



25, 27 And 29 Basin Street SW

EPHRATA, WA 98823

OFFICE / RETAIL
BUILDING FOR LEASE
UP TO 4,263 SF
1, 2 OR 3 UNITS
\$12.00 / SF / YEAR
NNN

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AAI Financial Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AAI Financial Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AAI Financial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY

Matthew Russell

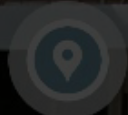
517.455.1976

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SECTION 1

Property Information



Property Summary



Property Description

Introducing a prime opportunity for your business at 25, 27 and 29 Basin Street SW, Ephrata, WA, 98823. These premier commercial spaces can be used for retail or office to suit a variety of business needs. With ample parking behind the building and high-speed internet connectivity on the main thoroughfare, this property is perfect for an insurance or real estate agency, or boutique retail establishment. The well maintained building provides inviting spaces, complete with customizable interiors and proximity to major transportation routes. Whether you're establishing or expanding your enterprise, this property is an exceptional choice for those seeking a professional, dynamic, and convenient location for their business.

Property Highlights

- Up to 4,263 Square Feet - 25 (840 sq ft), 27 (1,407 sq ft), 29 (2,016 sq ft) or all 3 units available for rent
- Ample parking for tenants and guests
- High-speed internet connectivity
- Tenant Improvements negotiable depending on lease terms
- Proximity to major transportation routes
- Exceptional location for establishing or expanding businesses

Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	3
Available SF:	840 - 2,016 SF
Lot Size:	0.25 Acres
Building Size:	4,263 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	368	794	2,684
Total Population	940	2,058	7,125
Average HH Income	\$81,864	\$85,075	\$89,271

Lease Information



Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	840 - 2,016 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

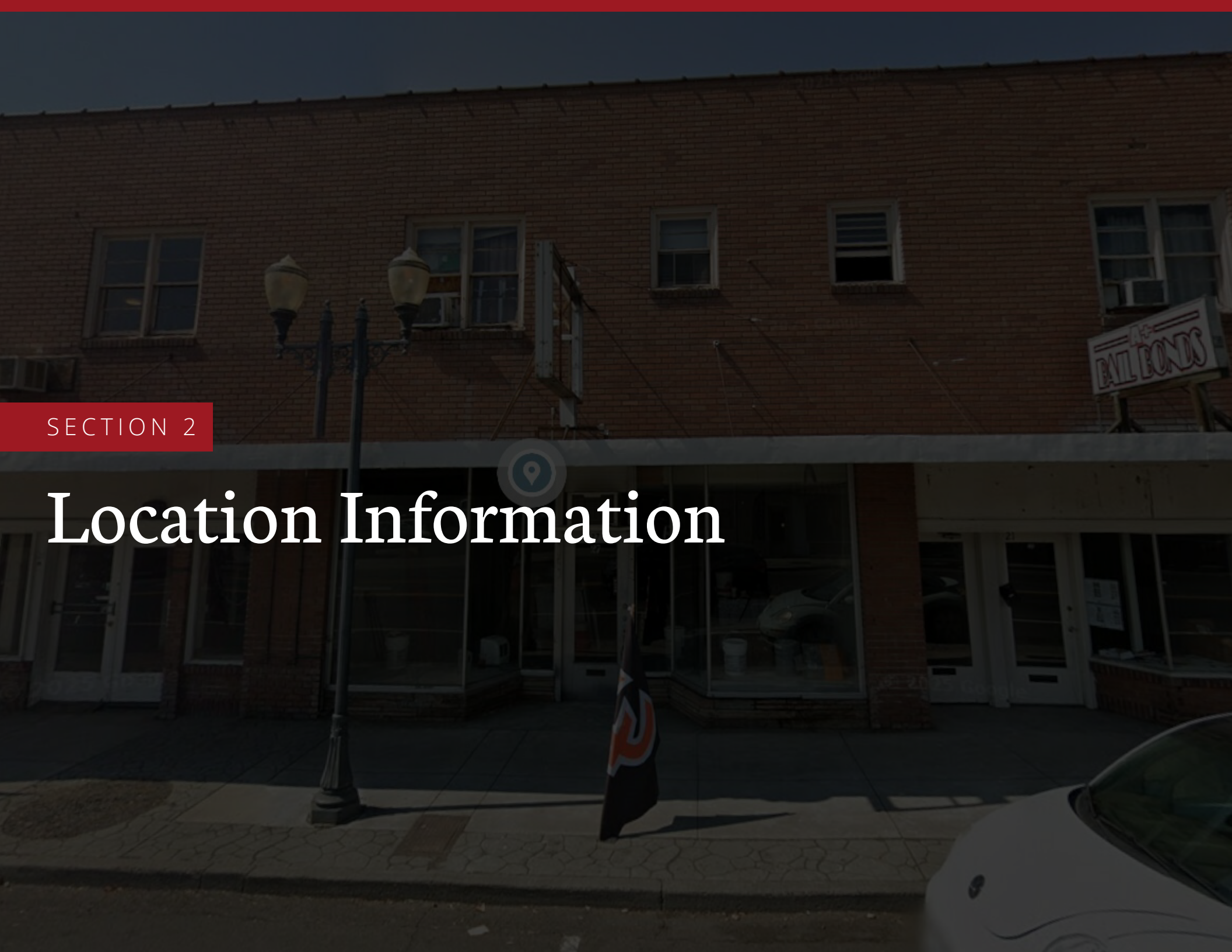
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
25 Basin Street	Available	840 SF	NNN	\$12.00 SF/yr	Would make a great office to receive clients!
27 Basin Street	Available	1,407 SF	NNN	\$12.00 SF/yr	Nice opportunity for a boutique shop!
29 Basin Street	Available	2,016 SF	NNN	\$12.00 SF/yr	Great spot for an insurance agency!

