

925 TRIPLE CROWN WAY

YAKIMA, WA 98908

FOR SALE



PROPERTY DESCRIPTION

Prime investment opportunity at 925 Triple Crown Way in Yakima's highly desirable North 40th business district. Offered at \$1,550,000, this well-maintained 4,950 SF office building features 4,200 SF on the main level plus 750 SF of basement storage space in a premier professional location. The main level features a welcoming reception area, three conference rooms, nine private offices, and a spacious break room. Fully leased to established tenant New York Life through March 2029, with automatic 3% annual rent increases and a three-year renewal option (NNN). Current annual income is approximately \$105,029.16 with a 6.78% cap rate.

PROPERTY HIGHLIGHTS

- \$1,550,000
- Triple net lease through March 2029
- 6.78% cap rate
- Located on N 40th and Castlevalle

MIKE ABRAMS

Commercial Real Estate Broker
509.949.1389
mikea@johnlscott.com

OFFERING SUMMARY

Sale Price:	\$1,550,000
Lot Size:	29,407 SF
Building Size:	4,950 SF
NOI:	\$105,029.16
Cap Rate:	6.78%

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	95	380	2,128
Total Population	197	810	4,806
Average HH Income	\$79,186	\$78,266	\$80,285

John L. Scott
REAL ESTATE

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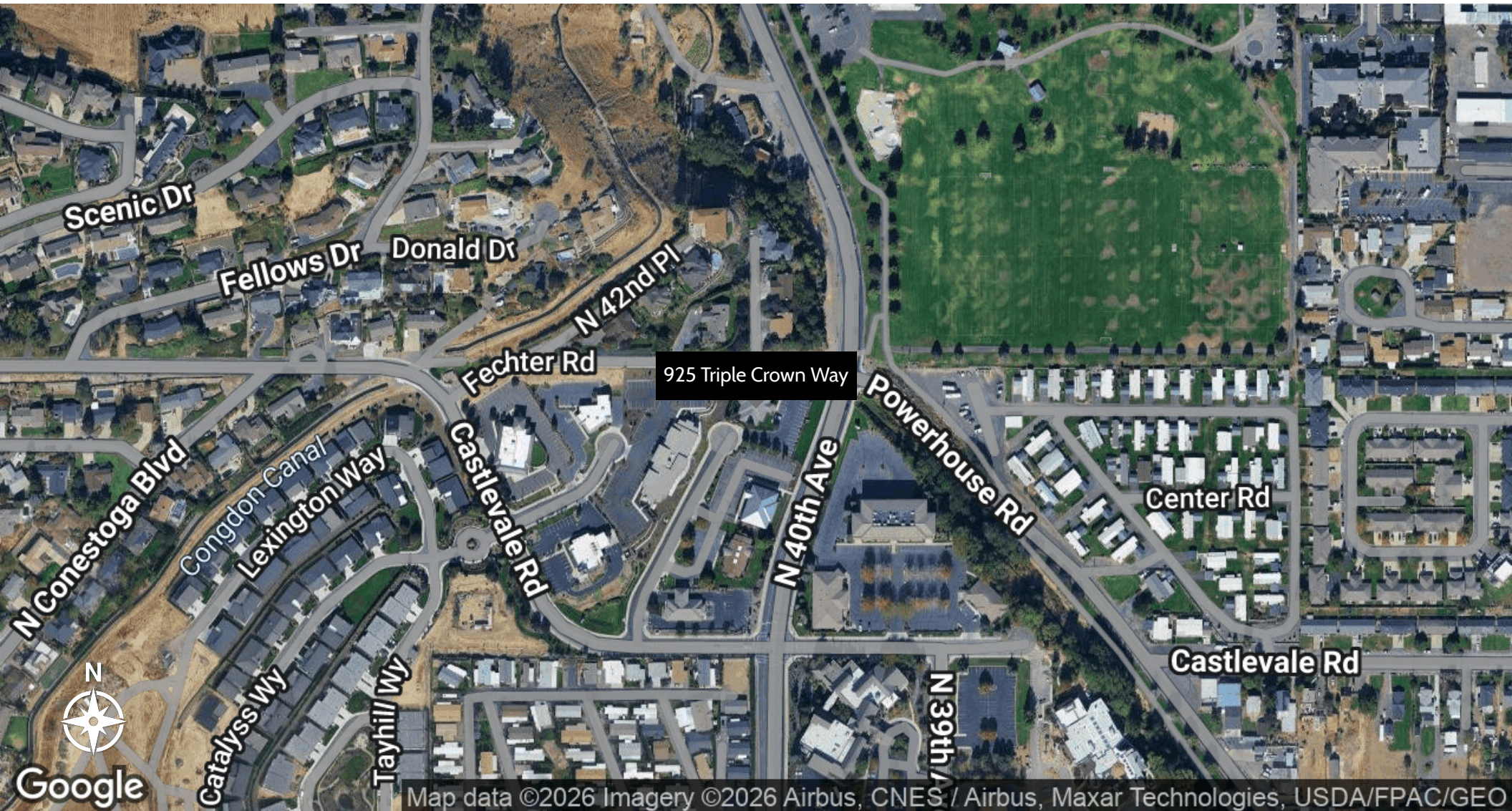
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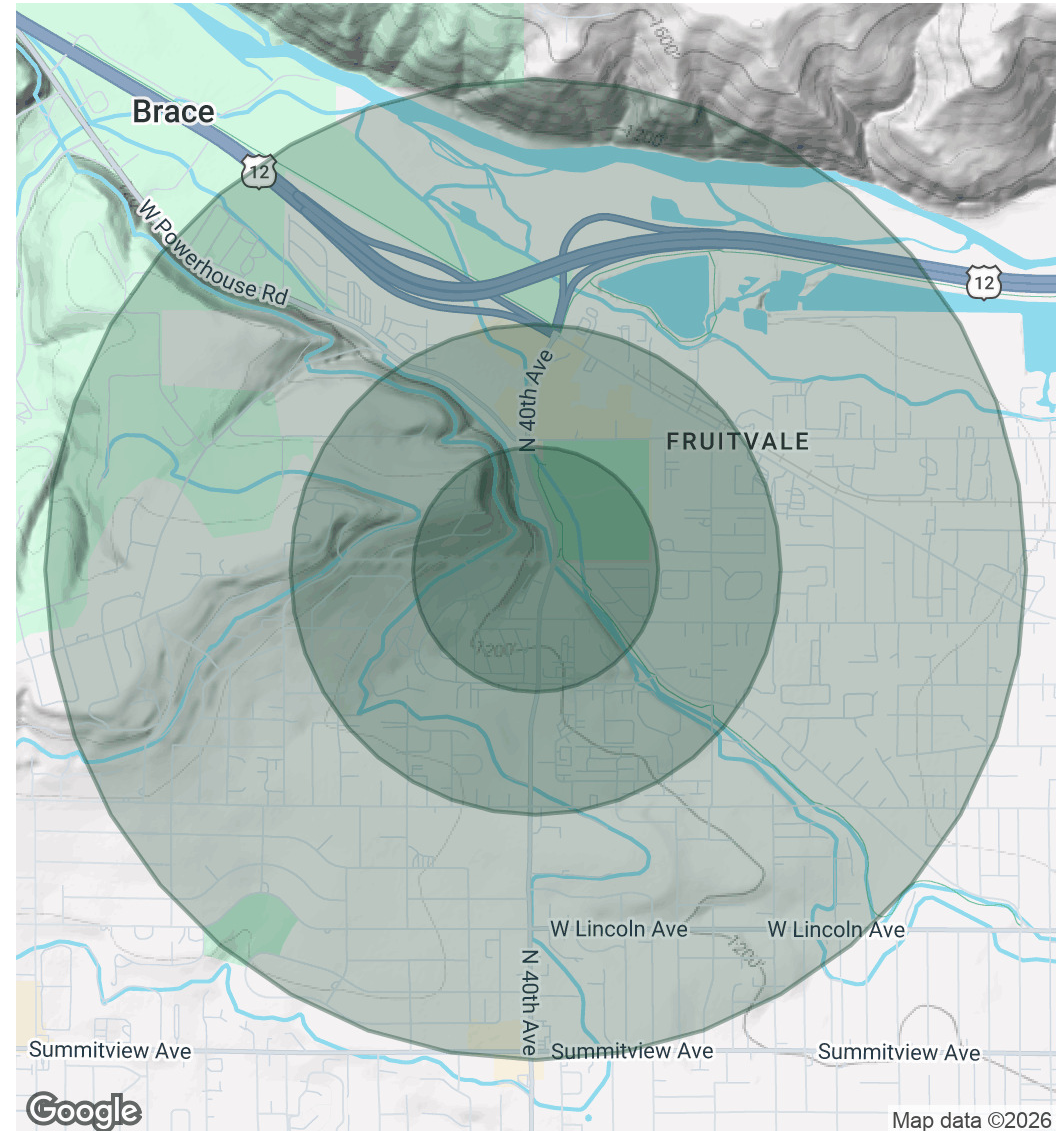
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	197	810	4,806
Average Age	49.2	51.6	45.2
Average Age (Male)	55.2	58.4	48.0
Average Age (Female)	44.6	46.4	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	95	380	2,128
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$79,186	\$78,266	\$80,285
Average House Value	\$254,239	\$234,576	\$288,136

2023 American Community Survey (ACS)



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INVESTMENT OVERVIEW

Price	\$1,550,000
Price per SF	\$313
CAP Rate	6.78%

OPERATING DATA

Net Operating Income	\$105,029
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FINANCING DATA

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