

FOR LEASE

BEST BUY/OFFICE DEPOT BUILDING

2319 S 1ST STREET, SUITE 101
YAKIMA, WA 98903



\$5.00
EST. NNN'S

SUITE 101
FOR LEASE

+11,134 SF
AVAILABLE

\$14.00
PSF/YR NNN

KIEMLEHAGOOD

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FOR LEASE | 2319 S 1st Street, Suite 101 Yakima, WA 98903

YAKIMA RETAIL SPACE FOR LEASE

PROPERTY ADDRESS	BUILDING SIZE (SF)	±56,248 SF	ZONING	Commercial
2319 S. 1st Street, Suite 101 Yakima, WA 98903	AVAILABLE SPACE (SF)	±11,134 SF	YEAR BUILT	1995
Best Buy/Office Depot Building	LAND SIZE (SF)	±197,762 SF	AVAILABLE	Immediately
	PARCEL NO	191332-32023	LEASE TYPE	NNN



YAKIMA RETAIL SPACE FOR LEASE

INVESTMENT HIGHLIGHTS

➤ Established Retail Corridor

Positioned along S. 1st Street, this available retail space sits within one of Yakima's active commercial corridors, surrounded by strong national tenancy, daily-needs retailers, restaurants, and regional shopping destinations.

➤ Major Retail Anchors

Located within the Best Buy/Office Depot building, the property benefits from direct association with established big-box retailers that help drive consistent customer traffic and reinforce long-term corridor visibility.

➤ ±11,134 SF Available Retail Space

The available ±11,134 SF suite offers a substantial footprint for a range of retail, service, showroom, fitness, or specialty users seeking space within an established commercial center.

➤ High Traffic Exposure

The site benefits from nearby traffic counts of approximately ±19,386 ADT and ±19,884 ADT, supporting strong visibility and accessibility for retail users along the S. 1st Street corridor.

➤ Strong Surrounding Retail

Nearby retailers include Hobby Lobby, McDonald's, JCPenney, Krispy Kreme, Petco, PetSmart, Starbucks, Michaels, Ross, Panda Express, Applebee's, Ulta Beauty, Old Navy, TJ Maxx, and Yakima Valley Mall, creating a dense retail environment.

➤ Regional Destination Location

The property is positioned near Yakima Valley Mall and other major shopping destinations, allowing tenants to capture both neighborhood traffic and regional consumer draw.

