Marcus & Millichap
THE BROWN GROUP

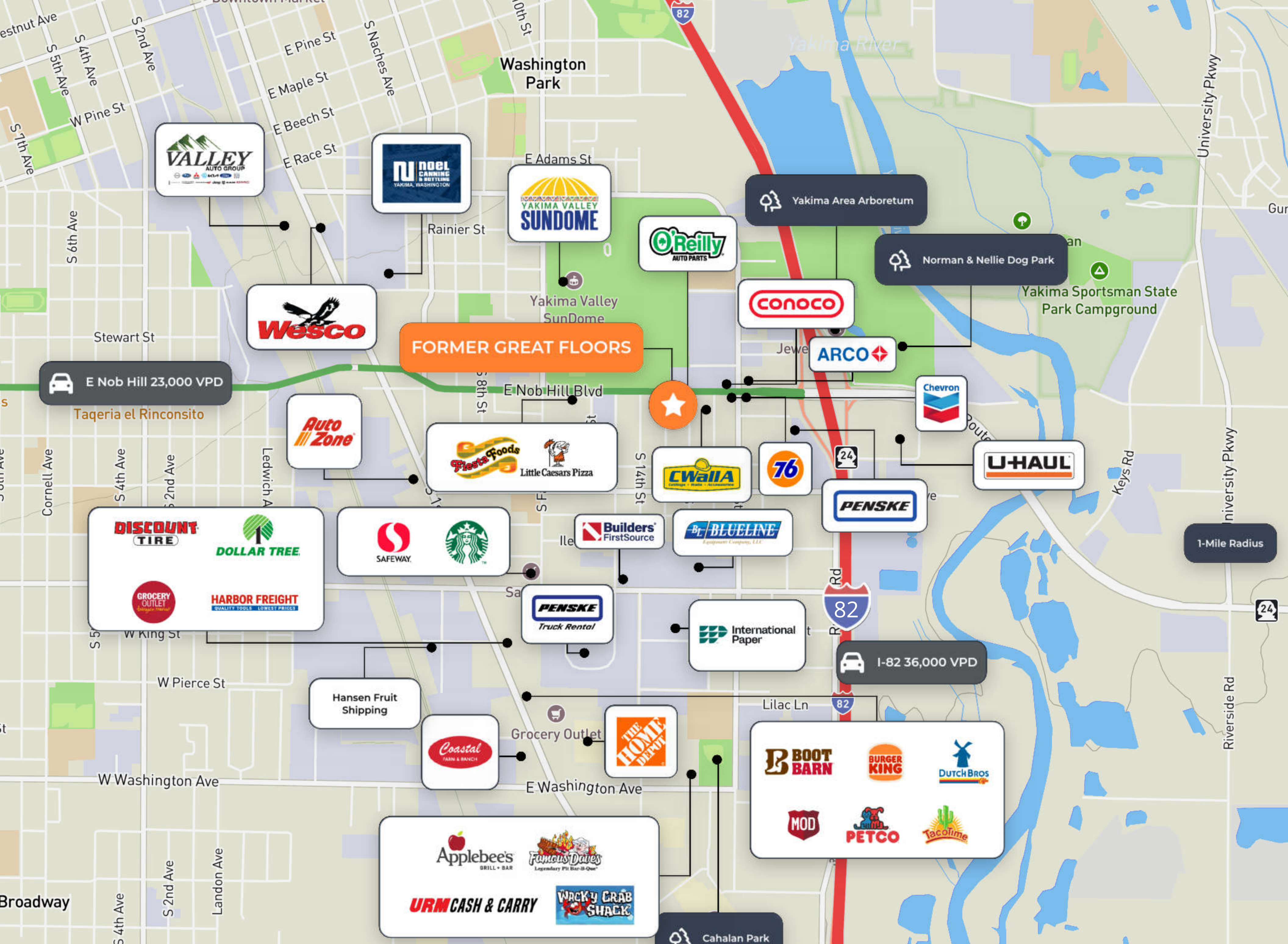
ACRE

FORMER GREAT FLOORS

1508 E Nob Hill Blvd, Yakima, WA 98901

TURN-KEY OWNER/USER OPPORTUNITY FEATURING RECENT $2.9M RENOVATION AND EASY FREEWAY ACCESS LOCATED ON HIGH-TRAFFIC E NOB HILL BLVD (23,000+ VPD) IN YAKIMA, WA

