

SALE / LEASE

Primrose Plaza Drive Through Pad

508 SOUTH 1ST STREET

Selah, WA 98942

PRESENTED BY:

KEN DAVIS

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AT&T



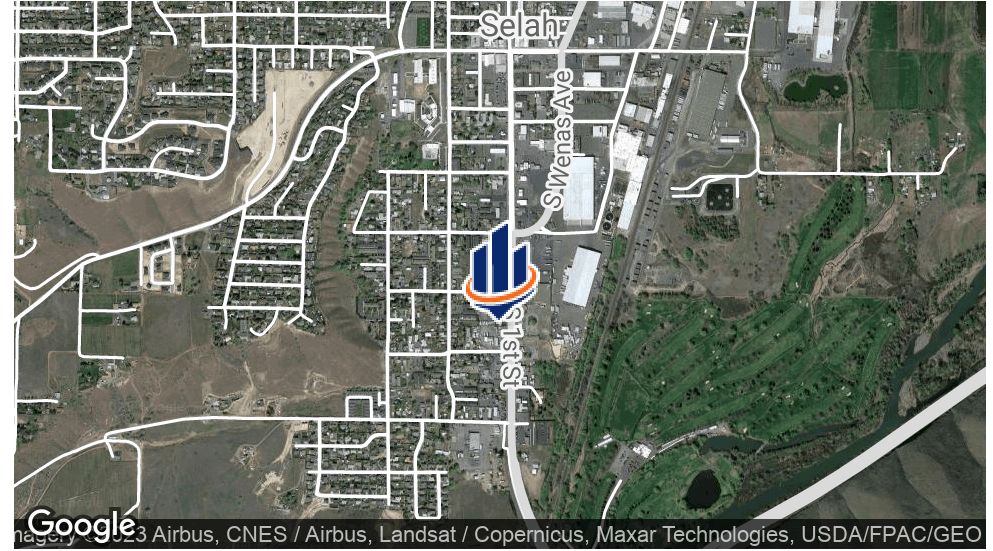
Coming Soon!

Pleasant Avenue

South 1st Street
35,000+ VPD



PROPERTY SUMMARY



OFFERING SUMMARY

SALE/LEASE PRICE:	Negotiable
AVAILABLE SF:	28,314 SF
LOT SIZE:	0.65 Acres
ZONING:	B2
MARKET:	Selah
APN:	181302-14550
VIDEO:	View Here

PROPERTY OVERVIEW

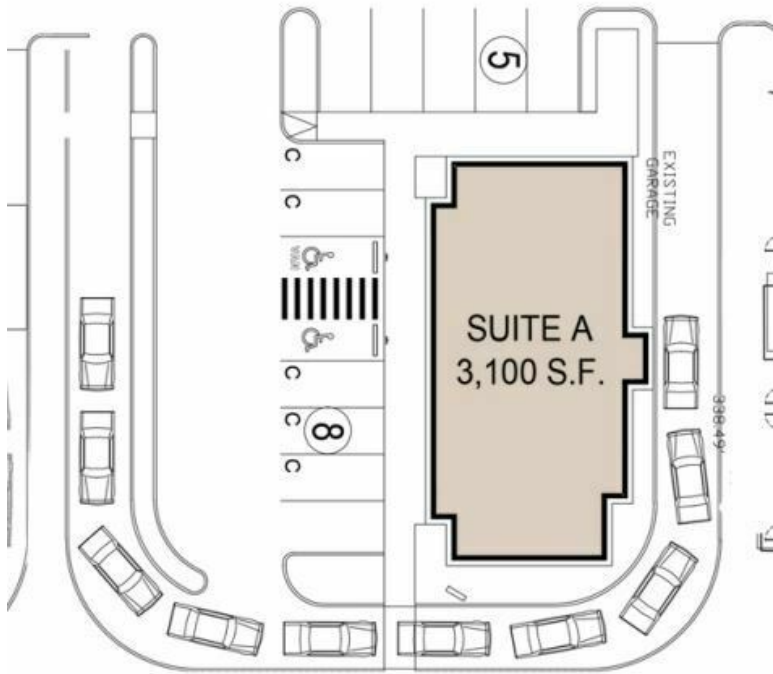
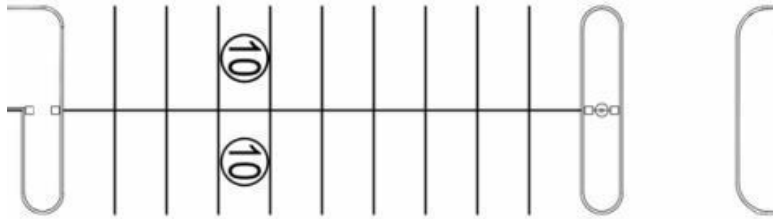
Welcome to Primrose Plaza! This is Selah, Washington's premier retail location mere minutes from both Interstate 82 and HWY 12 access, a dedicated express lane to neighboring Yakima, WA, and boasting over 35,000 VPD on 1st Street. Join Starbucks, Domino's, Subway, AT&T and more in this very robust market and excellent community.

