

FOR SALE

Hablo Español

841 W 1st Ave, Toppenish, Wa



Offered at \$1,299,000 - 8.22% Cap Rate

KR

KEVIN RANGEL

COMMERCIAL - RESIDENTIAL
REAL ESTATE

KEVIN RANGEL

COMMERCIAL REAL ESTATE

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YAKIMA

Each office is independently owned and operated



INVESTMENT OVERVIEW



Price - \$1,299,000

NOI - \$106,906.65

Cap Rate - 8.22%

PPSF - \$150.34

Building Size - 8,640

Built 2015

Lot Size - 1.28 Acres

8 units + Leased Parking Lot

This fully leased, 2015-built 8-unit retail strip center offers investors stable in-place cash flow with clear upside through improved lease economics and site utilization. Offered at \$150.34 PPSF the property totals 8,640 SF on a 1.28-acre parcel with strong frontage and visibility along a primary commercial corridor in Toppenish, WA, providing convenient access for local and regional traffic. The intersection going north and south on SR 97 reports a Annual Average Daily Traffic count (AADT) of approximately 11,000. A major differentiator in this market is the site's substantial on-site parking, supporting higher-traffic users, operational flexibility, and long-term tenant retention. Value-Add / Upside: In addition to current occupancy, the asset presents a compelling opportunity to enhance value over time through lease restructuring, expense allocations/CAM recovery, and rent optimization as leases roll. The property also includes excess land to the rear that may support additional income-generating uses and future development concepts--such as expanded retail/service uses or a convenience-oriented configuration (including potential fuel-related improvements near the existing food-truck area)--subject to buyer verification of zoning, utilities, access, and required approvals. The center is 100% occupied with a diverse tenant mix including an established insurance agency, a pawn shop (3 units), Cricket Wireless, a smoke shop, a nail salon, and a spice & herb retailer. Tenant history ranges from 5 to 26 years, and the property has experienced two lease signings within the past year, supporting both long-standing stability and refreshed lease activity. A long-standing food truck operator also provides supplemental income with reliable payment history. With modern construction, strong visibility, established tenancy, and multiple paths to NOI growth, this property is well-suited for 1031 buyers and value-add retail investors



RENT ROLL OVERVIEW

| Suite | Tenant | Sq Ft | Commencement Date | Expiration | Lease Amount | Leased PPSF | Next Rent Increase |
|----------------|------------------|-----------------|-------------------|------------|-----------------|-------------|---------------------|
| Suite 1. | Premium High | 1,080 | 1/6/2024 | 5/31/2026 | \$1,478 | \$16.42 | |
| Suite 2,3,4. | Topp Pawn Shop | 3,240 | 1/4/2019 | 3/31/2029 | \$4,137 | \$14.8 | \$4,137 4/1/2026 |
| Suite 5. | Cricket Wireless | 1,080 | 1/6/2024 | 5/31/2027 | \$1,450 | \$16.11 | |
| Suite 6 | Legend Nails | 1,080 | 1/9/2018 | 8/31/2028 | \$1,417 | \$15.77 | \$1,456 9/1/26 |
| Suite 7. | Topp Insurance | 1,080 | 1/7/2024 | 6/30/2026 | \$1,500 | \$16.66 | |
| Suite 8. | Dulceria | 1,080 | 1/6/2025 | 5/31/2027 | \$1,500 | \$16.66 | |
| Leased Parking | Taco Truck | | 2018 | | \$750 | | |
| | | 8,640 Sf | | | \$12,232 | | |



ANNUAL SUMMARY



| | |
|-------------------------------|---------------------|
| Gross Income | \$146,784 |
| Vacany Factor -5% | -7,339.2 |
| Effective Gross INcome | \$139,444.8 |
| Water | -\$7,740 |
| Property Taxes | -\$11,098.15 |
| Insurance | -\$8,000 |
| Miscelaneous Expense | -\$2,000 |
| Septic Pump x 2 Annual | \$900 |
| Landscaping | -\$1,000 |
| Garbage | -\$1500 |
| Snow removal | -\$300 |
| Net Operating Income | \$106,906.65 |