Additional Photos

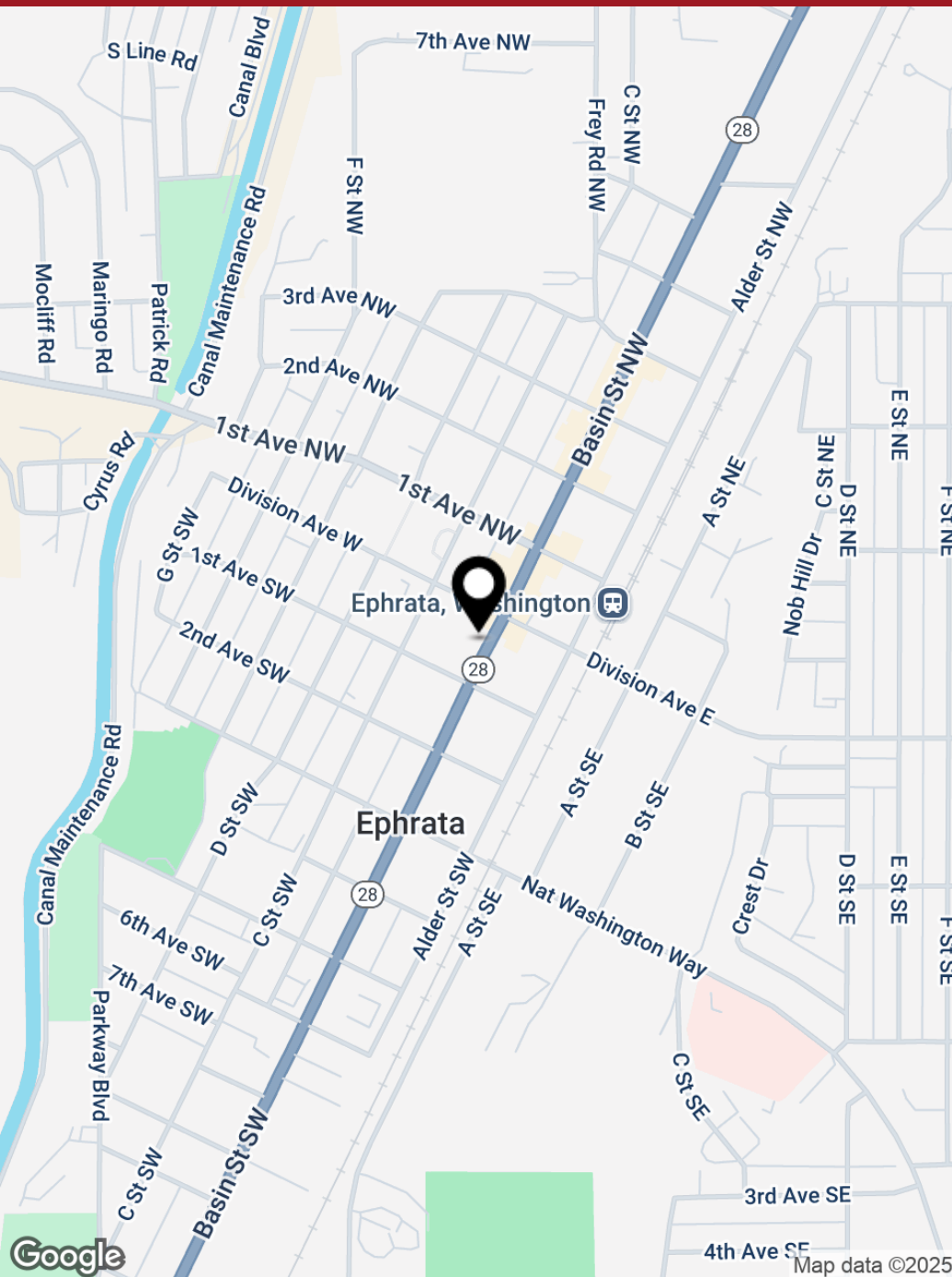


SECTION 2

Location Information



Location Description

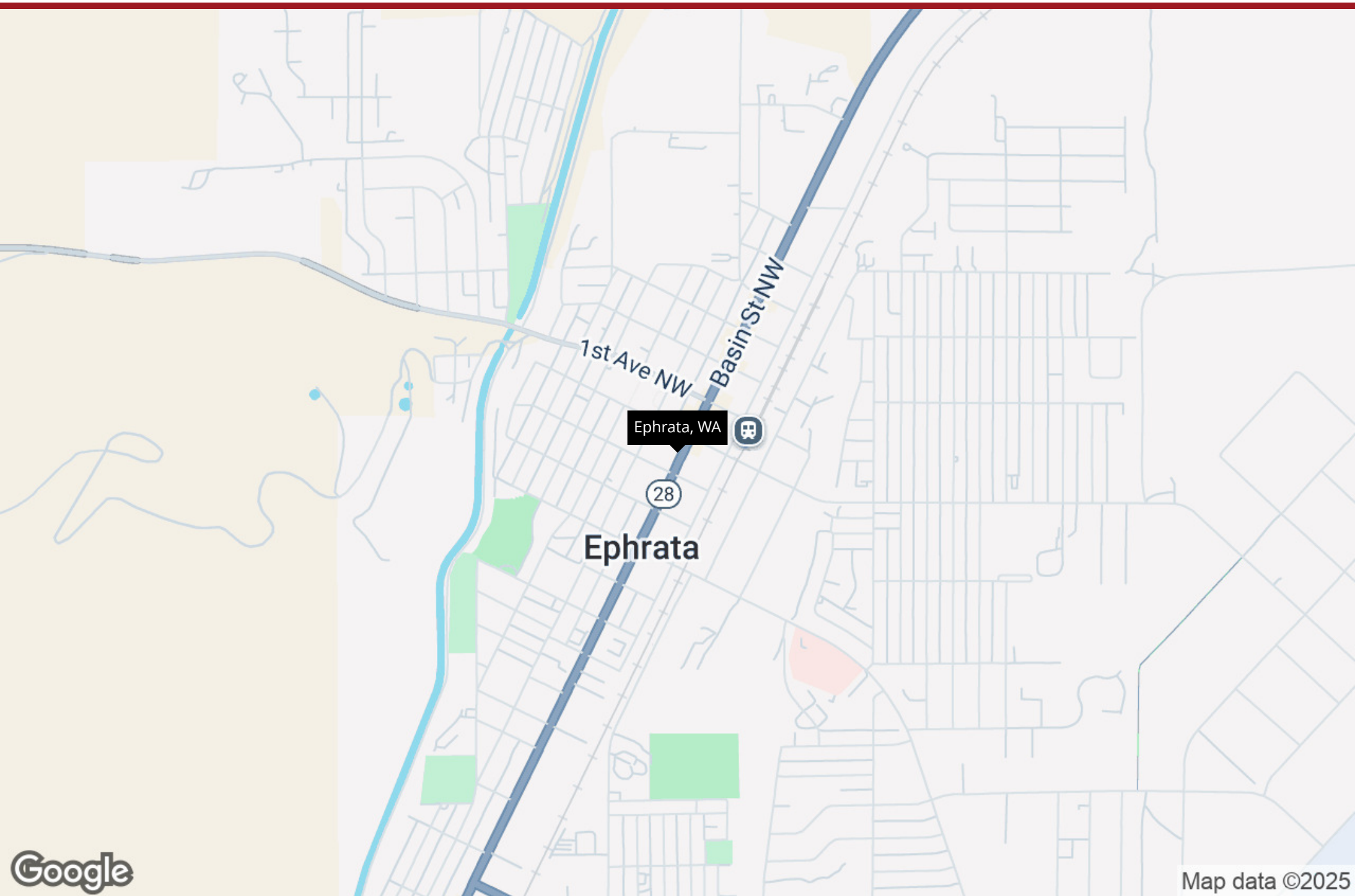


Demographics	0.3 Miles	0.5 Miles	1 Mile
Total population	940	2,058	7,125
Median age	38	38	37
Median age (Male)	37	37	36
Median age (Female)	40	39	38
Total households	368	794	2,684
Total persons per HH	2.6	2.6	2.7
Average HH income	\$81,864	\$85,075	\$89,271
Average house value	\$289,921	\$290,138	\$287,209

Location Overview

Discover the charm of Ephrata, WA, where the high-desert landscape meets small-town appeal. Situated in the heart of the Columbia Basin, the area surrounding the property offers a picturesque backdrop for businesses seeking tranquil surroundings. With convenient access to essential amenities, including dining options such as Papa's Casita and Barney's Burgers, as well as shopping destinations like Basin Street Market, the location provides a perfect balance of urban convenience and natural beauty. Additionally, the property is in close proximity to the Grant County International Airport and recreational spots like Oasis Park, making it an ideal choice for office tenants seeking a blend of productivity and relaxation.

