

801 N 39TH AVE

YAKIMA, WA 98902

FOR SALE



PROPERTY DESCRIPTION

Prime investment opportunity at 801 N. 39th Avenue in Yakima, Washington. Offered at \$2,500,000, this well-maintained 9,100 SF office building features 7,200 SF on the main level plus approximately 1,900 SF of basement/lower-level space. The main level includes a welcoming walk-in reception area, 18 private offices, a spacious conference room, and a large storage/supply/copy room. Fully leased to a financial institution through February 2029, the property benefits from automatic 3% annual rent increases. Current annual net operating income is approximately \$169,927.79 with a 6.79% cap rate. CAM estimates are \$5.55/SF.

PROPERTY HIGHLIGHTS

- \$2,500,000
- 9,100 SF
- NNN Lease
- 6.79 Cap Rate

MIKE ADKAMS

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OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	44,262 SF
Usable SF:	9,100 SF
NOI:	\$169,927.79
Cap Rate:	6.79%

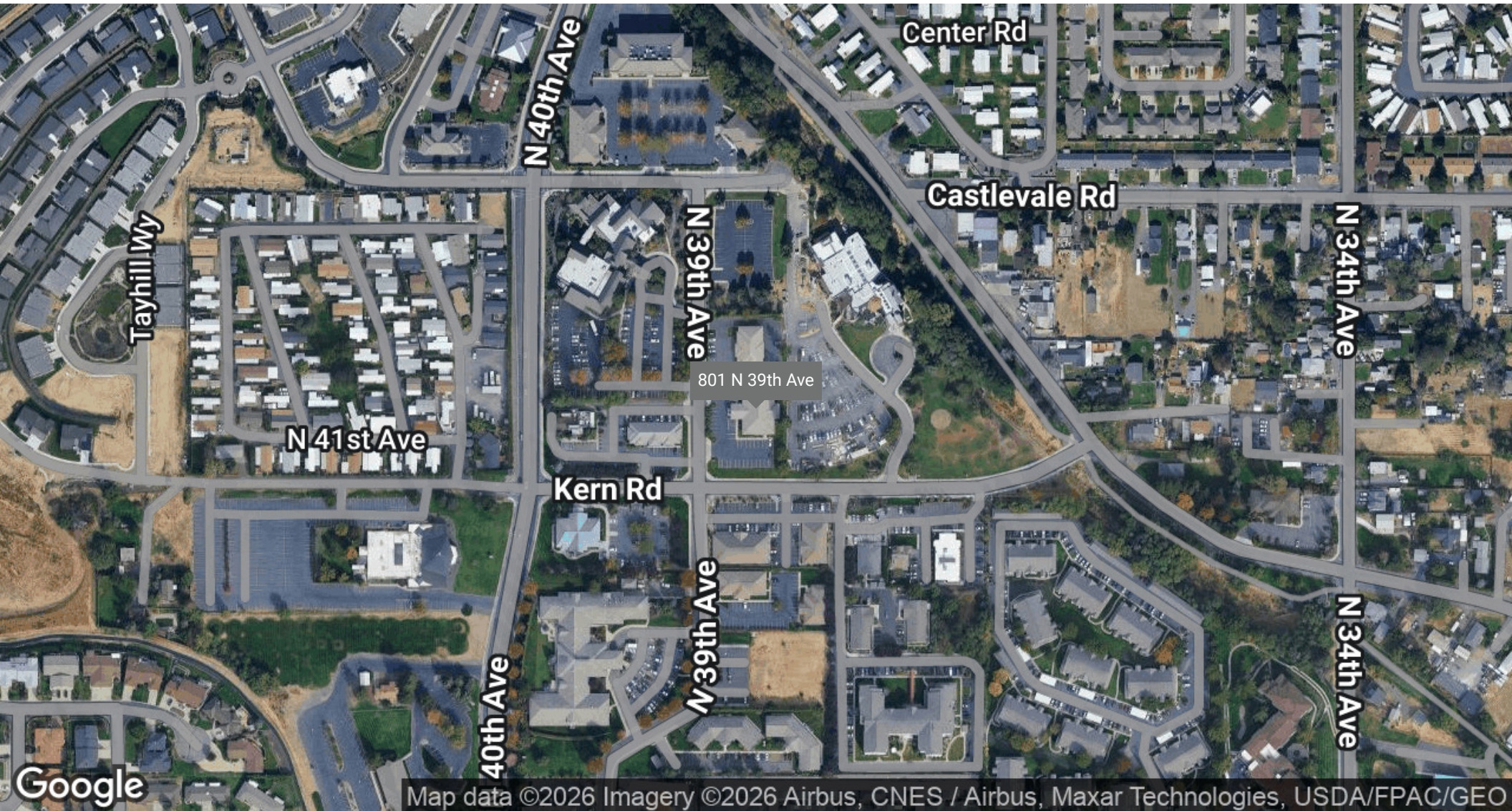
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	520	1,655	4,725
Total Population	1,210	3,660	10,883
Average HH Income	\$73,639	\$74,706	\$86,000