FOR SALE OR LEASE


FORMER GREAT FLOORS
E Nob Hill 23,000 VPD
I-82 36,000 VPD
1-Mile Radius
Yakima Area Arboretum
Norman & Nellie Dog Park
Cahalan Park
Hansen Fruit Shipping
Washington Park
Yakima Valley SunDome
Yakima Sportsman State Park Campground
Taqeria el Rinconsito
Grocery Outlet
Yakima River
E Nob Hill Blvd
E Washington Ave
W Washington Ave
W Pierce St
W King St
Lilac Ln
Stewart St
E Adams St
Rainier St
E Pine St
E Maple St
E Beech St
E Race St
W Pine St
S Naches Ave
S 2nd Ave
S 4th Ave
S 5th Ave
S 6th Ave
S 7th Ave
S 8th St
S 14th St
Cornell Ave
Ledwich Ave
Landon Ave
Broadway
University Pkwy
Keys Rd
Riverside Rd
82
24

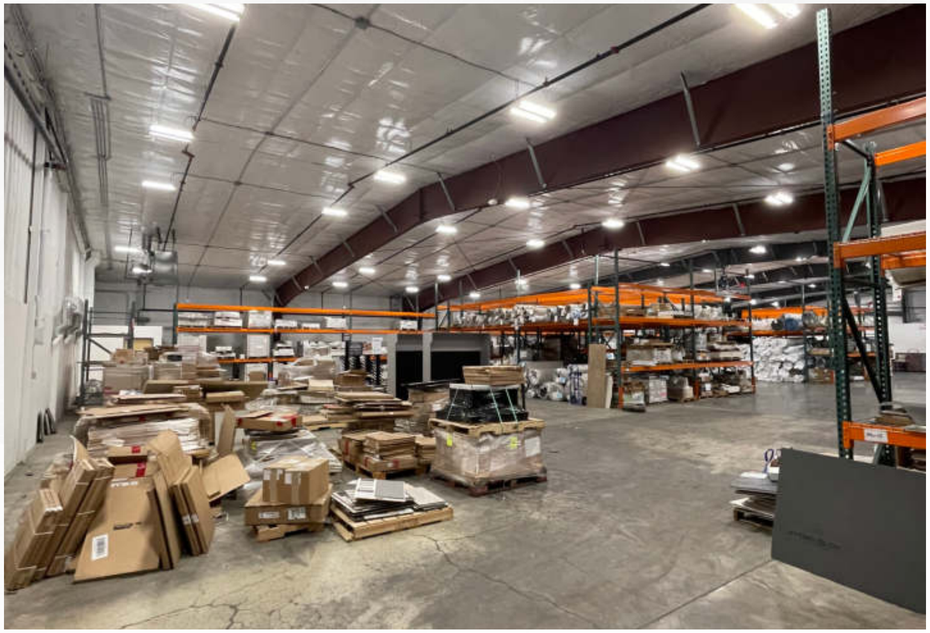
THE **OFFERING**

1508 E NOB HILL BLVD, YAKIMA, WA 98901

$5,500,000	$215	$15/SF NNN
PRICE	PRICE/SF	LEASE RATE

PROPERTY DESCRIPTION

Year Built / Renovated	2009 / 2023
Gross Leasable Area	±25,600 SF
Warehouse	±14,700 SF
Showroom	±8,400 SF
Office	±500 SF (est.)
Break Room/Storage	±1,800 SF (est.)
Restrooms	±200 SF (est.)
Lot Size	1.19 Acres
Construction Type	Metal Frame
Roof Type	Metal
Roll Up Doors	3 Grade Level 1 Dock High
Mechanical Systems	4 Rooftop HVAC 1 Split HVAC 3 Gas-Fired Unit Heaters Fire Suppression System Security Alarm System Dual Water Heaters
Zoning	GC (General Commercial)
Type of Ownership	Fee Simple



The listing brokers representing this property are also principals in the selling entity.

THE HIGHLIGHTS

TURN-KEY OWNER/USER OPPORTUNITY | RETAIL SHOWROOM + WAREHOUSE

The Property consists of a 25,600-square-foot commercial building featuring approximately 8,400 SF of showroom space, 14,700 SF of warehouse/distribution area, multiple private offices, and support space. The building is equipped with three (3) grade-level roll-up doors, one (1) dock-high loading position, high-clear warehouse space, fenced yard area, ample parking, and prominent pylon signage, making it well-suited for a variety of commercial, industrial, retail, and distribution users.

RECENT $2.9 MILLION PROPERTY RENOVATION

The Property underwent an extensive $2.9 million renovation in 2022/2023, including a 10,600 SF building expansion, structural repairs, HVAC replacement, updated mechanical systems, LED lighting upgrades, site improvements, and modernization throughout. The significant capital investment substantially reduces near-term maintenance requirements and positions the asset as a true turn-key opportunity for an owner-user or investor.

