

YAKIMA

FOR LEASE

RETAIL SPACE IN YAKIMA



\$11.75
EST. NNN'S

SUITE 3
FOR LEASE

±3,184 SF
AVAILABLE SPACE

\$32.00
PSF /YR +NNN

KIEMLEHAGOOD

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FOR LEASE

YAKIMA

RETAIL SPACE IN YAKIMA

PROPERTY ADDRESS

2550 W Nob Hill, Suite 3
Yakima, WA 98902

LEASE RATE | \$32.00 PSF /YR

EST. NNN RATE | \$11.75 PSF

AVAILABLE SUITE

Suite 3

SUITE SIZE

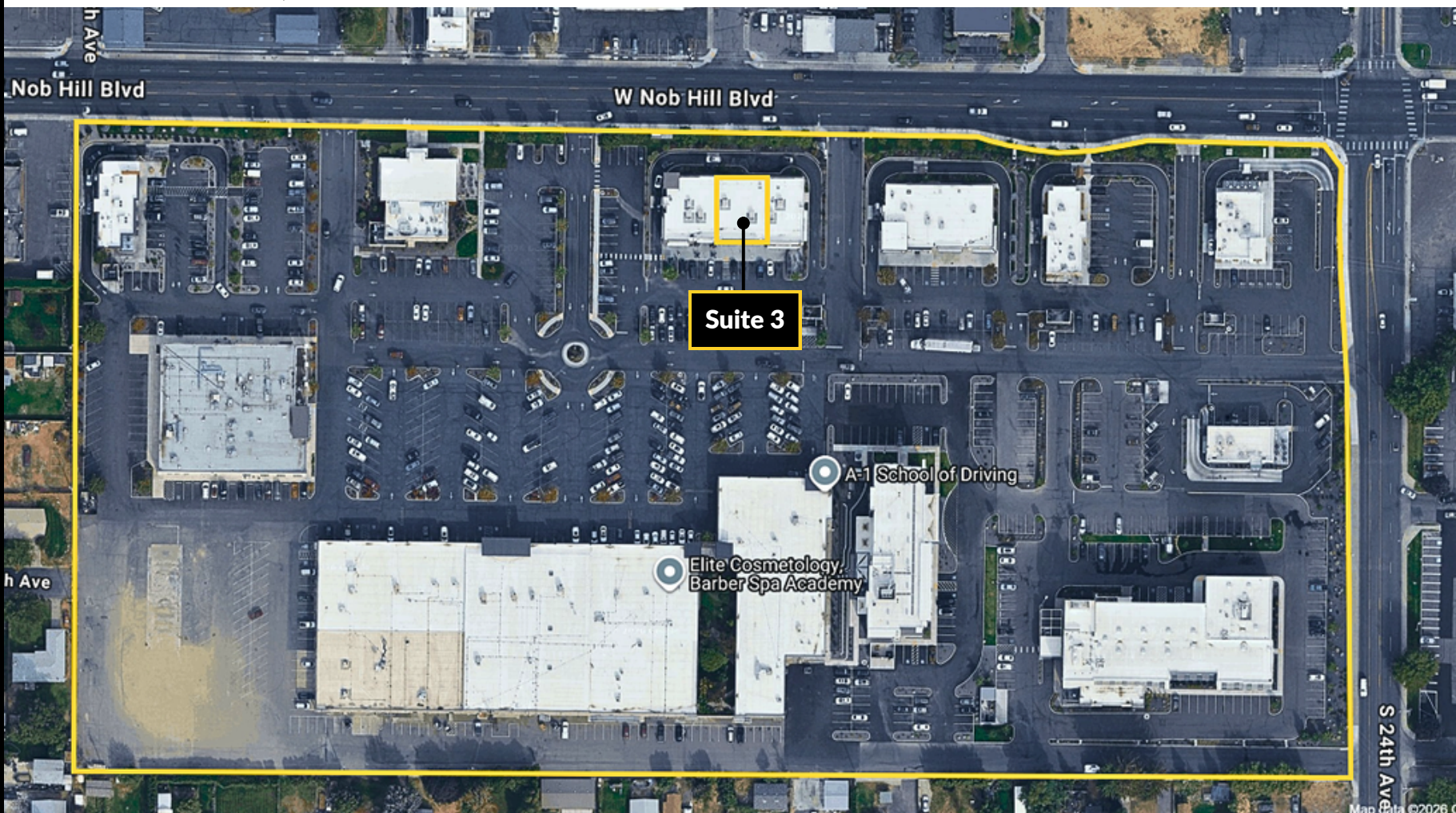
±3,184 SF

AVAILABLE

NOW

PARCEL NO.

18132631485



2550 W Nob Hill, Suite 3 | Yakima, WA 98902

YAKIMA

RETAIL SPACE IN YAKIMA

INVESTMENT HIGHLIGHTS

➤ Strategic West Yakima Location

Positioned along W Nob Hill Blvd, this ±32-acre development site offers exceptional visibility within one of Yakima's most active and established retail corridors, benefiting from strong traffic counts and surrounding national tenancy.

➤ Scale & Flexibility

With ±32 acres of commercially zoned land, the property provides a rare opportunity for large-format retail, mixed-use development, or phased projects, accommodating a variety of site configurations and end users.