Regional Map



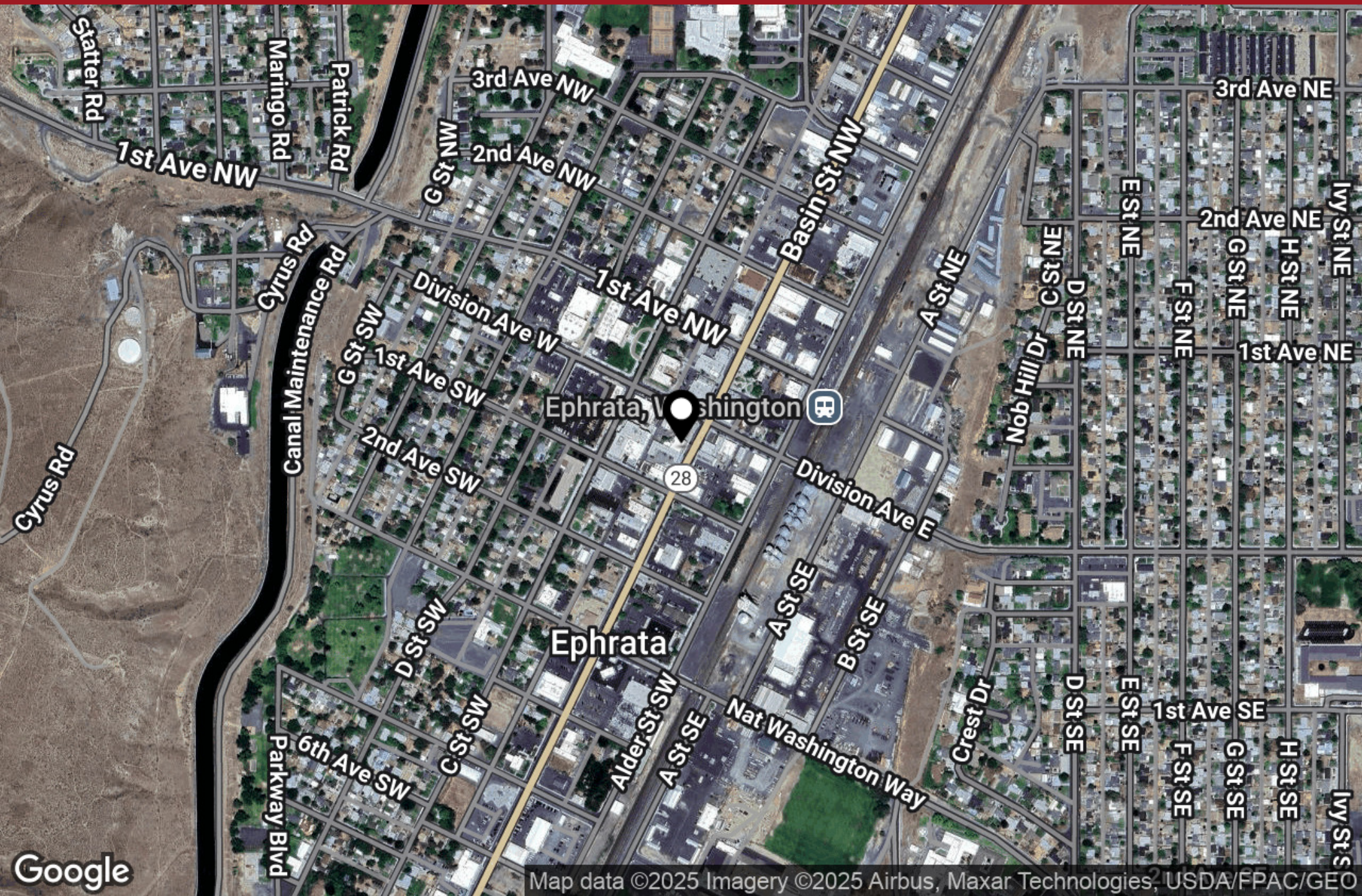
Google

Map data ©2025

Aerial Map Closeup



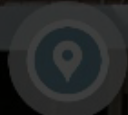
Aerial Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