HIGH-TRAFFIC, HIGH VISIBILITY LOCATION WITH IMMEDIATE ACCESS TO I-82 (50,000+ VPD)

The property is located directly on E Nob Hill Blvd (23,000+ VPD), a main east-west arterial through Yakima, and is just a few blocks from the north and south entry to I-82 (50,000+ VPD), providing high visibility to consumer traffic and easy access for customers, employees, logistics, and inventory re-supply.

HIGH BARRIER-TO-ENTRY SUBMARKET WITH LOW VACANCY AND STRONG RENT GROWTH

The Greater Yakima submarket boasts a 0.6% industrial vacancy rate and a 3.2% retail vacancy rate, per CoStar. Industrial rents have averaged 4.5% annual growth over the past five years and retail rents have averaged 3.3% annual growth over the same period. With no industrial or retail space currently under construction, no new industrial construction in the last ten years and only 1,600 SF of retail space under construction per year on average over the same ten year period, the development lull creates an incredibly high barrier-to-entry as demand for space remains high. An Owner/User has the opportunity to secure space in a tight submarket and lock their occupancy cost in at today's pricing through purchasing the property rather than face increasing rents through leasing space.

FLEXIBLE GC (GENERAL COMMERCIAL) ZONING

The Property is zoned CG (General Commercial), allowing for a broad range of retail, industrial, residential, multifamily, and public services uses, including all general retail, automotive, warehouse/distribution, light manufacturing, equipment rental, veterinary services, health clubs, daycare facilities, and more. The zoning also permits development of up to five stories, creating long-term redevelopment potential.

INCOME TAX-FREE STATE

Washington State is an Income Tax-Free State.

OWN VS. LEASE **ANALYSIS**

With SBA 504 or conventional financing, qualified buyers/tenants can secure funding with as little as 10%-20% down, locking in today's competitive rates (as of 07/01/2026).

Fixed Monthly Costs: Avoiding rising rents and secure predictable payments.

Equity Build-Up: Every payment increases your asset value, not a landlord's.

Tax Benefits: Depreciation and interest deductions help reduce taxable income.

Appreciation Potential: Capture future value growth instead of paying for someone else's.

LOAN SCENARIOS

PROPOSED FINANCING	
SBA 504	
Purchase Price	**$5,500,000**
Proposed Loan Amount	**$4,950,000**
Down Payment (10% Down)	**$550,000**
Blended Interest Rate	**6.36%**
Term (Fixed)	**25 Years**
Amortization	**25 Years**
Monthly Payment	**$32,991**
Annual Payment	**$395,892**

PROPOSED FINANCING	
Conventional	
Purchase Price	**$5,500,000**
Proposed Loan Amount	**$4,400,000**
Down Payment (20% Down)	**$1,100,000**
Interest Rate	**6.75%**
Term (Fixed)	**10 Year**
Amortization	**25 Years**
Monthly Payment	**$30,400**
Annual Payment	**$364,801**

FOR ADDITIONAL LOAN PROGRAMS PLEASE CONTACT:

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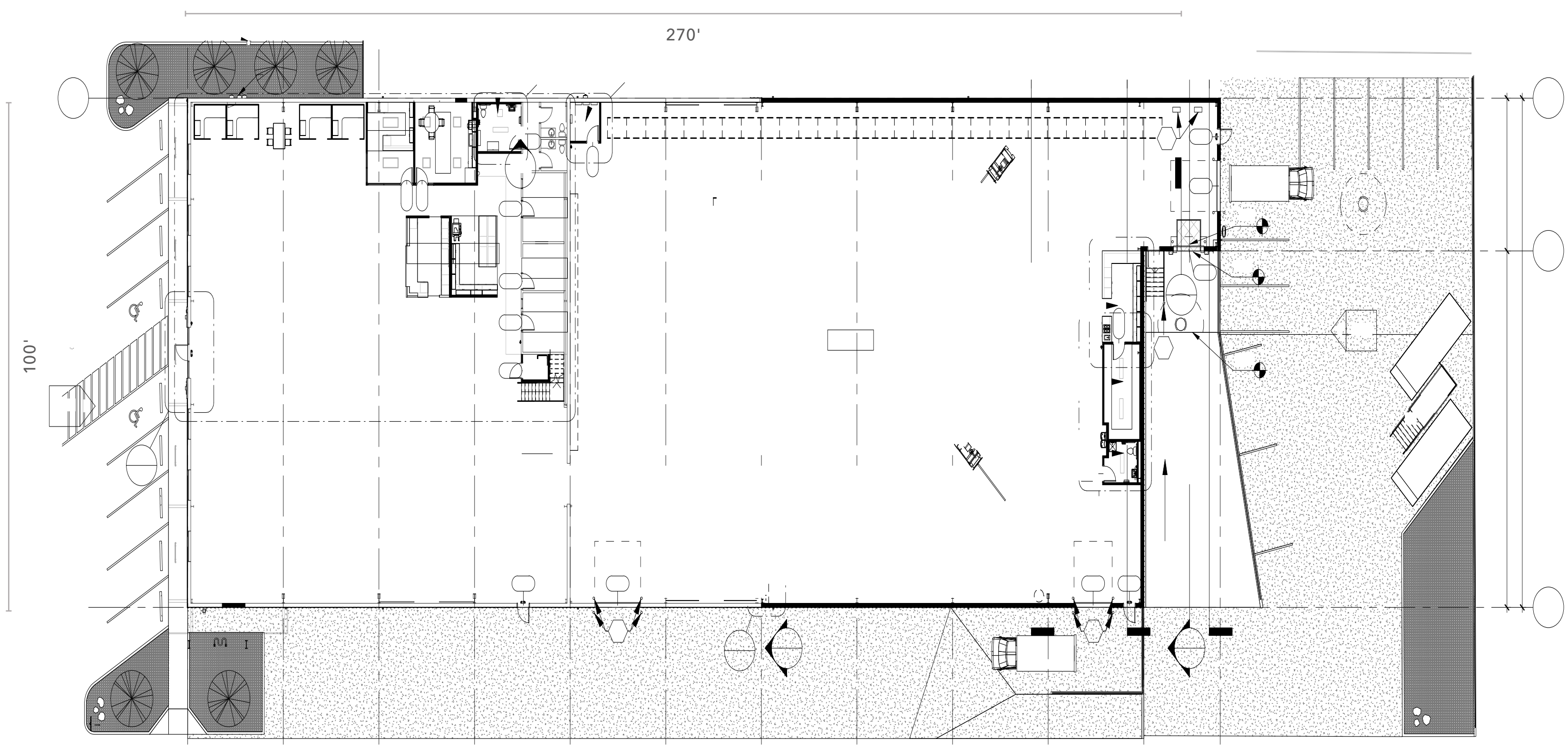
