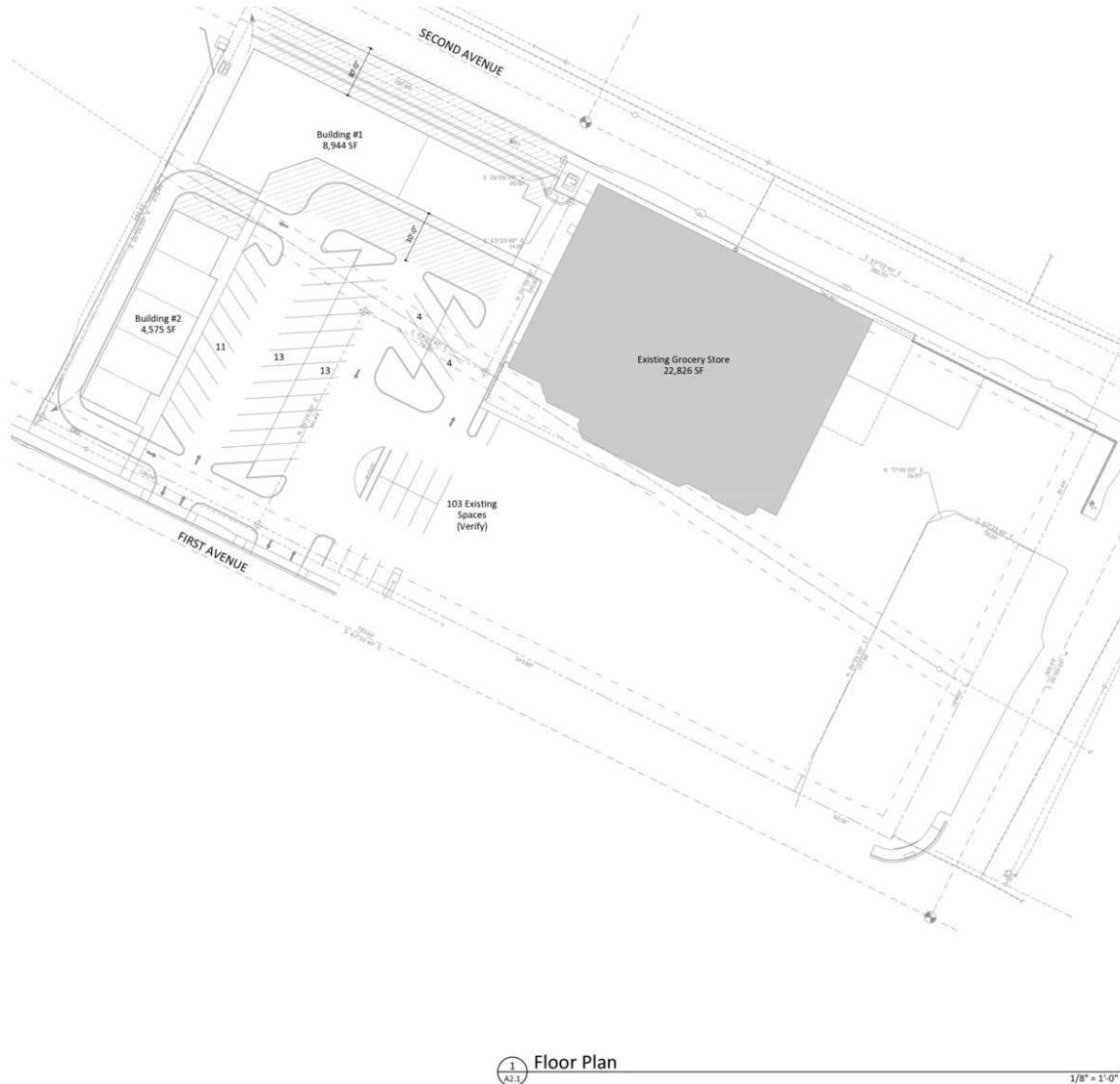
1/8" = 1'-0" (Drawing is not to scale. Lines and dimensions are approximate. Actual dimensions may vary.)
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DATE: 11/09/2021
SCALE: As Nomed
DRAWN: BIM
PROJECT: 202111