SECTION 3

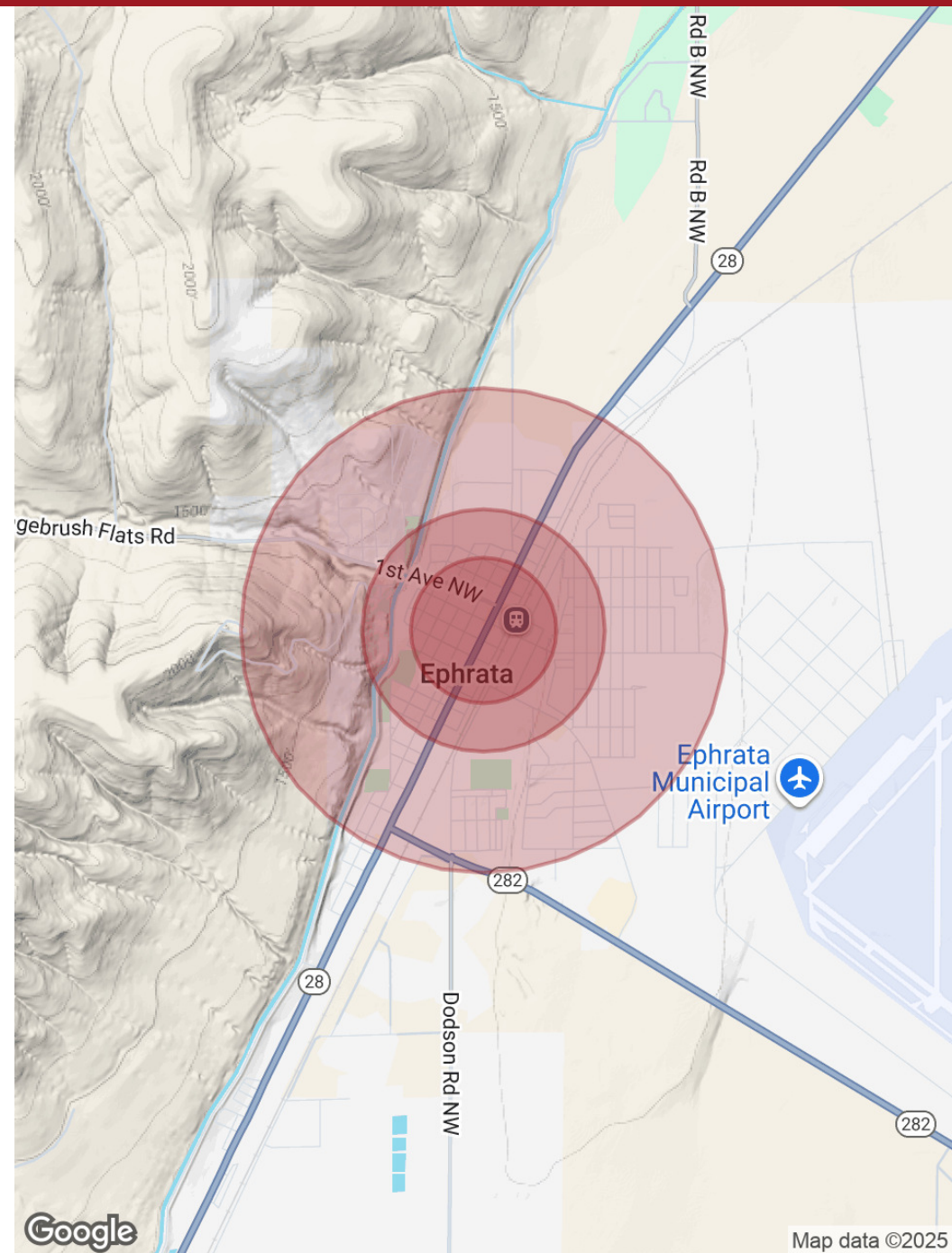
Demographics



Demographics Map & Report

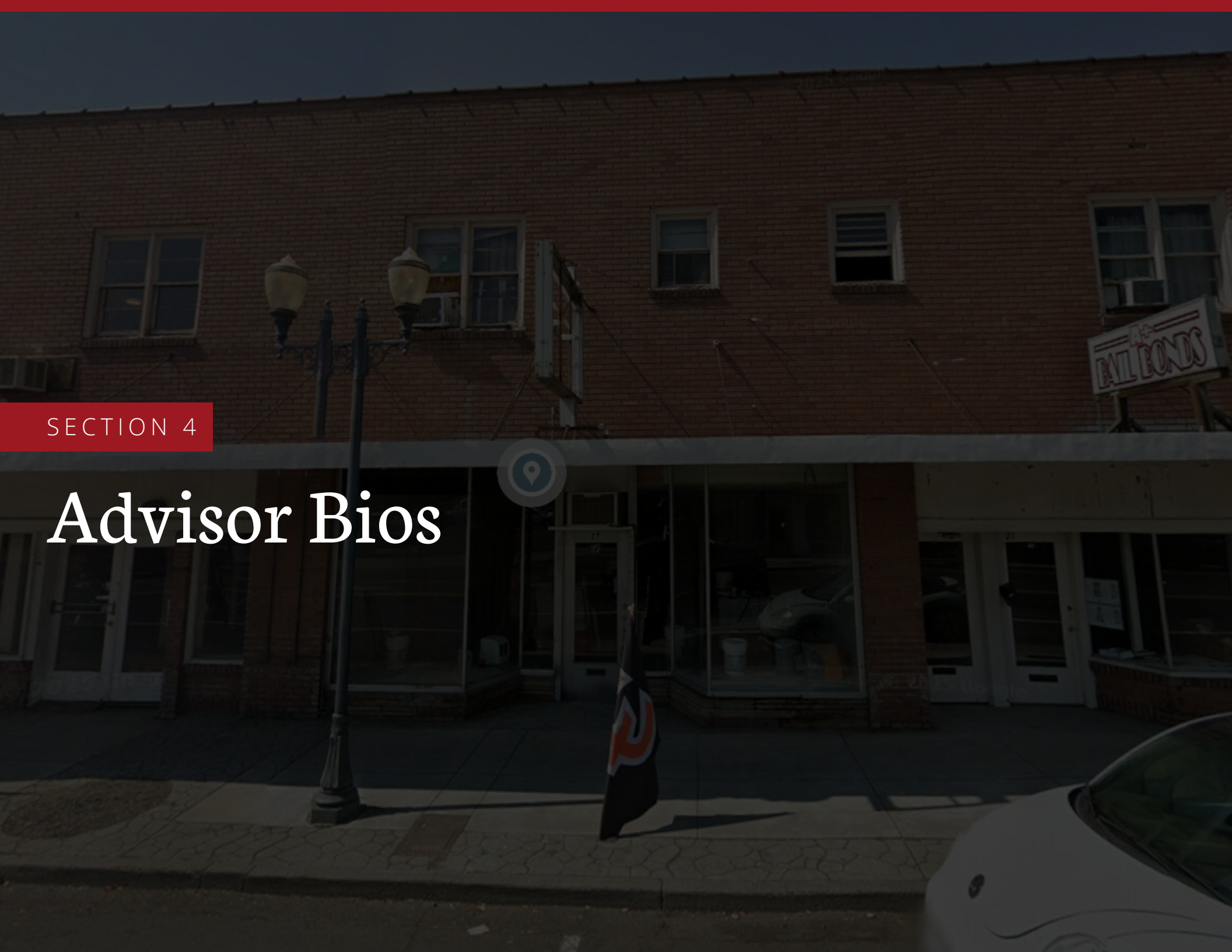
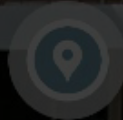
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Demographics data derived from AlphaMap