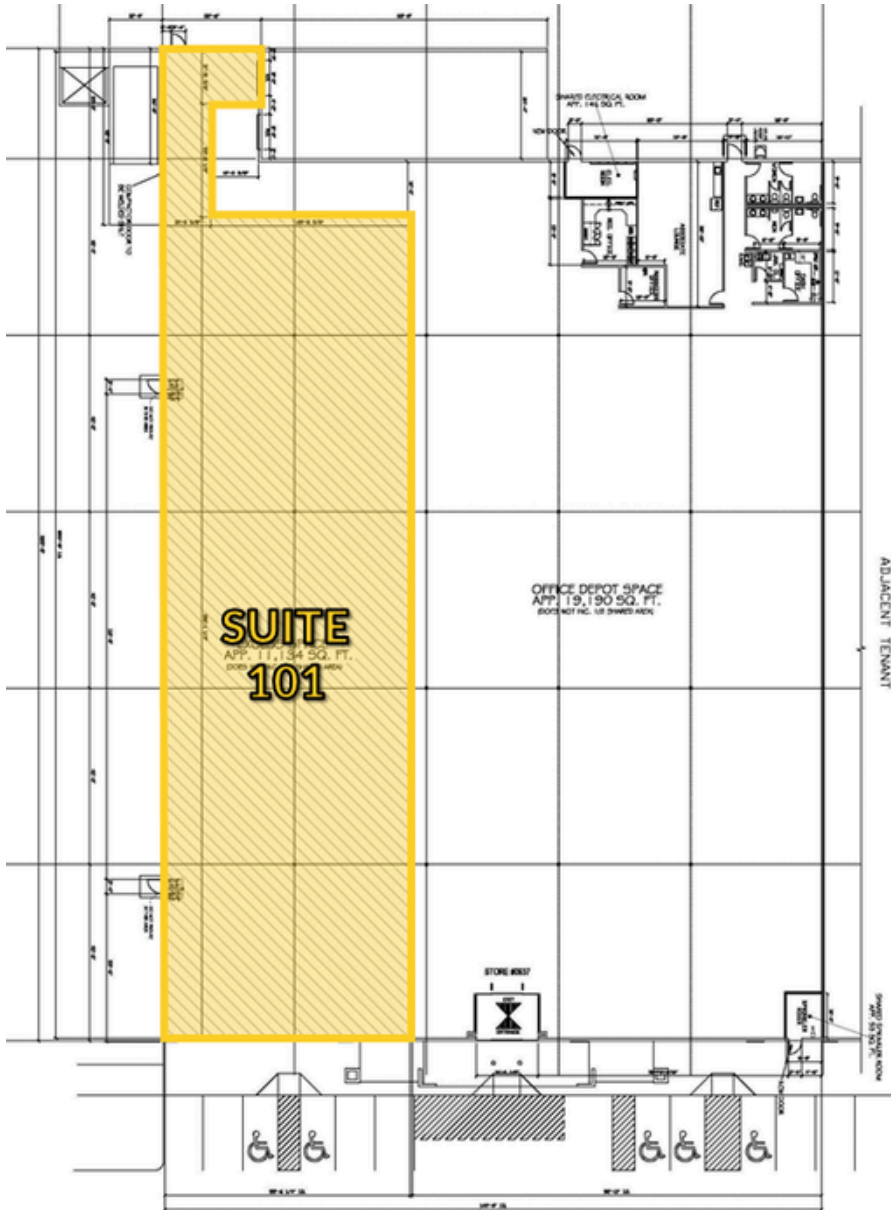
➤ Prime Existing Building Format

The one-story building format and existing retail layout support efficient customer access, straightforward circulation, and flexible merchandising or tenant improvement opportunities.

➤ Strong Demographic Reach

Within a 5-mile radius, the trade area includes approximately 97,613 residents, 90,794 daytime demographics, and an average household income of \$61,441, supporting demand for retail, service, and daily-use concepts.

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PROPOSED DOWNSIZE PLAN WILL REQ.:

1. NEW SHARED ELECTRICAL ROOM W/ EXTERIOR ACCESS
2. NEW SHARED SPRINKLER ROOM W/ EXTERIOR ACCESS
3. RELOCATED ROOF LADDER
4. COMPACTOR DOOR TO BE WELDED SHUT

YAKIMA, WA - STORE #8037
BUILDING: 32,880 SQ. FT. (APPX.)

00 SPACE: 14,789 SQ. FT. (APPX.)
EXCESS SPACE: 11,134 SQ. FT. (APPX.)
SHARED SPACE: 11,134 SQ. FT. (APPX.)
SHARED SPACE: 228 SQ. FT. (APPX.)

LEASE DETAILS

SUITE 101

Available Space:	±11,134 SF
Lease Price:	\$14.00 PSF/ YR, NNN
NNN Expense:	\$5.00 PSF

YAKIMA RETAIL SPACE FOR LEASE

LOCAL DEMOGRAPHICS



YAKIMA *Washington*



105,400

5 MILE RADIUS
EST POPULATION 2025



38,830

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$74,715

5 MILE RADIUS
MEIDAN HH INCOME 2025



\$3.72 B

5 MILE RADIUS
TOTAL HH SPEND 2025



YAKIMA RETAIL SPACE FOR LEASE

SURROUNDING RETAILERS



- Applebee's
- At Home
- AT&T
- Best Buy
- Burlington
- Cabela's
- Carl's Jr.
- Costco
- Costco Gasoline
- Dairy Queen
- Dick's Sporting Goods
- Do It Best
- Famous Footwear
- Fastenal
- GameStop
- Hobby Lobby Store
- Jack in the Box
- JCPenney
- KFC
- Krispy Kreme
- Mongolian Grill
- NAPA Auto Parts
- Nordstrom Rack
- Office Depot
- Old Navy
- Outback Steakhouse
- Panera Bread
- Plato's Closet
- Ross Stores
- Sally Beauty Supply
- Sherwin-Williams
- Sleep Number
- Starbucks
- Subway
- T.J. Maxx
- Taco Bell
- ULTA Beauty
- WinCo Foods
- Yakima Lowe's

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SITE PHOTOS



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