

FOR LEASE | 40th Ave Square



Space Available  
1,200 SF

ALMON COMMERCIAL  
REAL ESTATE

Offered at: \$16.00/SF, NNN  
Available: 1,200SF

1300 N 40th Avenue  
Yakima, WA 98908

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$16.00/SF, NNN
Building Size:	22,976SF
Available SF:	1,200SF
Lot Size:	1.66 acres
Year Built:	1997
Zoning:	SCC

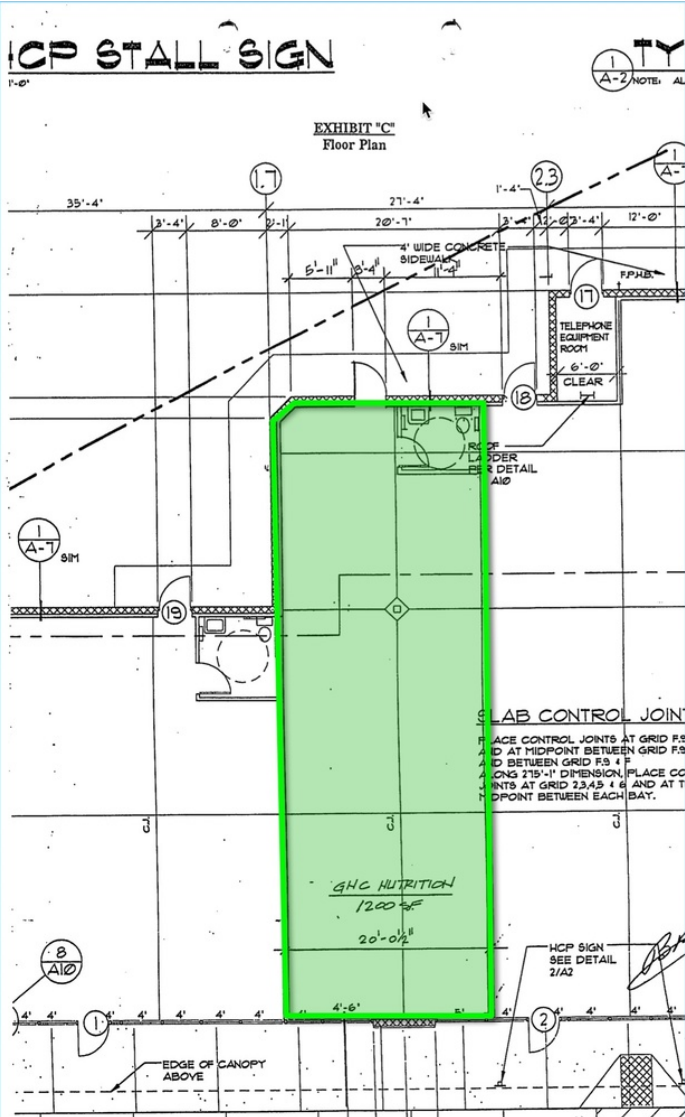
## PROPERTY OVERVIEW

Retail storefront in Fred Meyer shadowed in-line shopping center along the 40th Ave Corridor with 1,200sf available. This vacant space sits near the main entrance of the center and shares co-tenancy with Subway, Slowburn, Round Table Pizza and many more.

## PROPERTY HIGHLIGHTS

- Fred Meyer anchored shopping center
- Quick access from Highway 12
- Only retail vacancy on North 40th Ave corridor

# Floor Plans



# Retailer Map



# Highlights



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,925	22,651	48,474
Total Population	4,199	56,885	129,210
Average HH Income	\$66,574	\$63,642	\$56,868

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## Meet The Team

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