

# Drive Thru Space

1802 S. 1st , Yakima WA 98902

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FOR LEASE



**Timothy Bush**  
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Commercial Broker  
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**RE/MAX**  
THE COLLECTIVE

# THE SPACE

Location	1802 S. 1st Yakima, WA 98902
County	Yakima
Cross Street	Mead
Size	1,515 SF (Sq Ft)
Lease Rate	\$49.00 PSF (Yearly)
Lease Type	NNN

**Notes** Triple Net \$9.91 per sq ft monthly

## HIGHLIGHTS

- Rare opportunity to lease a 1,515 SF drive-through space positioned on one of the busiest and most visible corners in Yakima. This signalized intersection offers exceptional traffic counts, strong daily exposure, and convenient access from multiple directions. The space is fully built out and presents in near-new condition. Previously operated as a coffee shop, the existing improvements provide an efficient drive-through layout that can easily accommodate a wide range of uses. The location would work well for any business that benefits from drive-through service, including quick-service food, beverage concepts, pharmacy, specialty retail, or other customer-focused operations.\*This listing is a sublease through 9/30/2037. All existing improvements currently in place will remain for the next tenant's use, significantly reducing startup costs and minimizing time to open. This turnkey opportunity allows an operator to step into a functional, high-quality space without the expense and delays of new construction. Drive-through locations in high-traffic corridors are limited, and opportunities with this level of visibility and existing build-out are uncommon. This property offers immediate operational potential in one of Yakima's strongest retail corners.



### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	9,028	65,707	104,305

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$66,148	\$68,823	\$80,618

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,049	22,553	38,303

## PROPERTY FEATURES

BUILDING SF	1,515
LAND SF	23,087
LAND ACRES	0.53
YEAR BUILT	2022
ZONING TYPE	RETAIL
TOPOGRAPHY	FLAT
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	11-20
CORNER LOCATION	Yes

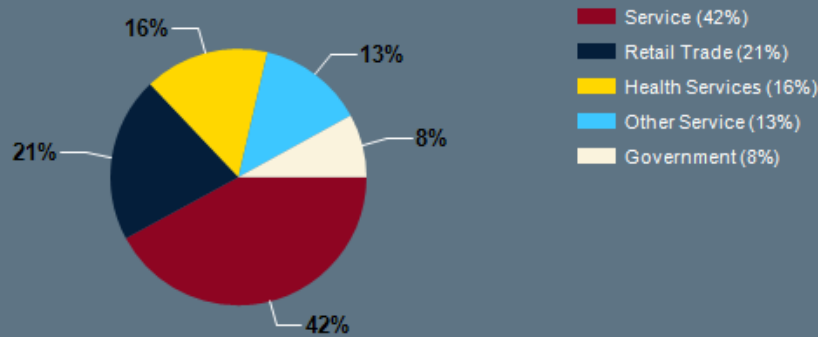


- The property is located in the heart of downtown Yakima, a bustling area known for its vibrant arts scene and cultural events. For example, the Capitol Theatre and the Yakima Valley Museum are within walking distance.
- The area is surrounded by a diverse mix of restaurants, cafes, and shops, catering to a wide range of tastes and preferences. Local favorites include Cowiche Canyon Kitchen & Icehouse Bar, Second Street Grill, and Essencia Artisan Bakery.
- Yakima's downtown district is known for its historic architecture, with many buildings dating back to the early 20th century. The area exudes charm and character, attracting both residents and tourists alike.
- The property benefits from its proximity to major highways and transportation hubs, making it easily accessible to both local residents and visitors. Interstate 82 and Highway 12 provide convenient transportation options.
- The neighborhood has a strong sense of community, with regular events and festivals that bring residents together. The Yakima Farmers' Market, held every Sunday, is a popular gathering spot for locals to enjoy fresh produce and artisan goods.

