

# FOR LEASE | 40th Ave Square



Space Available  
1,200 SF



Offered at: N/A,  
Available:

1300 N 40th Avenue  
Yakima, WA 98908

509.966.3800: O  
509.969.8747: C

218 SSgt Pendleton Way  
Yakima, WA 98901

Chris Sentz  
csentz@almoncommercial.com



# Executive Summary



## OFFERING SUMMARY

Lease Rate:	N/A,
Building Size:	22,976SF
Available SF:	
Lot Size:	1.66 acres
Year Built:	1997
Zoning:	SCC

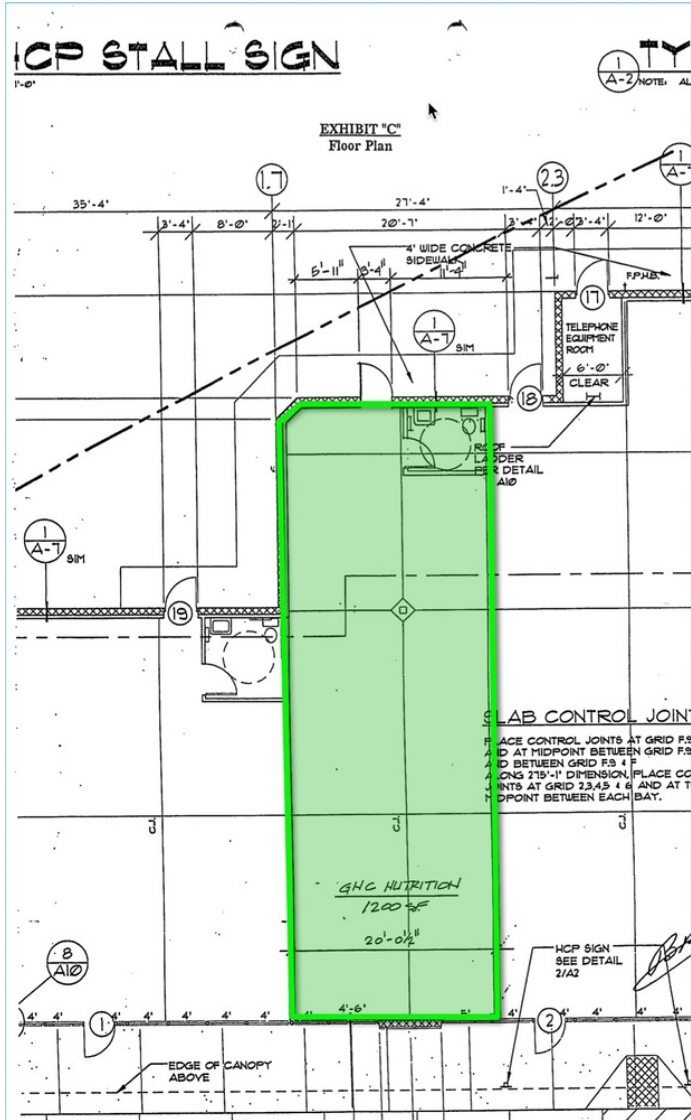
## PROPERTY OVERVIEW

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



## PROPERTY HIGHLIGHTS

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

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

---

## Meet The Team

---



**CHRIS SENTZ**

Broker

**C:** 509.969.8747

[csentz@almoncommercial.com](mailto:csentz@almoncommercial.com)



**MATT KLOSTER**

Broker

**C:** 509.961.9116

[mkloster@almoncommercial.com](mailto:mkloster@almoncommercial.com)