

FOR LEASE | Zillah Plaza



Offered at:
Available:

\$18/SF, NNN
691-1,898SF

123 First Ave
Zillah, WA 98953

509.966.3800: O
509.941.8309: C

218 SSgt Pendleton Way
Yakima, WA 98901

Rachel Toth
rtoth@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$18/SF, NNN
Building Size #1:	8,578SF +/-
Building Size #2:	4,242SF +/-
Available SF:	691 - 1,898SF +/-
Lot Size:	1.06 acres +/-
Estimated NNN's:	\$4.00/SF +/-
Zoning:	Com

PROPERTY OVERVIEW

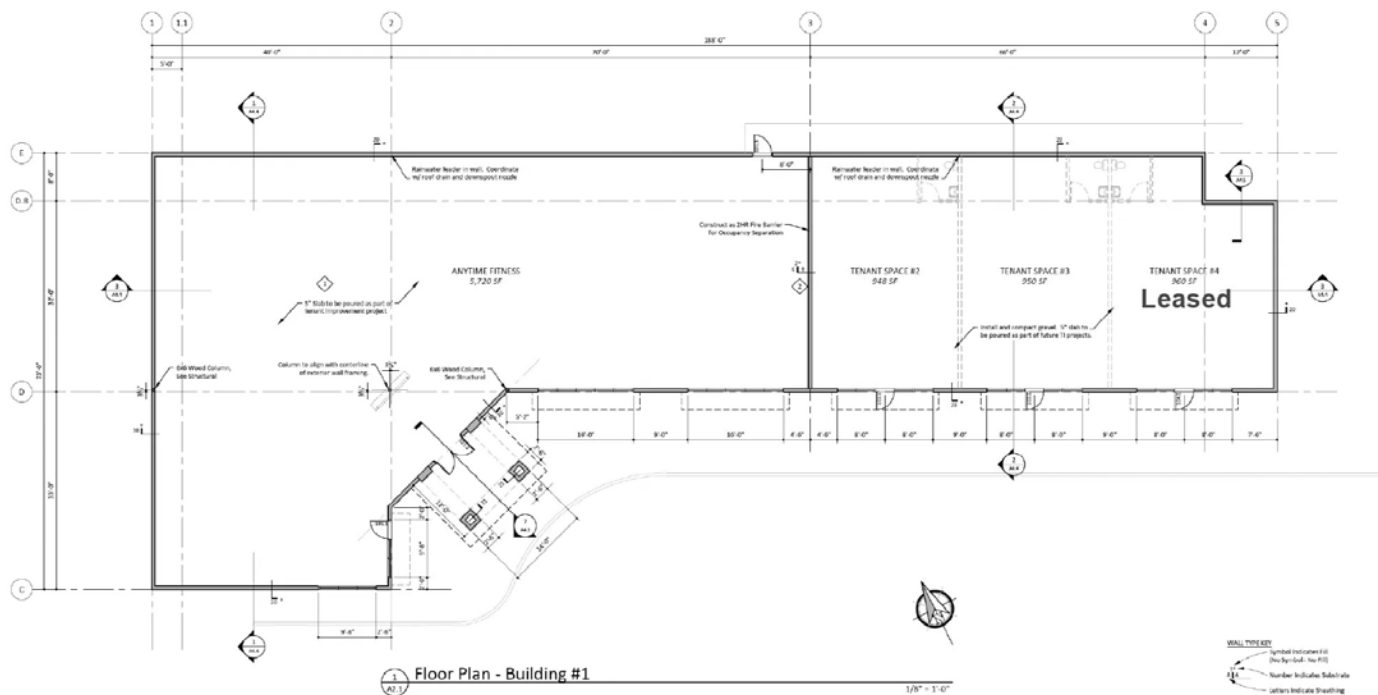
THIS OFFERING is a prime opportunity to lease a newly constructed commercial building in the heart of Zillah, WA. Ideal for retail businesses or professional services, this versatile plaza is scheduled for completion summer 2025. Current tenants include Anytime Fitness, Westside Pizza and Bella Brew.

Located along the main thoroughfare and within close proximity to Harvest Foods, Dollar Tree, City Hall, The Old Warehouse, and several other professional offices, this property boasts excellent visibility, strong street presence, and ample on-site parking.

