

PRIME RETAIL SPACE FOR LEASE



S 40th Ave 19,888 vpd

Tieton Dr 17,310 vpd

ALMON COMMERCIAL

REAL ESTATE

Offered at: \$14/SF, NNN
Available: 10,000 - 41,239SF

401 S 40th Ave
Yakima, WA 98902

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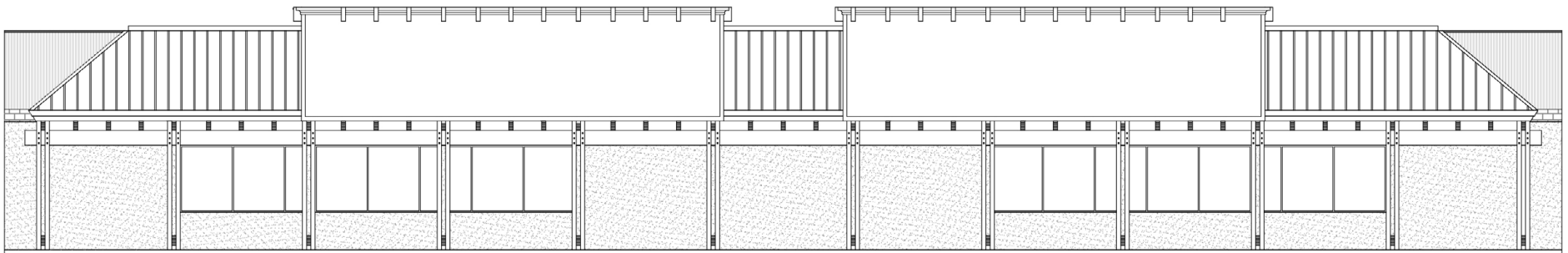
Summary Offering

OFFERED LEASE RATE:	\$14/SF , NNN
MIN SQUARE FEET:	10,000SF
MAX SQUARE FEET:	41,239SF
TOTAL PARKING STALLS:	237 +/-
PARKING RATIO:	1/174SF +/-
LAND AREA:	4.19 acres
TRAFFIC COUNTS:	37,198 +/-

THIS OFFERING is for the opportunity to lease retail space within a soon-to-be repurposed former Albertsons grocery store at a dominant west Yakima location. The existing building is anticipated to be demised into 3-4 spaces with a minimum available space of approximately 10,000SF, while the building itself will undergo a considerable remodel, to include a new facade.

Located at the NE hard corner controlled intersection of S 40th Ave (19,888 vehicles per day) and Tieton Dr (17,310 vehicles per day), this property comes with excellent exposure, visibility and access, while also providing the only currently available retail space of this size along the entirety of the pop-ular 40th Ave corridor.

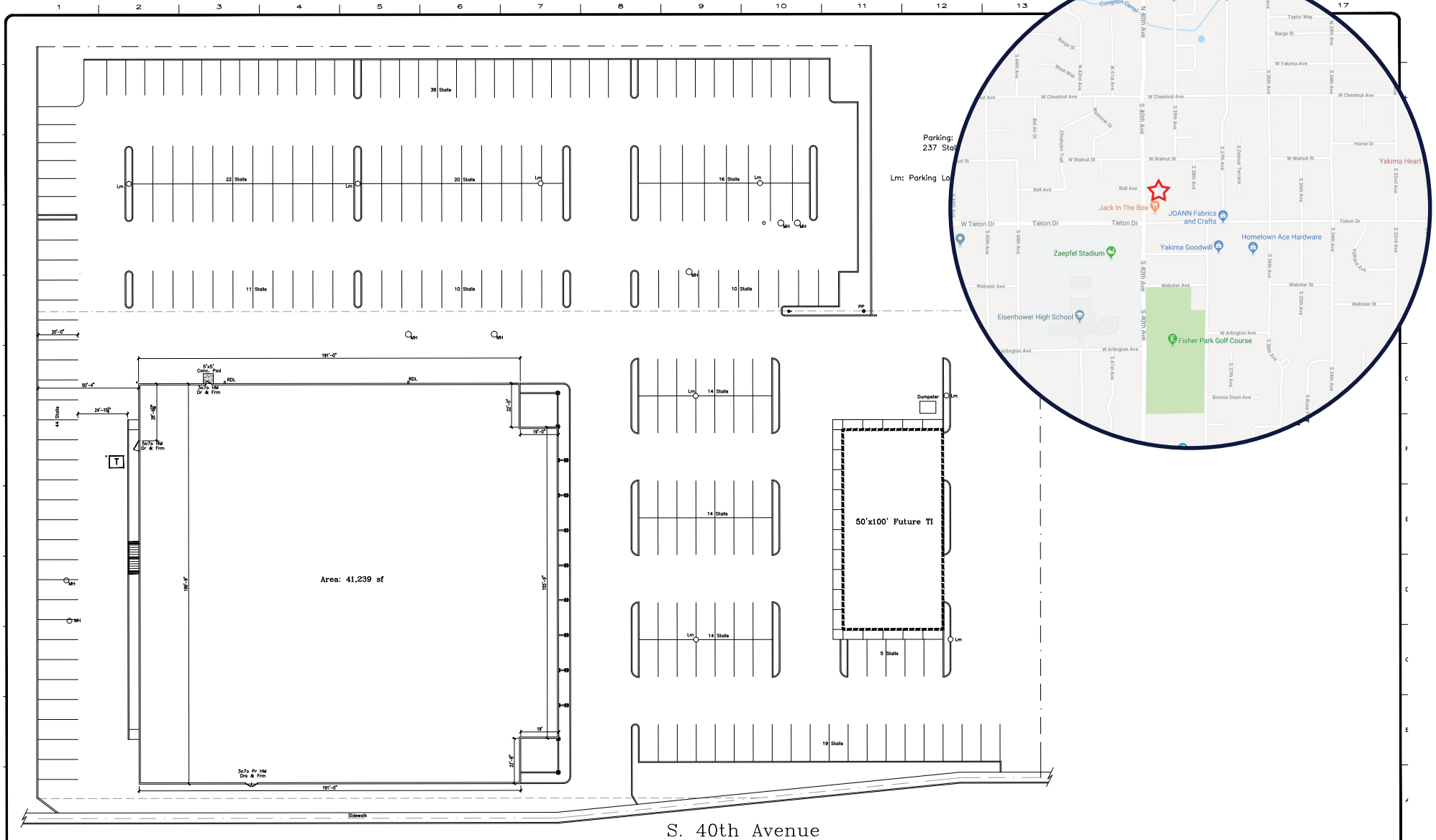
Use restrictions prevent grocery stores, pharmacies or gas stations.



Proposed South Elevation

Scale: 1/8"=1'

Siteplan



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Owners:
 Osprey Financial LLC
 P.O. Box 8359
 Yakima, WA, 98908

Parcel Number:
 181322-43439 & 43051

Albertson's Site

Site Plan
 Proposed Plan

DATE: May 2018
 SCALE: 1"=20'
 DRAWN: HJM
 Sheet: 1

Aerial



SHOPKO
my life. my style. my store.