PROPERTY HIGHLIGHTS

- 28,314 SF QSR Pad
- 35,000 VPD
- Excellent ingress/egress and cross access
- Level and ready to build with utilities at site
- Available for Sale, Build to Suit or Ground Lease

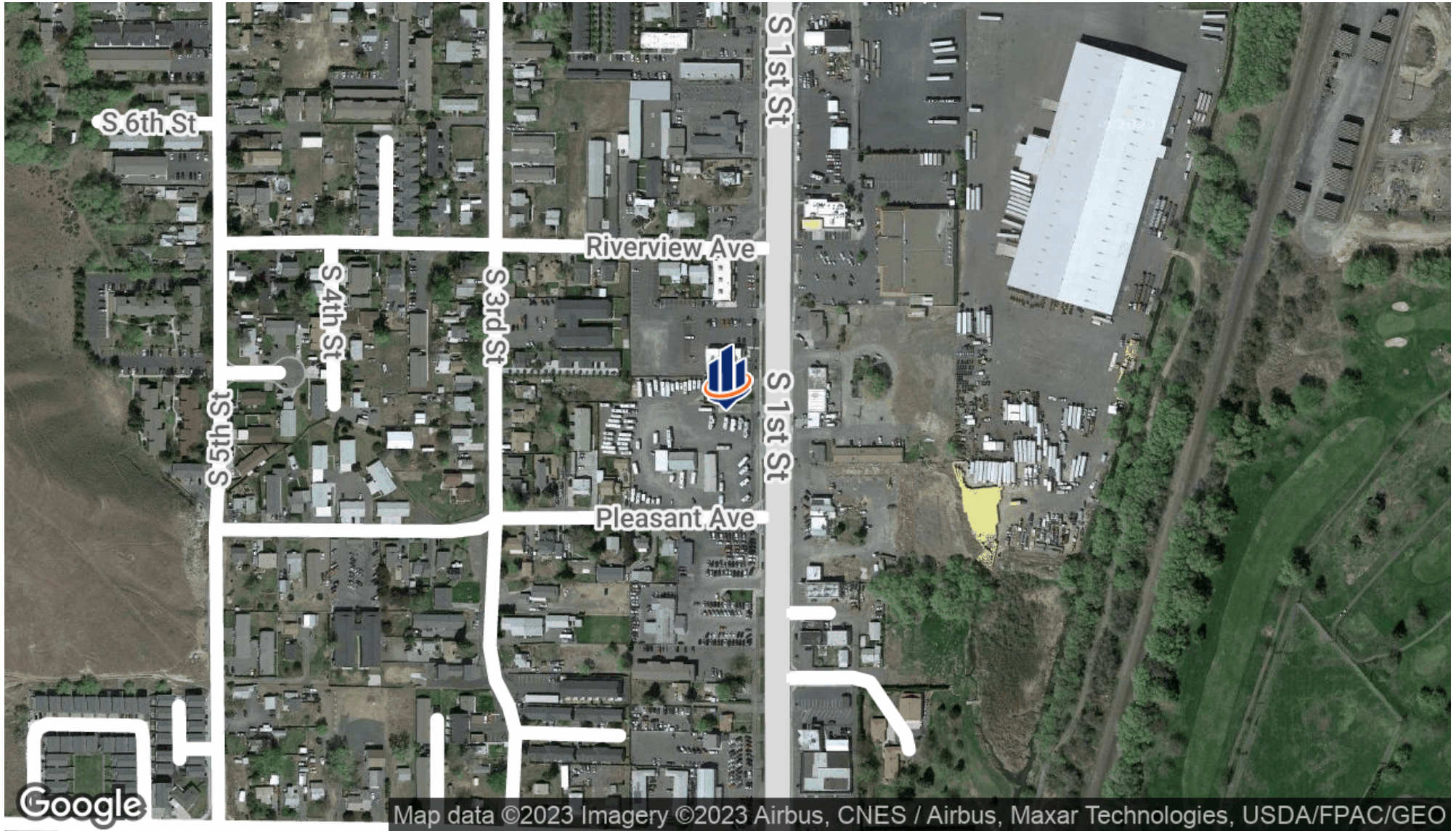
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

