

FOR LEASE | Westpark Retail Space



Offered at:
Available:

\$17.00 - 18.75/SF, NNN
980-1,675SF

4001 Summitview Ave
Yakima, WA 98908

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218 SSgt Pendleton Way
Yakima, WA 98901

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$17.00 - 18.75 SF/yr (NNN)
Building Size:	52,578 SF
Available SF:	980 - 1,675 SF
Lot Size:	4.17 Acres
Number Of Units:	25
Zoning:	SCC
Traffic Count:	48,350

LOCATION OVERVIEW

Westpark has a boutique feel with dominant visibility and signage opportunities. Approximately 48,350 vehicles per day pass by this established neighborhood shopping center, which is anchored by a newer Walgreens and consists of a mixture of national and local retail tenants. Located on the NW hard corner of the controlled intersection of S. 40th Ave and W Summitview, this is the premier west side center with a huge capture rate of both 'going to work' and 'going home' vehicles.

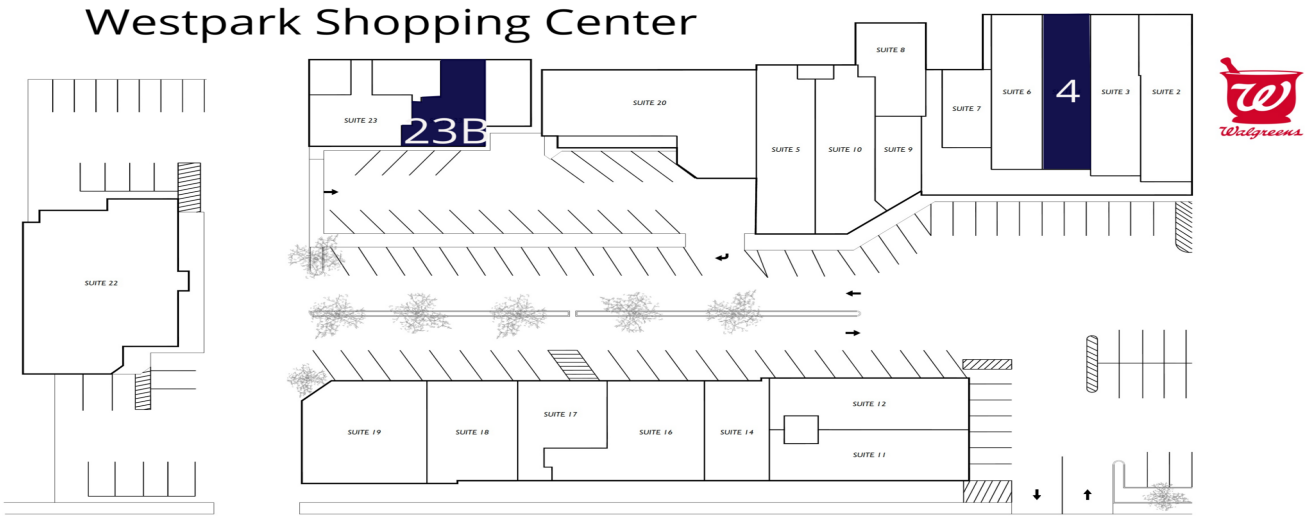
PROPERTY HIGHLIGHTS

- Competitive Triple Net Rates
- Digital Display Signage Included
- Local Property Management
- Tenant Improvement Allowance Negotiable

