

# FOR SALE

# Hablo Español

## 841 W 1<sup>st</sup> Ave, Toppenish, Wa



Offered at \$1,299,000 - 8.22% Cap Rate

# KR

KEVIN RANGEL

COMMERCIAL - RESIDENTIAL  
REAL ESTATE

# KEVIN RANGEL

COMMERCIAL REAL ESTATE

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John L. Scott<sup>®</sup>

YAKIMA

Each office is independently owned and operated



# INVESTMENT OVERVIEW



**Price - \$1,299,000**

**NOI - \$106,906.65**

**Cap Rate - 8.22%**

**PPSF - \$150.34**

**Building Size - 8,640**

**Built 2015**

**Lot Size - 1.28 Acres**

**8 units + Leased Parking Lot**

This fully leased, 2015-built 8-unit retail strip center offers investors stable in-place cash flow with clear upside through improved lease economics and site utilization. Offered at \$150.34 PPSF the property totals 8,640 SF on a 1.28-acre parcel with strong frontage and visibility along a primary commercial corridor in Toppenish, WA, providing convenient access for local and regional traffic. The intersection going north and south on SR 97 reports a Annual Average Daily Traffic count (AADT) of approximately 11,000. A major differentiator in this market is the site's substantial on-site parking, supporting higher-traffic users, operational flexibility, and long-term tenant retention. Value-Add / Upside: In addition to current occupancy, the asset presents a compelling opportunity to enhance value over time through lease restructuring, expense allocations/CAM recovery, and rent optimization as leases roll. The property also includes excess land to the rear that may support additional income-generating uses and future development concepts--such as expanded retail/service uses or a convenience-oriented configuration (including potential fuel-related improvements near the existing food-truck area)--subject to buyer verification of zoning, utilities, access, and required approvals. The center is 100% occupied with a diverse tenant mix including an established insurance agency, a pawn shop (3 units), Cricket Wireless, a smoke shop, a nail salon, and a spice & herb retailer. Tenant history ranges from 5 to 26 years, and the property has experienced two lease signings within the past year, supporting both long-standing stability and refreshed lease activity. A long-standing food truck operator also provides supplemental income with reliable payment history. With modern construction, strong visibility, established tenancy, and multiple paths to NOI growth, this property is well-suited for 1031 buyers and value-add retail investors



# RENT ROLL OVERVIEW

Suite	Tenant	Sq Ft	Commencement Date	Expiration	Lease Amount	Leased PPSF	Next Rent Increase
Suite 1.	Premium High	1,080	1/6/2024	5/31/2026	\$1,478	\$16.42	
Suite 2,3,4.	Topp Pawn Shop	3,240	1/4/2019	3/31/2029	\$4,137	\$14.8	\$4,137 4/1/2026
Suite 5.	Cricket Wireless	1,080	1/6/2024	5/31/2027	\$1,450	\$16.11	
Suite 6	Legend Nails	1,080	1/9/2018	8/31/2028	\$1,417	\$15.77	\$1,456 9/1/26
Suite 7.	Topp Insurance	1,080	1/7/2024	6/30/2026	\$1,500	\$16.66	
Suite 8.	Dulceria	1,080	1/6/2025	5/31/2027	\$1,500	\$16.66	
Leased Parking	Taco Truck		2018		\$750		
		<b>8,640 Sf</b>			<b>\$12,232</b>		



# ANNUAL SUMMARY



<b>Gross Income</b>	<b>\$146,784</b>
Vacancy Factor -5%	-7,339.2
<b>Effective Gross INcome</b>	<b>\$139,444.8</b>
Water	-\$7,740
Property Taxes	-\$11,098.15
Insurance	-\$8,000
Miscelaneous Expense	-\$2,000
Septic Pump x 2 Annual	\$900
Landscaping	-\$1,000
Garbage	-\$1500
Snow removal	-\$300
<b>Net Operating Income</b>	<b>\$106,906.65</b>





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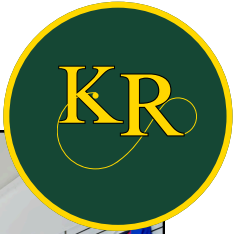


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