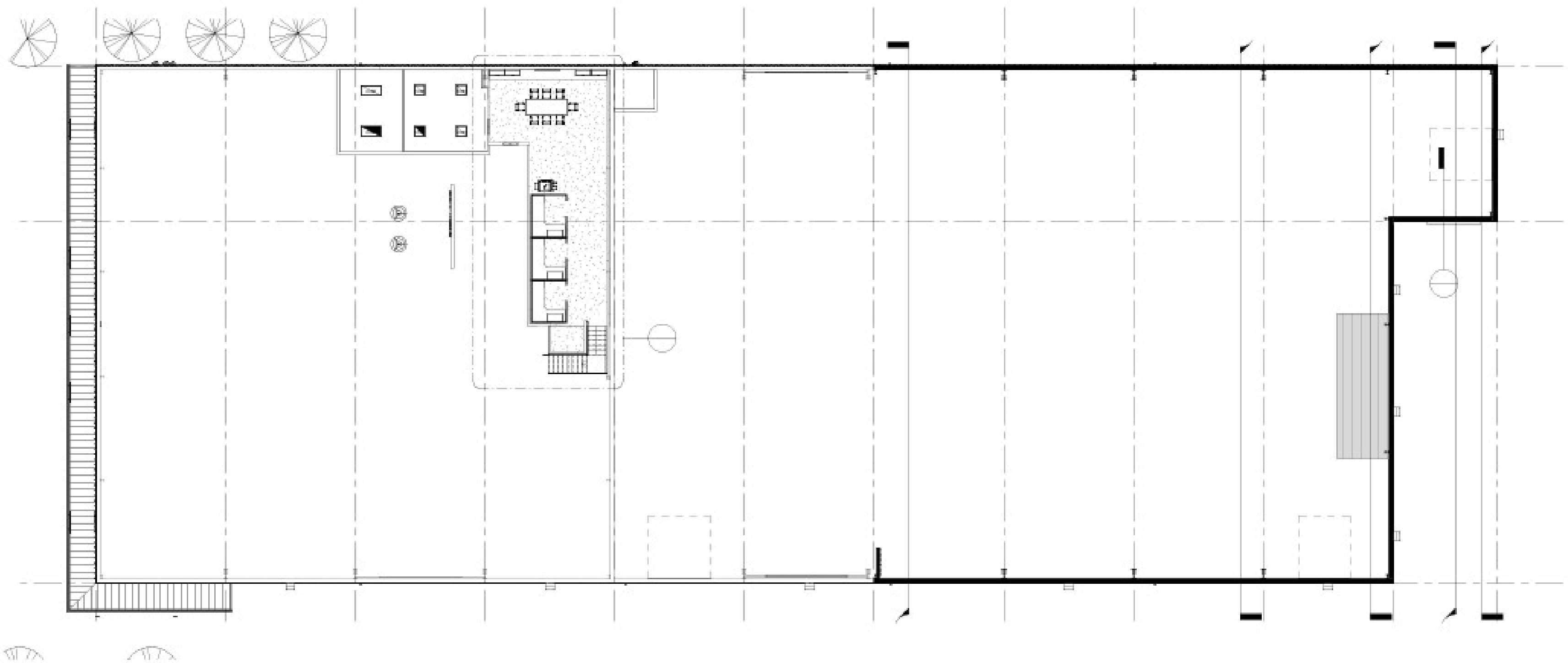
FLOOR PLAN **LEVEL ONE**