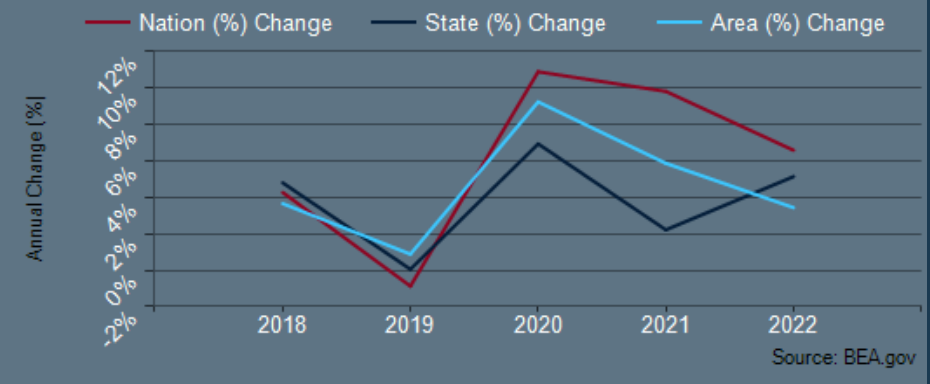
## Largest Employers

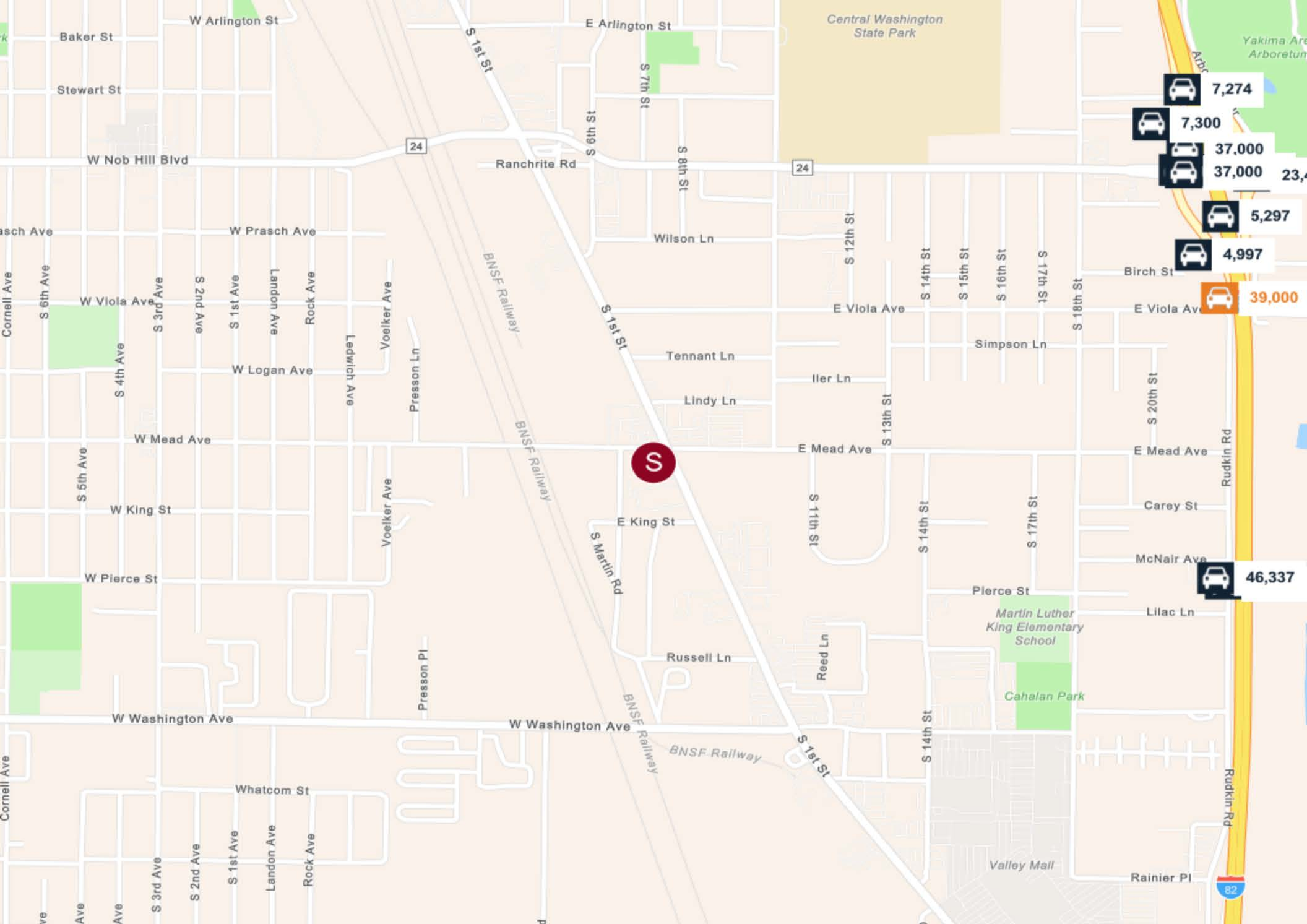
Yakima Valley Memorial Hospital	2,500
Walmart - Yakima/Sunnyside/Grandview	1,700
Yakima School District, No. 7	1,594
Zirkle Fruit	1,500
Washington Fruit & Produce	1,500
Yakama Nation Government Operations	1,289
Borton Fruit	1,212
Astria Health - Yakima/Sunnyside/Toppenish	1,200

