



## 2201 W Nob Hill Blvd

2201 W Nob Hill Blvd, Yakima, WA 98902



**Shyler DeMill**

Blue Nova, LLC

12003 Summit Haven Pl, Yakima, WA 98908

[71bluenovallc@gmail.com](mailto:71bluenovallc@gmail.com)

(509) 731-4709



## 2201 W Nob Hill Blvd

\$14.50 /SF/YR

This corner property is located in the west central part of the City of Yakima on the going home side at the intersection of West Nob Hill Blvd. and 22nd Avenue. The property is directly across the street from a Super Safeway Shopping Center with a Safeway Fuel Center and a Rite-Aid Drugstore as anchors. The site is zoned B-2 which allows most retail and/or office uses. The population for the city is estimated at 112,317. The traffic count on West Nob Hill Blvd. at 22nd...

- This space is located on a main road through the heart of Yakima. It is in a highly visible location.
- It is near other great retailers which improves the traffic in the area.
- There is a private space in the back of the property for parking, and with a separate entry.
- Long term tenants in the other two spaces anchor this property and create stability to the area.
- Large pylon signage is present near the road which also provides excellent visibility.
- There is easy access from Nob Hill Blvd or via 22nd street from Teiton Drive.



Rental Rate: \$14.50 /SF/YR

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 6,545 SF

Year Built: 2001

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$1.21 /SF/MO

## 1st Floor

1

Space Available	1,864 SF
Rental Rate	\$14.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 10 Years

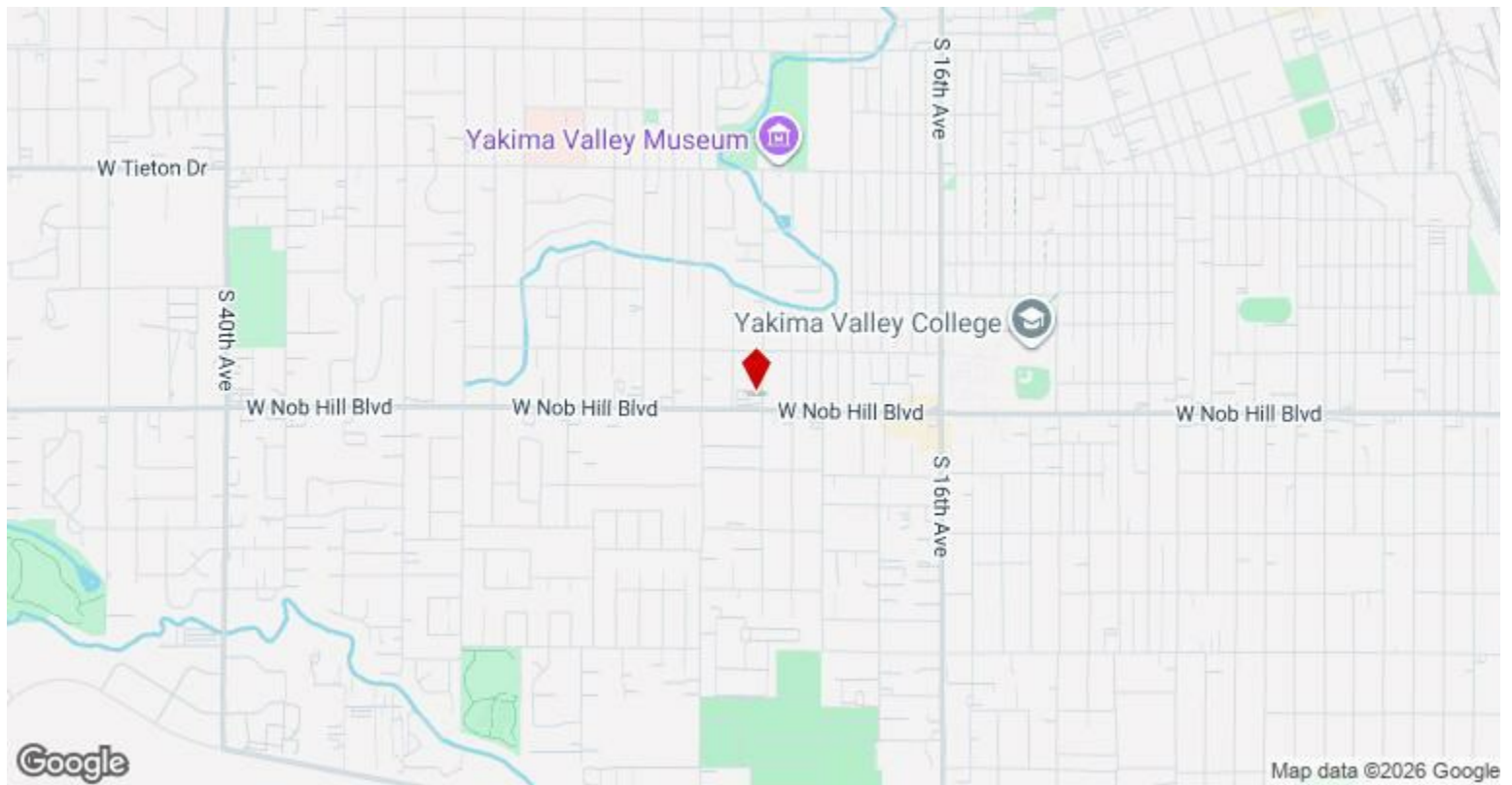
Open space concept previously used for a semi custom home builder. There is a front open space and a rear office space and kitchenette. Bathroom and storage space in the back as well.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
SalonCentric	-	
Valhalla Medical	-	