FLOOR PLAN **LEVEL TWO**




Great Floors

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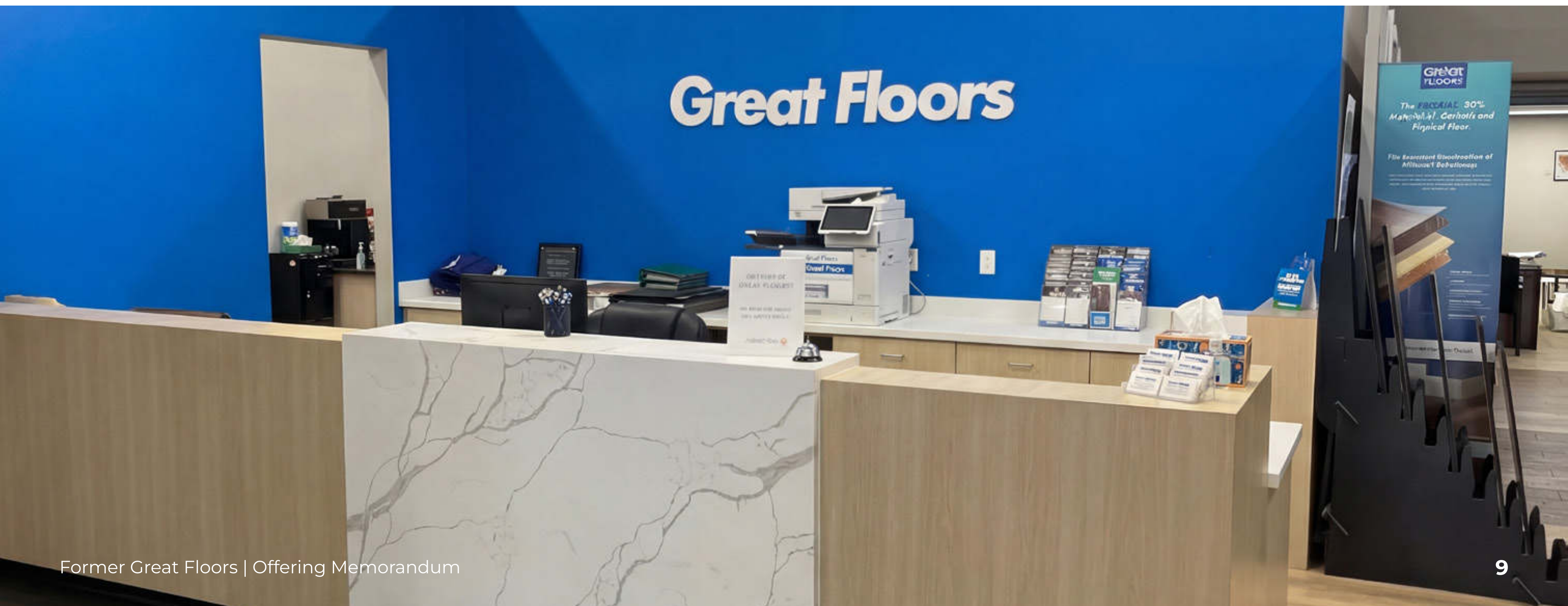
