



5110 TIETON DRIVE | YAKIMA, WA | \$4,600,000 | MLS# 22-1697
72,218 Sq/Ft Building • 2.39 Acre Lot • Effective Year Built 1999

Glenwood Square is a one-of-a-kind, prize commercial property that any investor would want in their portfolio. It has more than a 20 year track record of successful operation in the heart of Yakima. To say it's at the 'core' of the city is an appropriate statement since it was once an active apple warehouse that was refurbished in 1999 to accommodate mixed use retail, office and restaurant space. Currently, it is home to Zesta Cucina and Tacquerias Xochimilco, two of Yakima's most popular destination restaurants, both are long term tenants with Zesta being in place since the building's inception and Xochimilco since 2013. The Pub of Yakima, a craft beer and arcade harbor, has been there since 2015. Each of these adds color and culture to the environment and a steady flow of fresh patrons on a daily basis. Other tenants report steady activity as well and there is still available space at Glenwood that once leased would improve a buyer's cap rate on the purchase price for this property. Additional financial opportunity exists in a movie/media theatre located on the 2nd floor with ticket booth already in place for special events or regular entertainment.



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Glenwood Square is located directly across the street from the largest Catholic Church in Yakima County and centered in West Valley which is the highest income per household zip code in the metro area. Population of Yakima County is over 250,000 people with approximately 85,000 homes, over half of which are located within the Yakima city limits. Glenwood is just minutes from anywhere within the city.

The structure is unique, with rustic beams and heavy hardwood floors giving it plenty of character and a springboard for any retail operation entering the premises. Quiet second level office space is available for yoga or massage studio, spa, call centers, financial services, insurance companies, etc. The building was built to last with substantial foundational values and 213 lighted parking spaces.

Plan your tour of this piece of Yakima lore and submit your inquiries to the list agent. Pre-qualification letter or proof of funds as well as non-disclosure agreements are required for receipt of any confidential or proprietary information. Contact Bob Powers at 509-949-5314 for further information.



ZESTA CUCINA



MEDIWORKS MEDIA CENTER



ELECTRIFYING TENANTS!



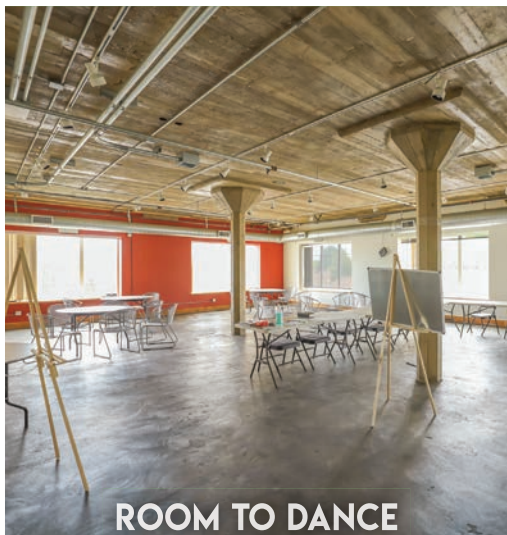
XOCHIMILCO



WEDDING GOWNS!