➤ Strong Demographic Profile

The immediate trade area includes over 105,400 residents and 38,830 households within a 5-mile radius, supported by an average household income of \$74,715 and over \$3.72 billion in annual consumer spending.

➤ Established Retail Ecosystem

The site is surrounded by a dense concentration of national and regional retailers including Walmart, Target, Home Depot, Costco, and numerous quick-service and service-oriented brands, reinforcing long-term viability and consumer draw.

➤ High-Growth Area

Located within a rapidly expanding residential corridor, the property captures consistent population growth and increasing demand for retail, services, and daily-needs amenities.

➤ Excellent Access & Connectivity

The site benefits from direct access via S 72nd Avenue and proximity to major arterial routes, providing seamless connectivity across West Yakima and the greater metro area.

➤ Retail Corridor Performance

W Nob Hill Blvd serves as a primary commercial spine for Yakima, with sustained tenant demand and strong historical performance compared to other regional retail corridors.

➤ Development-Ready

Zoned commercial with multiple parcel configurations, the site is well-positioned for near-term development, offering flexibility for investors, developers, and owner-users alike.

YAKIMA

RETAIL SPACE IN YAKIMA

LOCAL DEMOGRAPHICS



Yakima,
WA



\$121,412

5 MILE RADIUS
EST POPULATION 2025



44,242

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$70,139

5 MILE RADIUS
MEIDAN HH INCOME 2025



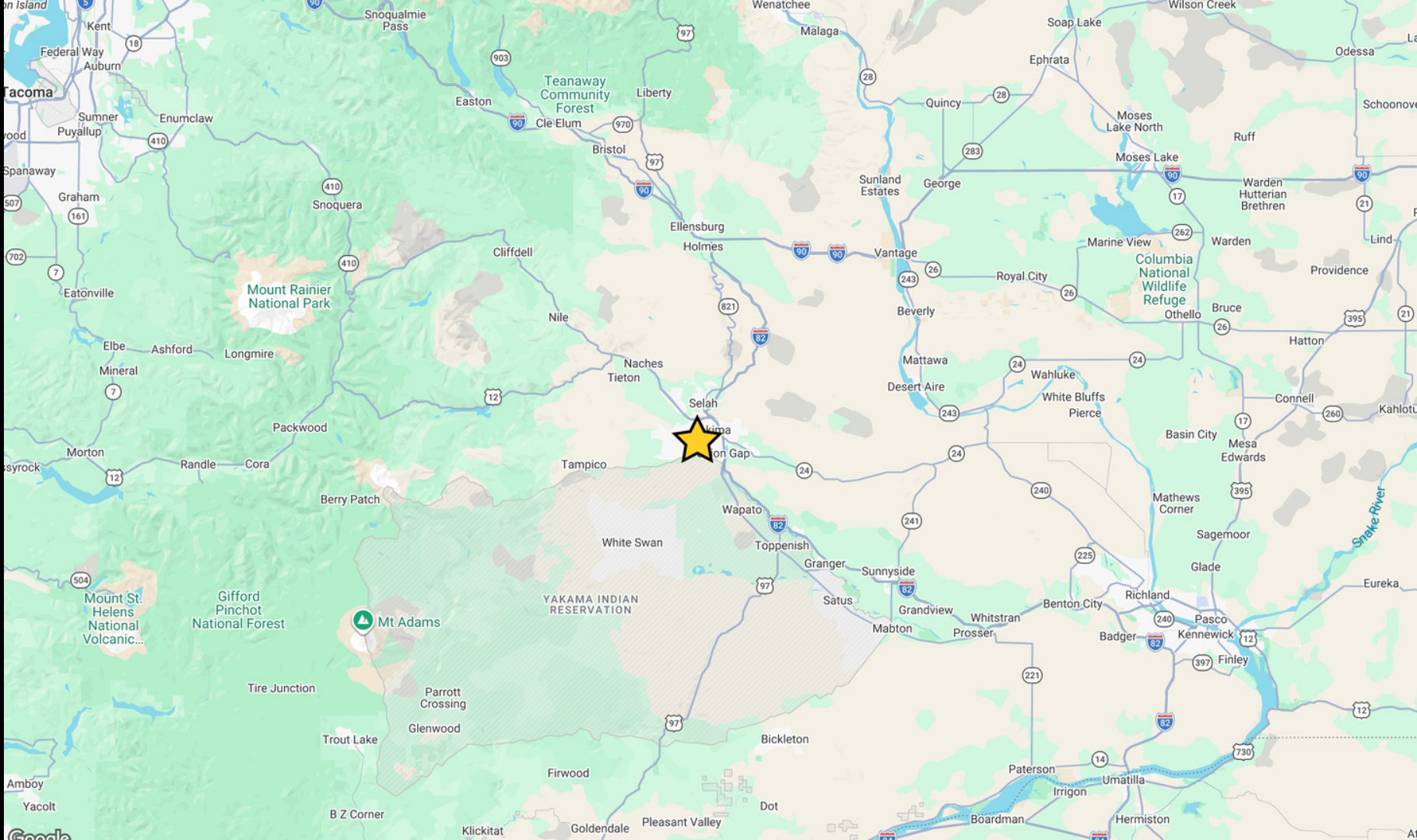
\$4.12 B

5 MILE RADIUS
TOTAL HH SPEND 2025



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