SECTION 4

Advisor Bios



Advisor Bio 1



Matthew Russell

mrussell@aaifg.com

Direct: **517.455.1976**

Professional Background

Matt brings over 20 years of expertise in commercial lending, finance, and strategic operations, with a proven ability to drive efficiencies, enhance profitability, and implement innovative processes. As the co-founder and leader of AAI Financial Group since 2017, Matt has built a robust firm specializing in commercial lending, real estate brokerage, business brokerage, and direct private lending. Under his leadership, AAI Financial Group has originated over \$574 million in loans, delivering tailored financial solutions to business clients nationwide. Visit AAI Financial Group for more details on their services. In addition to AAI Financial Group, Matt owns and operates a property management firm, further expanding his footprint in real estate and investment management.

Matt's strategic vision has consistently strengthened organizations during periods of growth and recovery, leaving a lasting impact on their operational and financial success. Previously, Matt held key leadership roles, including serving as CFO and Chief Lending Officer at Solarity Credit Union in Yakima, WA, and as CFO for credit unions in San Antonio, TX, and Lansing, MI. These roles honed his skills in financial strategy, budgeting, and operational management, which he now applies to his commercial lending and real estate ventures.

Matt holds an MBA from Michigan State University and a BBA in Finance with a minor in Business Administration from Western Michigan University. Deeply committed to community service, he currently serves on the Heritage Heights Board of Directors in Chelan, WA, and has previously held roles as President of the Yakima Humane Society and Treasurer for multiple charitable organizations. In his free time, Matt enjoys golfing, supporting Michigan State sports, cooking, traveling, and spending quality time with his family.

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AAI Financial Group: Commercial Lending Capabilities

Text Headline

AAI Financial Group (AAIFG) is our dedicated capital advisory arm that specializes in assisting clients to obtain financing for commercial properties. We are committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We utilize our relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, and agency lenders to provide our clients with a wide range of financing options.

Our dedicated, knowledgeable advisors work to understand you and your goals, gather all of the documents required, provide advice and manage the process from beginning to end while overcoming the challenges of financing.

Team

Dedicated back-office support team to focus on real estate and financing transactions.

Capital Access

Access to local, regional and nationwide lenders.

Efficiency

Company wide operating system servicing real estate and financing utilizing the same team members throughout the transaction.