Available Spaces

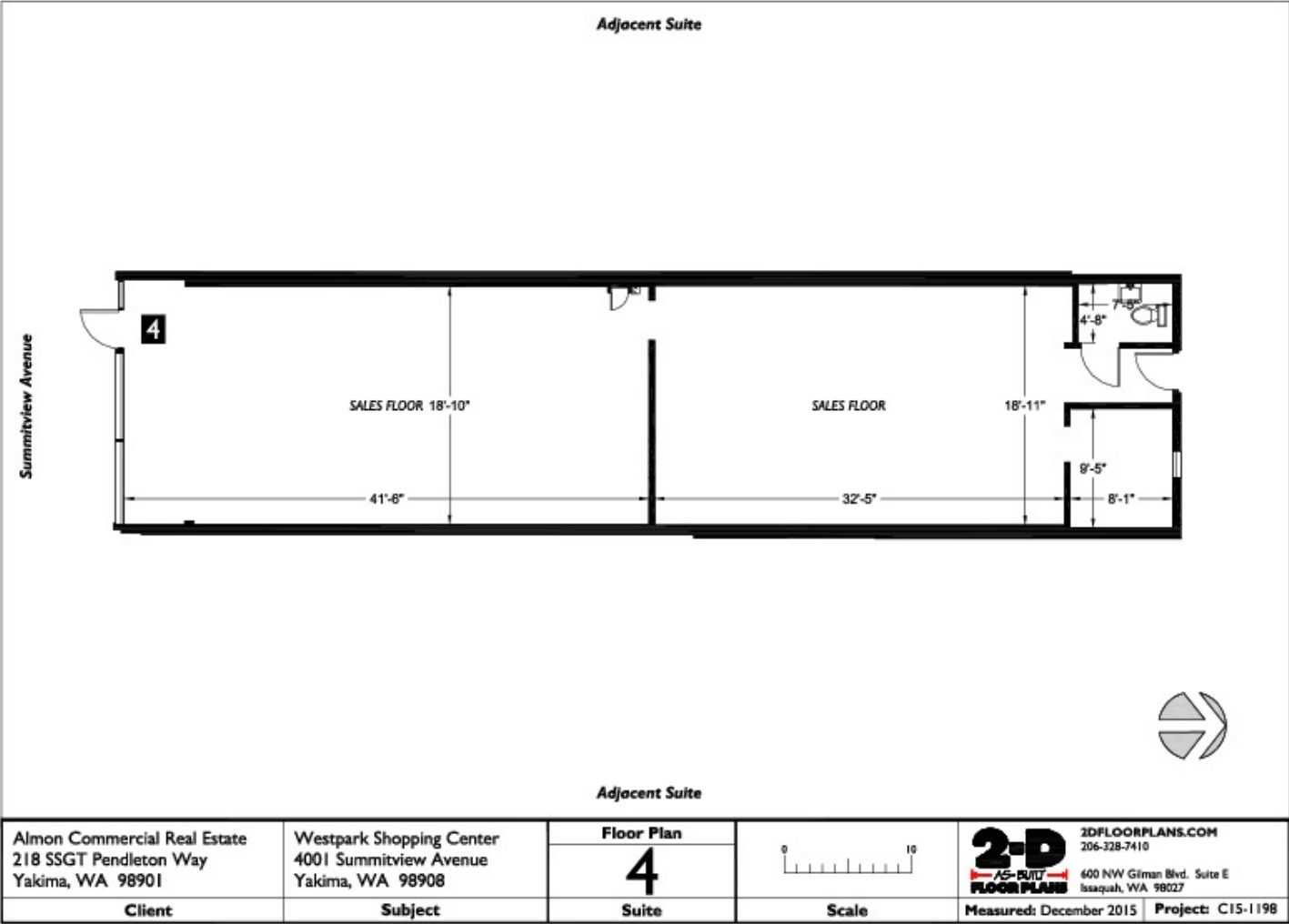
AVAILABLE

LEASE TYPE		NNN
TOTAL SPACE		980 - 1,675 SF
LEASE TERM		Negotiable
LEASE RATE		\$17.00 - \$18.75 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE
Suite 4	Available	1,675 SF	NNN	\$17.00 SF/yr
Suite 23B (Office Space)	Available	980 SF	NNN	\$18.75 SF/yr

Floor Plan Suite 4



Floor Plan Suite 23B (Office Space)



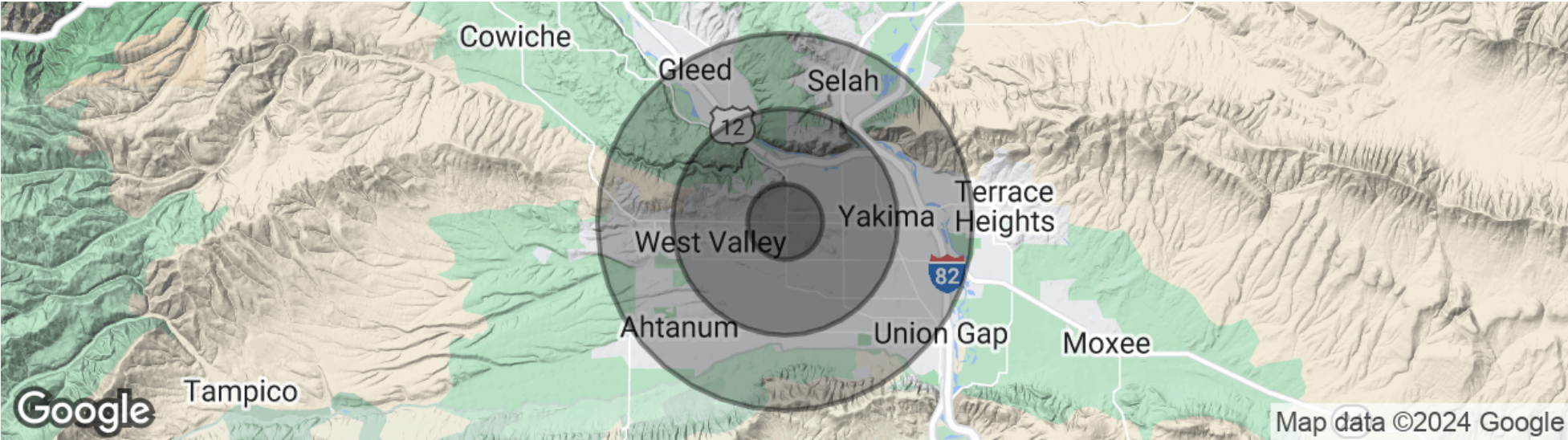
Retailer Map



Additional Photos



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,885	69,883	137,737
Median age	42.1	39.1	35.4
Median age (Male)	38.6	36.2	33.7
Median age (Female)	45.2	41.9	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,840	27,588	51,350
# of persons per HH	2.5	2.5	2.7
Average HH income	\$70,909	\$61,253	\$55,962
Average house value	\$219,819	\$205,509	\$186,136

* Demographic data derived from 2020 ACS - US Census

Meet The Team



CHRIS SENTZ

Broker

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