

FOR SALE | Wapato International Market



Offered at: \$2,541,637
Available: 22,400SF

512 W 1st St
Wapato, WA 98951

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Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,541,637
Building Size:	22,400SF
CAP Rate:	8.0%
Parcel 1: Lot Size/Zoning:	82, 328 SF Zoned B1
Parcel 2: Lot Size/Zoning:	34,412 SF Zoned M1
Price/SF:	\$113.47
Lease Rate:	\$9.75/SF/Yr. NNN
NOI:	\$203,330
Year Built:	1976
Market:	Wapato

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to acquire a stabilized retail investment featuring a thriving grocery store operating as an owner-user. The current owner will sign a 10-yr sale-leaseback at \$9.75/SF, NNN with 2.5% annual escalations and desires four consecutive five-year renewal options, providing investors with the potential for durable, long-term income stability. The tenant is a well-established regional operator with an investment-grade credit profile and a proven operating history at this location, as well as ownership and operation of seven additional grocery stores throughout Washington State.

The investment is currently offered at an attractive 8% cap rate and includes an additional adjoining tax parcel which combine for approximately 116,740 square feet. The primary parcel consists of approximately 82,328 square feet and is zoned B-1 (Neighborhood Business District), while the adjacent parcel is just under one acre at approximately 34,412 square feet and is zoned M-1 (Light Industrial), providing additional flexibility for future use, expansion, or ancillary development after lease expiration.

Strategically positioned at one of the Lower Yakima Valley's most prominent and highly trafficked intersections — West 1st Street and U.S. Highway 97 — the property benefits from exceptional visibility, strong daily vehicle counts, and established retail synergy. Surrounding national and regional tenants include O'Reilly Auto Parts, McDonald's, DaVita Dialysis, and the nearby Wolf Den retail hub, reinforcing the location's role as a dominant neighborhood and commuter-oriented retail destination that seamlessly ties into the immediate demographic. To establish the NOI we are using a 5% vacancy rate and a 2% capital replacement reserve.

Highlights



PROPERTY HIGHLIGHTS

- Stabilized retail investment anchored by a high-performing grocery store tenant
- Owner will sign a long-term NNN lease with 2.5% annual rent escalations
- Four consecutive five-year renewal options providing potential for durable, long-term income
- Investment-grade regional grocery operator with a proven operating history at the site
- Tenant operates seven additional grocery locations across Washington State, demonstrating operational depth and market presence
- Attractive in-place cap rate of approximately 8%
- Offering includes the adjoining M-1 tax parcel collectively totaling approximately 116,740 square feet
- Primary parcel: ±82,328 SF zoned B-1 (Neighborhood Business District)
- Additional parcel: ±34,412 SF (just under one acre) zoned M-1 (Light Industrial), providing future expansion, development, or ancillary income potential
- Premier location at the signalized intersection of West 1st Street and U.S. Highway 97 in the Lower Yakima Valley
- Exceptional visibility and strong daily traffic counts supporting long-term tenant performance

Additional Photos