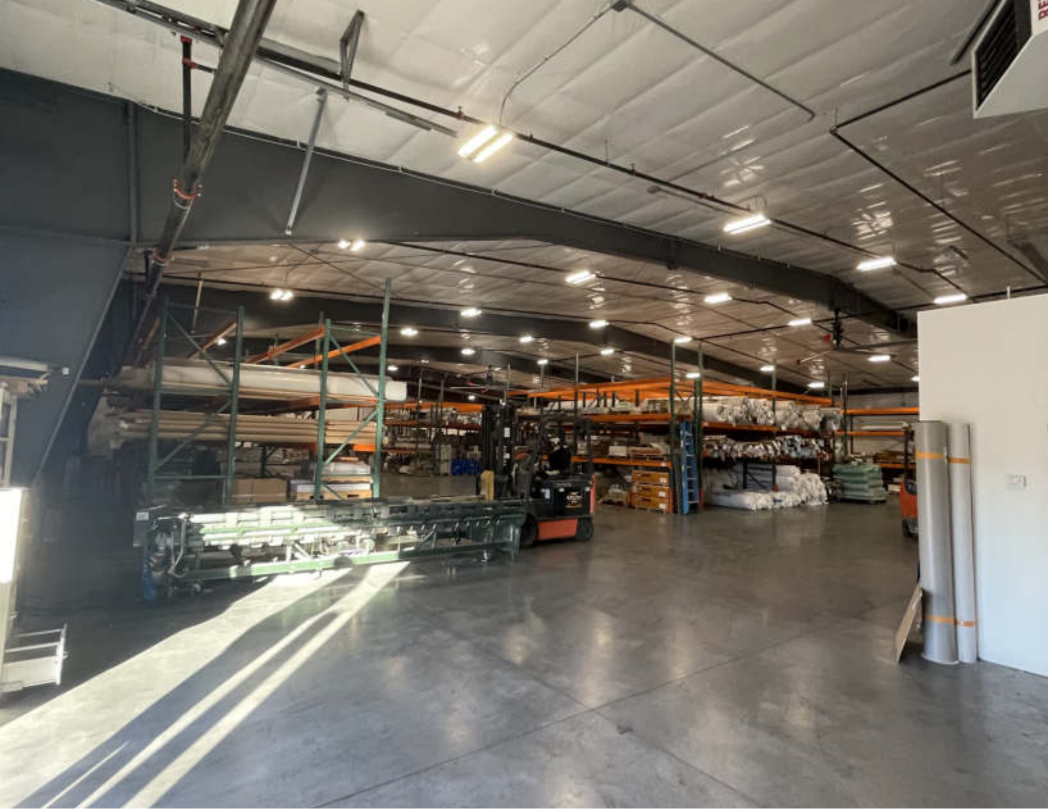
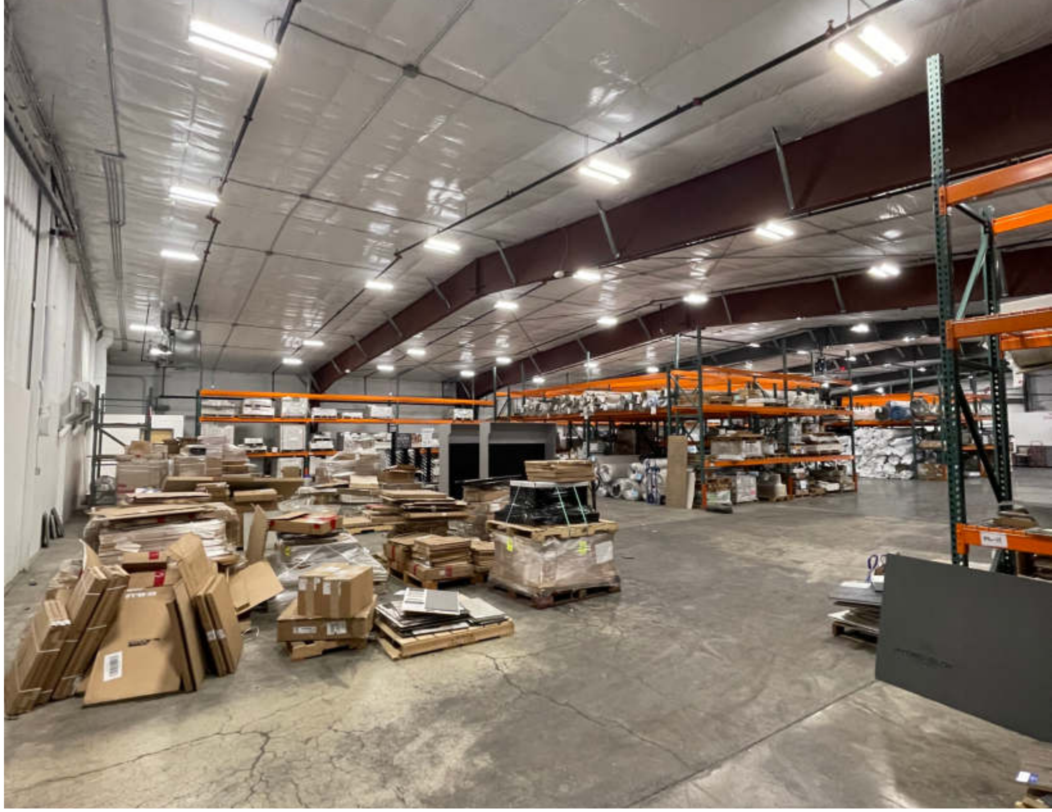
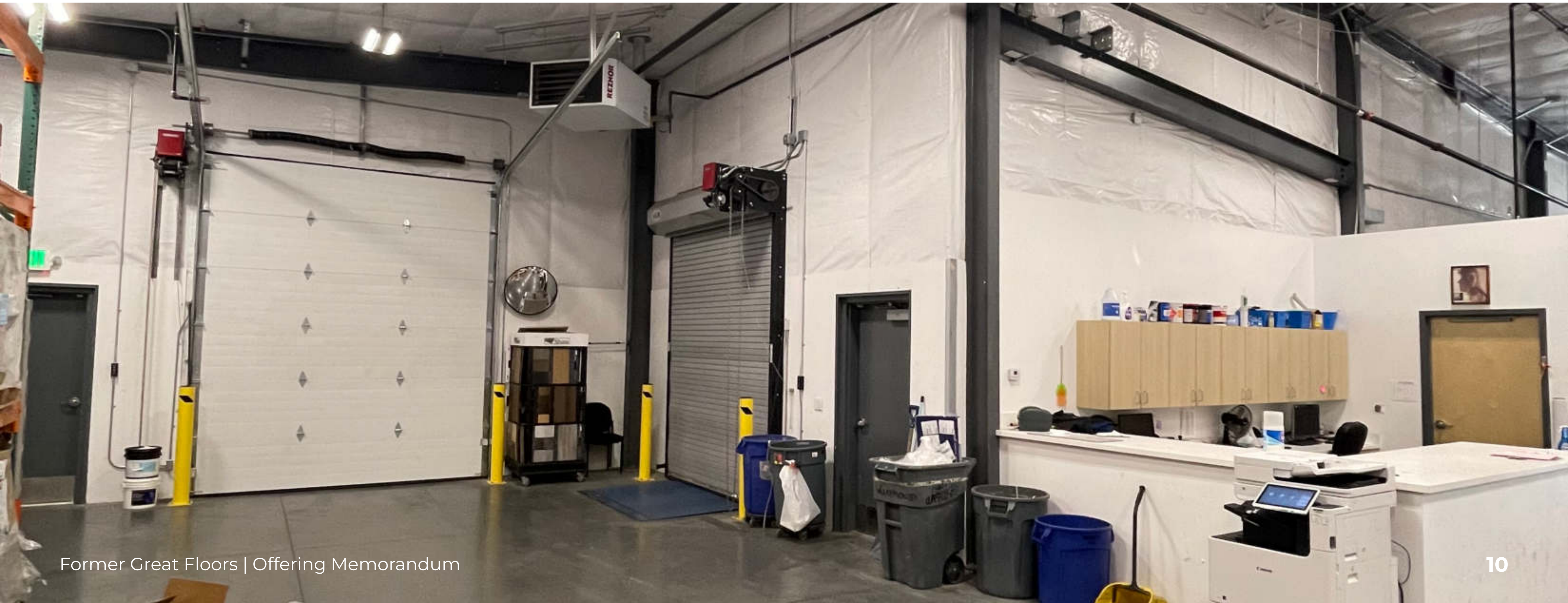