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The building is constructed with a CMU colored decorative block system. The roof system is a torch down with a slight slope. All spaces contain a complete HVAC system. The property contains 18 uncovered parking spaces in front of the building. There is a gated, paved area at the rear of the building which is used for loading, outside storage or additional parking. There is also on street parking on 22nd Ave. Both building and pylon signage are available. The property has a drip irrigation system in all of the landscaped areas. There are no known deferred maintenance items at this property.

# Property Photos



# Property Photos



DeMill Rental-25



DeMill Rental-26

# Property Photos

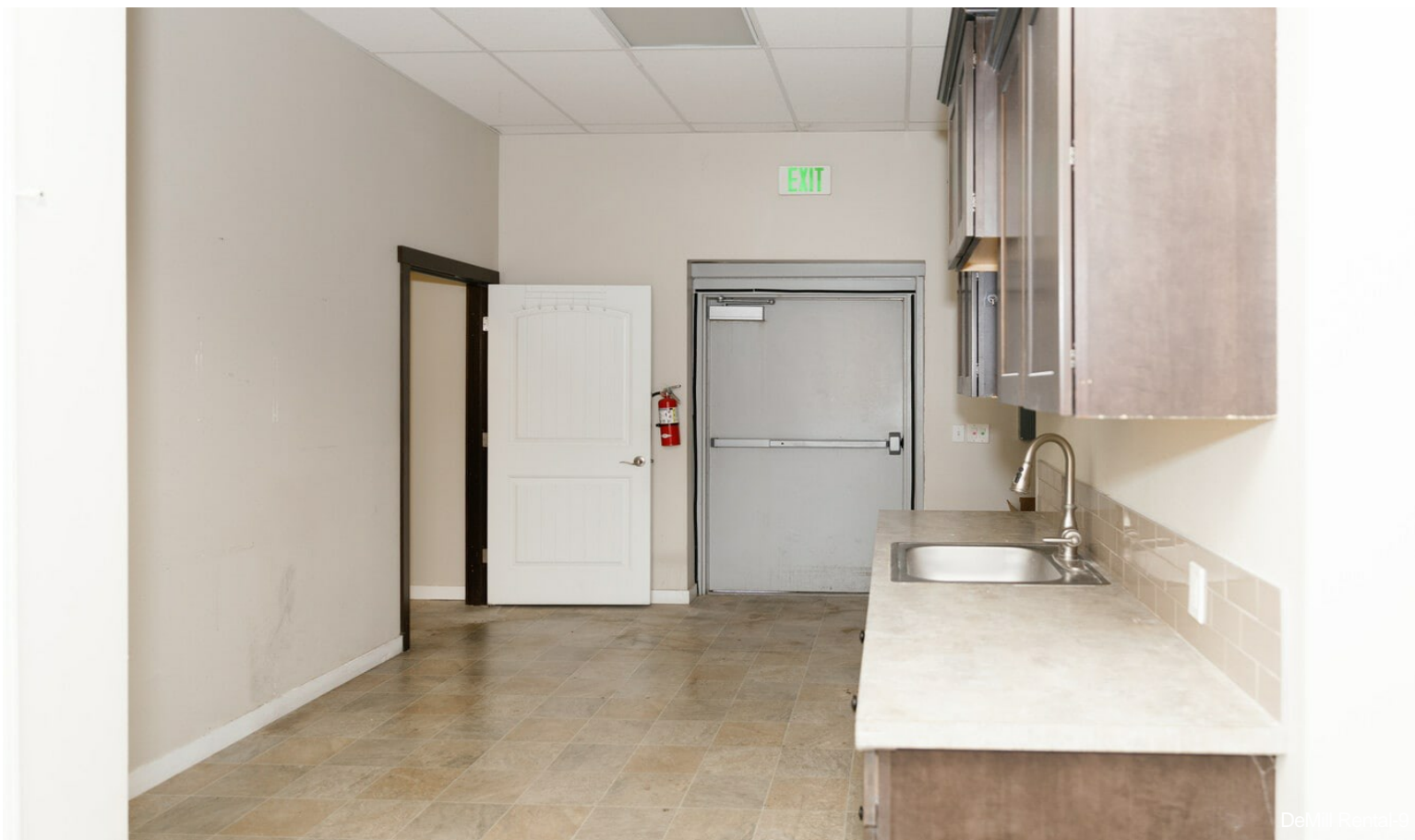


DeMill Rental



DeMill Rental-4

# Property Photos



# Property Photos



DeMill Rental-13