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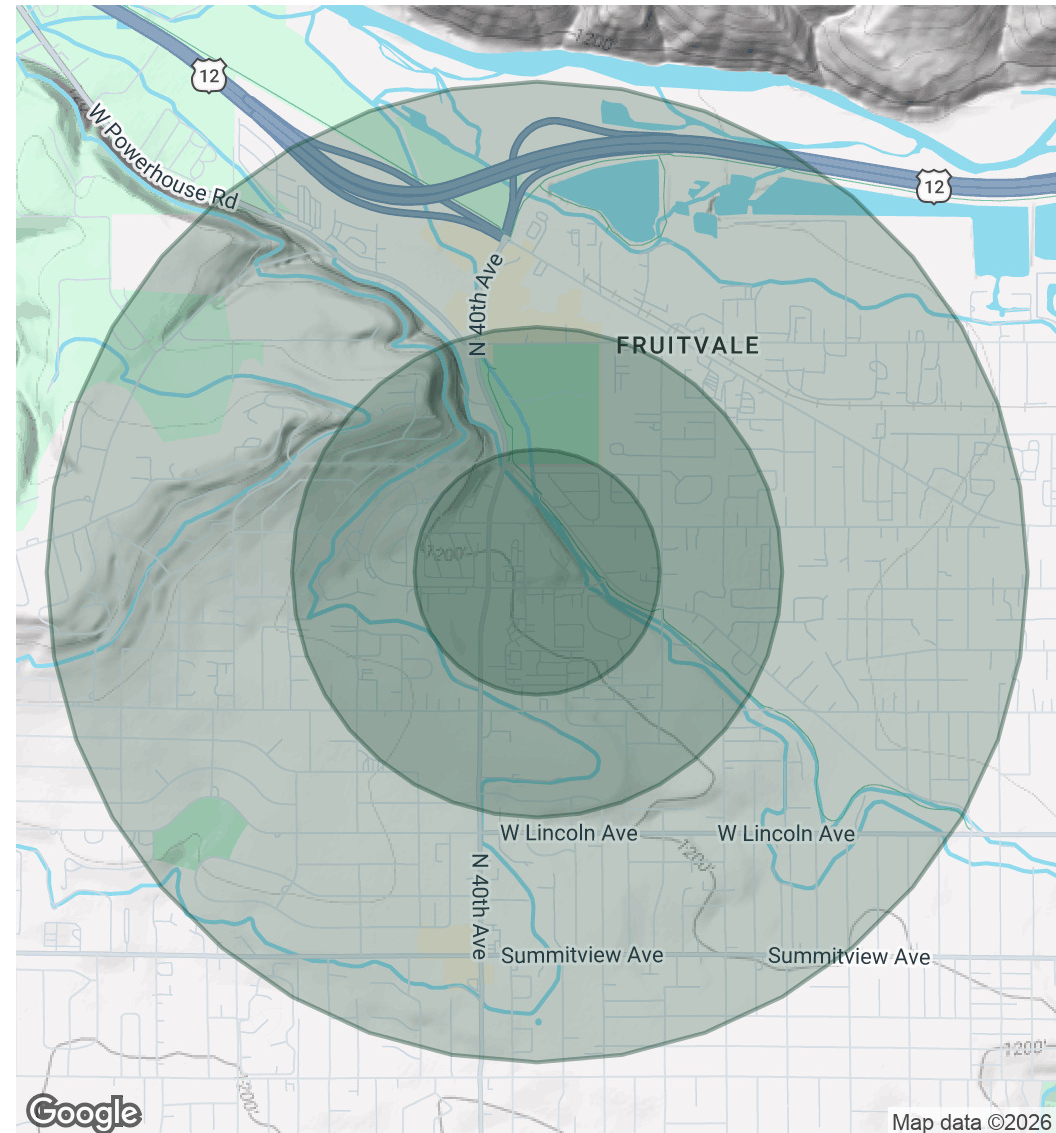
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,210	3,660	10,883
Average Age	40.9	46.9	45.1
Average Age (Male)	42.0	47.7	44.8
Average Age (Female)	34.4	42.3	43.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	520	1,655	4,725
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$73,639	\$74,706	\$86,000
Average House Value	\$267,925	\$265,537	\$295,654

2023 American Community Survey (ACS)



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