Great Floors







YAKIMA, **WA**

Yakima is the largest city and the county seat of Yakima County, set in the heart of the agricultural Yakima Valley in central Washington, roughly 140 miles southeast of Seattle. The valley is one of the nation's most productive farming regions — a leader in apples, cherries, hops, and wine — and the city serves as the commercial, retail, and healthcare hub for a trade area of more than 236,000 residents within five miles of the property.

ECONOMY

- The Yakima Valley's agricultural base — tree fruit, hops, and a growing wine industry — anchors year-round employment and consumer spending across the region.
- The Nob Hill Boulevard corridor, where the property sits, maintains retail vacancy below 7% with triple-net asking rents of $15.95 or more per square foot.
- Yakima-area home prices have climbed roughly 12% year over year to a median near $395,000, while the five-mile trade area carries an average household income of about $73,468 — discretionary income that supports retail demand.

NOB HILL BOULEVARD CORRIDOR

The subject sits on a primary Yakima retail corridor where vacancy holds below 7% and triple-net asking rents reach $15.95-plus per square foot — a healthy backdrop for re-tenanting.

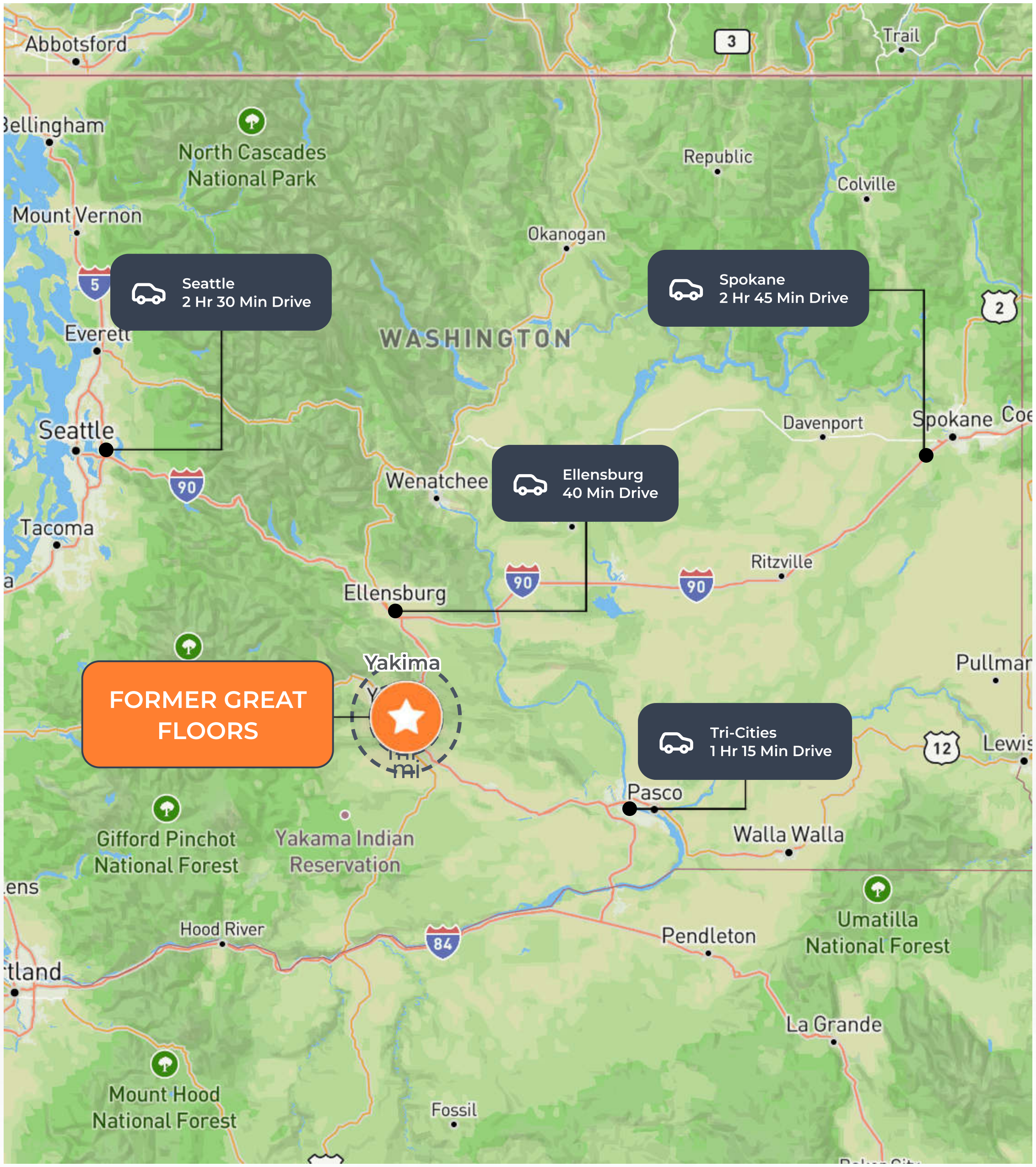
RISING HOME VALUES

Yakima-area home prices have risen roughly 12% year over year to a median near $395,000, reflecting steady local demand and continued regional housing market strength across Yakima County overall.

DEEP, SPENDING TRADE AREA

About 236,680 residents live within five miles, with an average household income near $73,468 — a broad consumer base supporting retail tenancy providing strong ongoing retail demand fundamentals locally.

DEMOGRAPHICS **& TRAVEL TIME**



YAKIMA, WA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	6,721	64,223	101,747
2030 Pop. Projection	6,721	64,578	102,540
Annual Growth 2025-2030	0.00%	0.55%	0.78%
Median Age	29.1	32.3	34.6
Avg. HH Income	$59,421	$66,546	$77,550

MAJOR **EMPLOYERS**

Employer	Industry	Employees	Distance
MultiCare Yakima Memorial Hospital	Healthcare	2,500	3.8 mi
Washington Fruit & Produce Co.	Agriculture	1,500	5.5 mi
Zirkle Fruit Company	Agriculture	1,500	8.2 mi
Yakima School District	Education	1,500	2.8 mi
Tree Top, Inc.	Food Processing	1,000	6.3 mi
City of Yakima	Government	1,000	2.3 mi
Yakima Valley Farm Workers Clinic	Healthcare	1,000	3.3 mi
Shields Bag and Printing	Manufacturing	500	1.1 mi

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Please consult your Marcus & Millichap agent for more details.

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