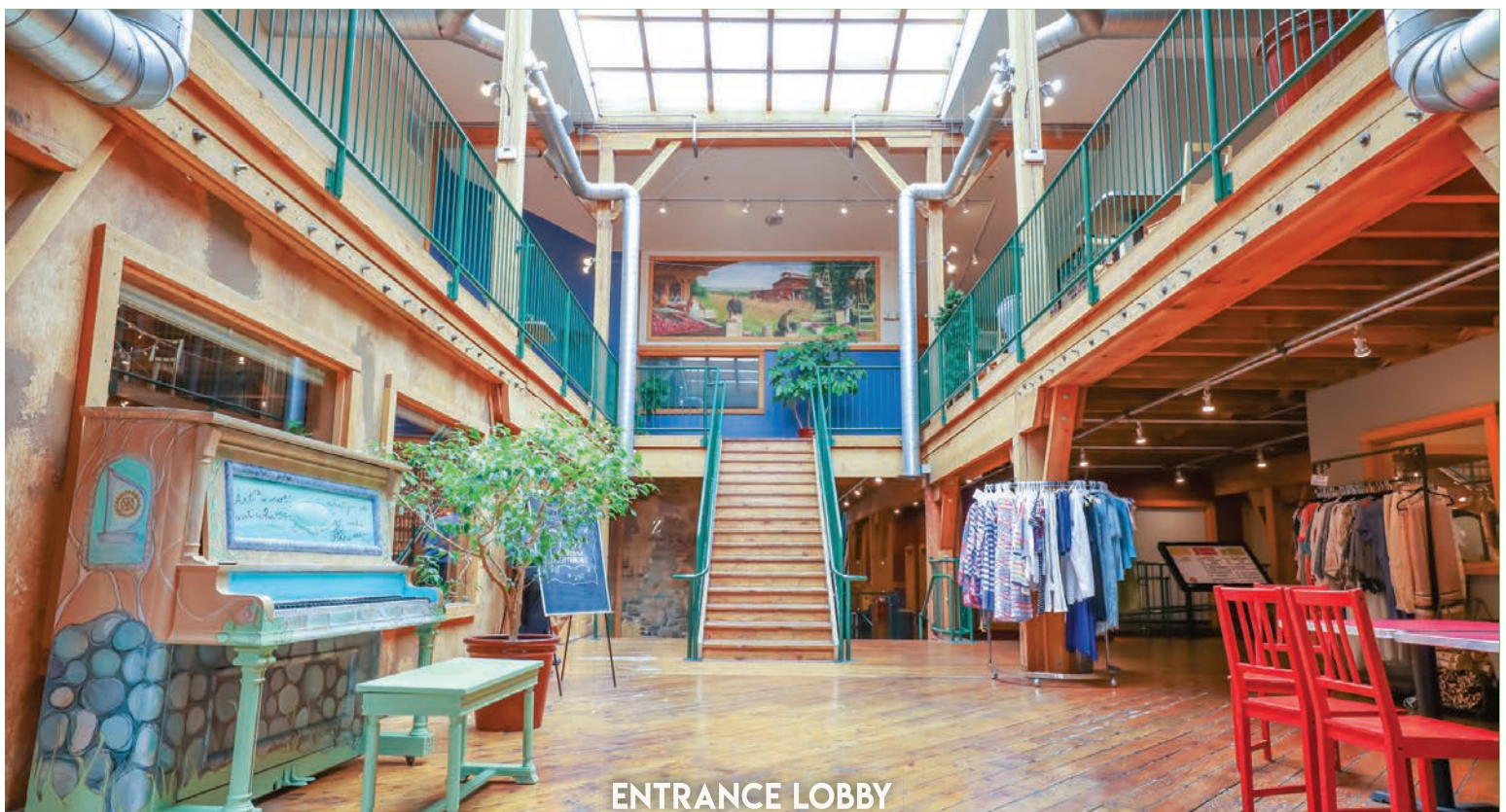
THE PUB OF YAKIMA



ROOM TO DANCE



ROOM FOR BALLET!



ENTRANCE LOBBY



Scan Code for Additional Information and Photos



HIGHLIGHTS

- 56,337 Rentable Space
- 2.39 Acres
- Mixed Use - Retail/Office/Restaurant
- 72,218 Total SF
- 213 Parking Spaces
- Zoned SCC
- Current # of Tenants - 18
- 2 Stories with Basement
- Bonus Space Storage - 3rd Level
- 5 Separate Entrances
- Movie Theatre
- Cap Rate 4.5%
- Taxes \$28,124



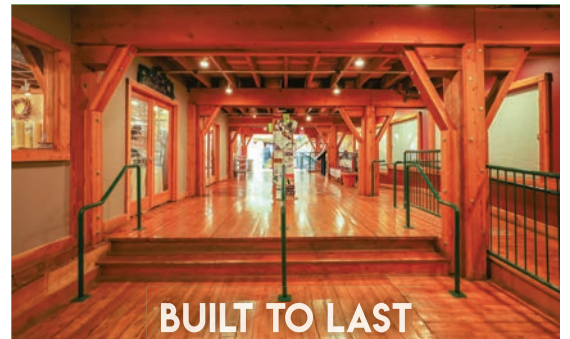
ATRIUM AREA



ELECTRONIC READER BOARD



CLASSY OFFICE SPACE



BUILT TO LAST



Scan Code for Additional Contact Information

BOB POWERS

Managing Broker, REALTOR®, ABR, CRS



YOUR HOME AUTHORITY



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