Floor Plan
Building #2

A2.2

Site Plans



CODE ANALYSIS

2018 International Building Code (IBC) with Washington Amendments

Occupancy (Chapter 3)

A-2	Assembly, Restaurants (303.3)
A-3	Assembly, Gymnasiums (310.4)
B	Business (304)
M	Merchandise (309)

Allowable Building Area & Height (208, Table 504.3, Table 504.4 & Table 506.2)

Type of Construction	Type V-B
Allowable Height	40'
Occupancy	A-2
Basic Allowable Area (ft ²)	6,000
Occupancy	A-3
Basic Allowable Area (ft ²)	6,000
Occupancy	B
Basic Allowable Area (ft ²)	9,000
Occupancy	M
Basic Allowable Area (ft ²)	9,000

Actual Area

Building #1	Gymnasium (A-3)	6,000
	Restaurants (A-2)	2,944
Building #2		4,375

Area Modifications (506.2, 506.3, Equation 5-1 and 5-2)

$$L = \frac{H}{H - 0.25} (W_{10} + 1 - [0.075(H - 0.25) W_{10}]) > 1 + 1.18 \cdot (H - 0.25) \quad L = 1,33$$

$$A = L \cdot H \cdot D_{Occupancy}$$

$$A = A_{10} + (W_{10} \cdot 1) \quad A_{10} = 6,000 + 3,180 \quad A = 9,180 \text{ SF}$$

Occupancy Separation Requirements (Table 508.4)

Per Table 508.4, there are no separation requirements between A-2 and A-3 Occupancy Types. These are used to evaluate separation requirements between Occupancy Types. Each floor of an upper project will need to be evaluated for separation requirements for any other occupancy.

Fire-Resistive Rating Requirements - Type V-B (Table 602)

Building Element	Rating in Hours	Code Reference
Structural Frame	0	Table 602
Roof Deck Exterior	0	Table 602
Bearing Wall Exterior	0	Table 602
Flame Spread	0	Table 602
Rock Construction	0	Table 602

Fire-Resistive Rating Requirements Based on Separation - Type V-B (Table 602)

Building Element	Rating in Hours	Code Reference
Exterior Wall > 4' < 8'	2 (M) 1/4 (B)	Table 602
Exterior Wall > 8' < 10'	1	Table 602
Exterior Wall > 10' < 20'	0	Table 602
Exterior Wall > 20' < 30'	0	Table 602
Exterior Wall > 30'	0	Table 602

Exterior Separation Distance	Degree of Occupancy Protection	Allowable Area
Exterior Wall > 0' < 4'	Unprotected, Nonparallel (Up) (Up)	No Limit
Exterior Wall > 4' < 5'	Unprotected, Nonparallel (Up) (Up)	No Limit
Exterior Wall > 5' < 10'	Unprotected, Nonparallel (Up) (Up)	10%
Exterior Wall > 10' < 15'	Unprotected, Nonparallel (Up) (Up)	20%
Exterior Wall > 15' < 20'	Unprotected, Nonparallel (Up) (Up)	25%
Exterior Wall > 20' < 30'	Unprotected, Nonparallel (Up) (Up)	35%
Exterior Wall > 30'	Unprotected, Nonparallel (Up) (Up)	No Limit

City of Zillah Municipal Code

Parat No. 201125-3492
Site Zoning: C-1 Commercial
allowable Building Height: 50' Restriction

Parking Callout	
Parking Spaces Required (Multi-use Center): 4 per 1,500'	67
Parking Spaces Provided	348
Handicap Spaces Required	180
Handicap Spaces Provided	180



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**Zillah Development
145 First Avenue**
DLT Investments
ZILLAH WASHINGTON

REVISION	DATE

This drawing is a instrument of service and is the property of the architect. It is to be returned to the architect or destroyed without written consent of the architect.

DATE: 10/31/2022

SCALE: As Noted

DRAWN: RHM

PROJECT: 202211

Code Plan
Site & Buildings

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