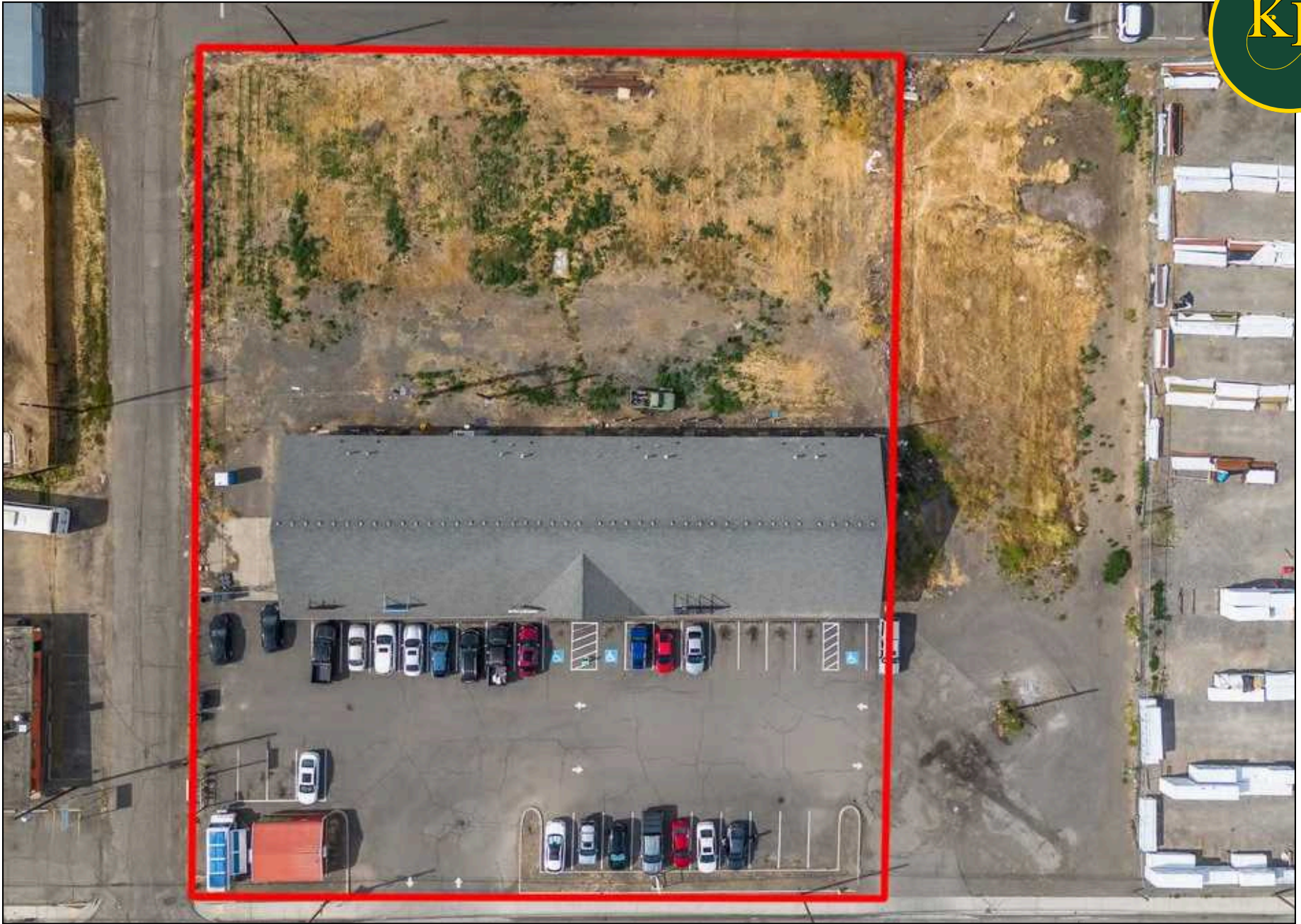
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