## Major Industries by Employee Count



## Yakima County GDP Trend



















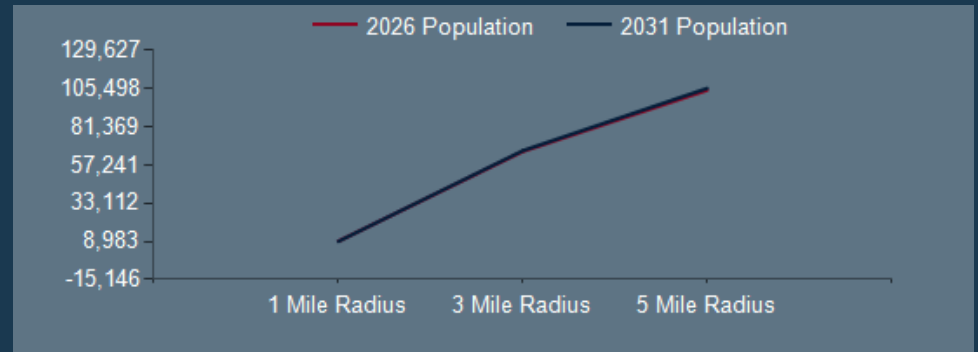




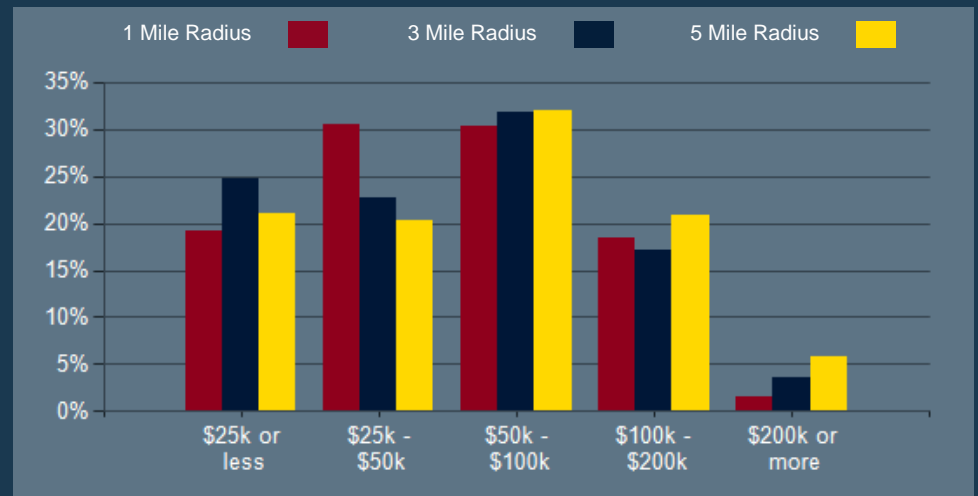


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,977	58,975	89,918
2010 Population	8,580	62,678	96,473
2026 Population	9,028	65,707	104,305
2031 Population	8,983	66,204	105,498
2026 African American	130	1,004	1,616
2026 American Indian	259	2,104	2,950
2026 Asian	48	641	1,353
2026 Hispanic	6,675	42,266	55,617
2026 Other Race	4,300	25,285	32,115
2026 White	2,888	25,384	49,572
2026 Multiracial	1,395	11,180	16,531
2026-2031: Population: Growth Rate	-0.50%	0.75%	1.15%

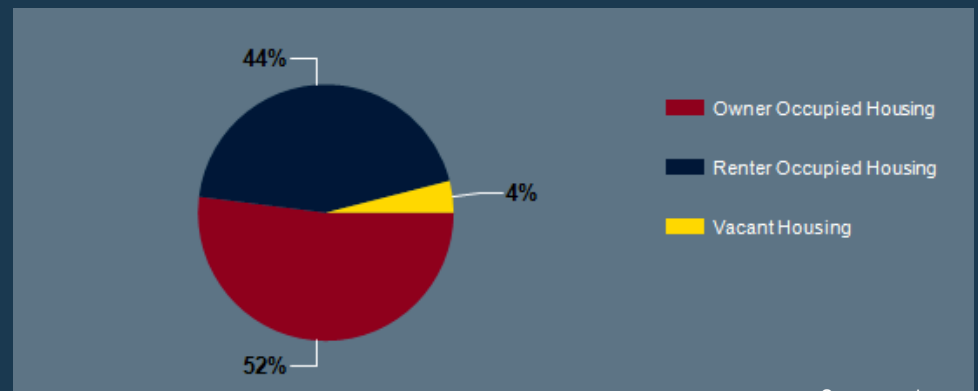
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	282	2,977	3,894
\$15,000-\$24,999	301	2,616	4,162
\$25,000-\$34,999	293	1,945	2,975
\$35,000-\$49,999	636	3,192	4,829
\$50,000-\$74,999	418	4,112	6,895
\$75,000-\$99,999	507	3,063	5,352
\$100,000-\$149,999	426	2,804	5,420
\$150,000-\$199,999	136	1,049	2,582
\$200,000 or greater	50	795	2,194
Median HH Income	\$50,534	\$52,572	\$61,129
Average HH Income	\$66,148	\$68,823	\$80,618