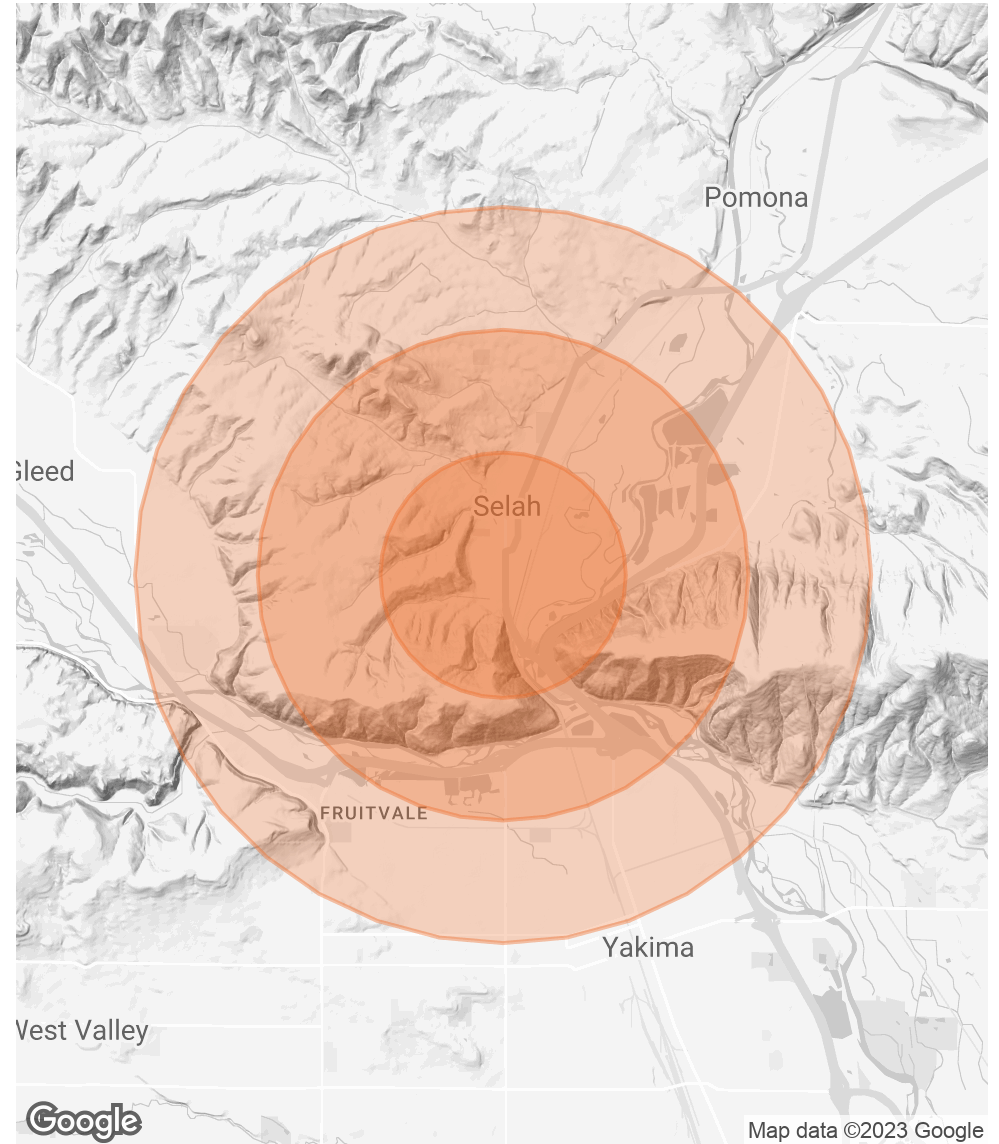
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,446	10,974	28,791
AVERAGE AGE	31.0	34.5	34.5
AVERAGE AGE (MALE)	34.5	37.2	36.1
AVERAGE AGE (FEMALE)	28.2	32.2	33.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,926	4,617	10,907
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$75,715	\$82,234	\$66,590
AVERAGE HOUSE VALUE	\$139,654	\$199,876	\$173,410

* Demographic data derived from 2020 ACS - US Census



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