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

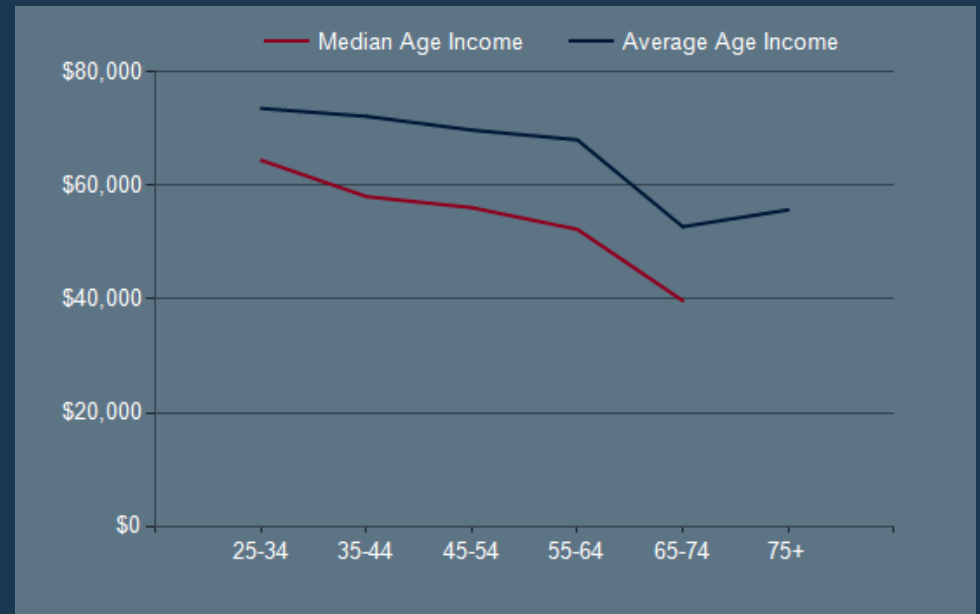
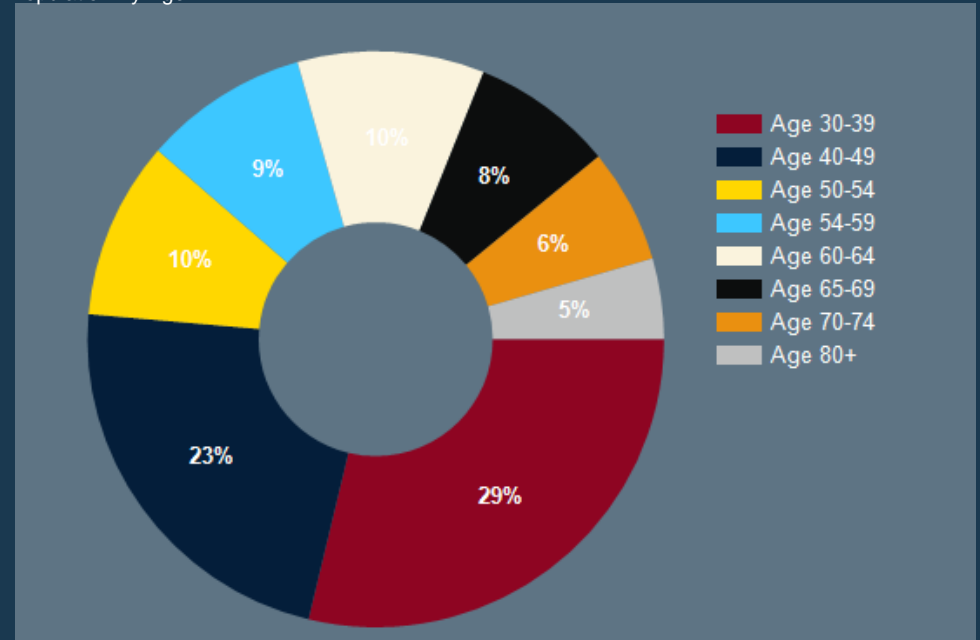


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	695	5,191	7,690
2026 Population Age 35-39	595	4,514	6,886
2026 Population Age 40-44	521	4,033	6,349
2026 Population Age 45-49	495	3,525	5,691
2026 Population Age 50-54	448	3,379	5,392
2026 Population Age 55-59	415	3,156	5,161
2026 Population Age 60-64	470	3,069	5,248
2026 Population Age 65-69	357	2,792	5,103
2026 Population Age 70-74	288	2,200	4,461
2026 Population Age 75-79	203	1,604	3,541
2026 Population Age 80-84	132	932	2,319
2026 Population Age 85+	106	753	2,288
2026 Population Age 18+	6,440	47,726	78,113
2026 Median Age	32	32	35
2031 Median Age	32	33	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,466	\$58,431	\$64,057
Average Household Income 25-34	\$73,607	\$70,773	\$78,565
Median Household Income 35-44	\$58,064	\$59,182	\$70,809
Average Household Income 35-44	\$72,203	\$78,810	\$92,659
Median Household Income 45-54	\$56,118	\$58,852	\$72,924
Average Household Income 45-54	\$69,784	\$75,628	\$92,700
Median Household Income 55-64	\$52,290	\$51,401	\$62,675
Average Household Income 55-64	\$68,069	\$70,293	\$86,380
Median Household Income 65-74	\$39,727	\$42,403	\$53,578
Average Household Income 65-74	\$52,765	\$60,481	\$74,481
Average Household Income 75+	\$55,727	\$53,885	\$63,448

Population By Age





**Timothy Bush**  
Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think its strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, its what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

# Drive Thru Space

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*Exclusively Marketed by:*



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