Each unit offers approximately 691 to 960 square feet, delivered in a clean vanilla shell finish—ready for your custom tenant improvements. For those needing more space, suites can be combined to create up to 1,898 contiguous square feet.

Tenant Improvement allowance of \$2/SF/year available to qualified tenants.

Floor Plans



1 Floor Plan - Building #1

1/8" = 1'-0"

SHEET KEYNOTES

1. Flash to be placed on top of vapor barrier such as Singsimp, Kevlar or equal.
2. Center straps/pier on Girders 3, 9" apart to be attached to studs per UFGCB. Install (2) layers of 5/8" GWS over plywood, stagger joints and apply sealant/caulk at each layer around each board perimeter and at the joist to the floor and roof deck. Seal all penetrations with appropriate fire sealant.

WALL TYPE KEY

1. Typical interior Wall Type "A-1" is not flagged as an interior Wall. All Non-Separated walls are coded out. An interior Wall Type continues the full length, including any joist, angles, recesses, or studs used for the side of the wall flagged.
2. At insulated interior walls, extend studs, insulation, and sheathing bottom of roof trusses. Cut and fit all walls tight to beams, cuts, pipes, and other objects.
3. All exterior framed walls to receive vapor barrier on interior side of framing.
4. At walls with insulation, continue insulation full height of walls, unless:
5. A) stud framing and form 16" O.C. UNO.

SHEET NOTES

1. Verify all existing conditions. Report any discrepancies to Architect.
2. Exterior dimensions are typically taken to face of concrete. Interior dimensions are typically taken to grid line, centerline of structural columns, and centerline of stud walls, or face of masonry or concrete walls, (whichever is applicable).
3. Takebacks adjacent to the building are shown for reference. See site drawings for site annotations.

[illegible]

Door Schedule																	
Door #	W	T	Th	Group	Price	Door			Traverse			Detail			Remarks	Door	
						Type	Open	Min	Max	Min	Max	Min	Max	Min			Max
201.1	3:50	7:40	1:30	-	0	5	ALUMINUM	ANODIZED	-	ALUMINUM	ANODIZED	1/2x6	1/4x6	1/2x6	1/4x6	201.1	
201.2	3:50	7:40	1:30	-	0	5	ALUMINUM	ANODIZED	-	ALUMINUM	ANODIZED	1/2x6	1/4x6	1/2x6	1/4x6	201.2	
202.1	3:50	7:40	1:30	-	0	5	ALUMINUM	ANODIZED	-	ALUMINUM	ANODIZED	1/2x6	1/4x6	1/2x6	1/4x6	202.1	
202.2	3:50	7:40	1:30	-	0	5	ALUMINUM	ANODIZED	-	ALUMINUM	ANODIZED	1/2x6	1/4x6	1/2x6	1/4x6	202.2	

WALL TYPE KEY

- Symbol Indicates if it (New Symbol - New Pile)
- Number Indicates Substrate
- Letters Indicate Sheathing For Each Side of Wall

- 15/16" Acoustical Batt Insulation
- 4" Rockwool Insulation
- R-24 Thermal Batt Insulation

INTRODUCTION 109

1. 2x4 Wood Studs
2. 2x6 Wood Studs
3. 6" Metal Studs

INTERIOR WALL FINISHES

- A. $\frac{1}{2}$ GWR
B. (2) layers $\frac{1}{2}$ GWR
C. (2) layers $\frac{1}{2}$ GWR & $\frac{1}{2}$ flyweed (per soil)

EXTERIOR WALL TYPES

26. Portland Cement Plaster (Stucco)
 • Finish Coat
 • Base Coat w/Reinforcing Mesh
 • Cement Board, such as PermaBase
 • Tyvek Sheetrock
 • Air/Water Resistant Barrier, such as Paros Weather Seal
 • 1/2" Plywood
 • 2x6 Wood Stud @16" O.C.
 • Batt Insulation
27. Portland Cement Plaster (Stucco)
 • Finish Coat
 • Base Coat w/Reinforcing Mesh
 • Cement Board, such as PermaBase
 • Tyvek Sheetrock
 • Air/Water Resistant Barrier, such as Paros Weather Seal
 • 1/2" Plywood
 • 8" Metal Stud @16" O.C.

Monson Architects, Inc.
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ZILLAH PLAZA - Shell Set
123 First Avenue

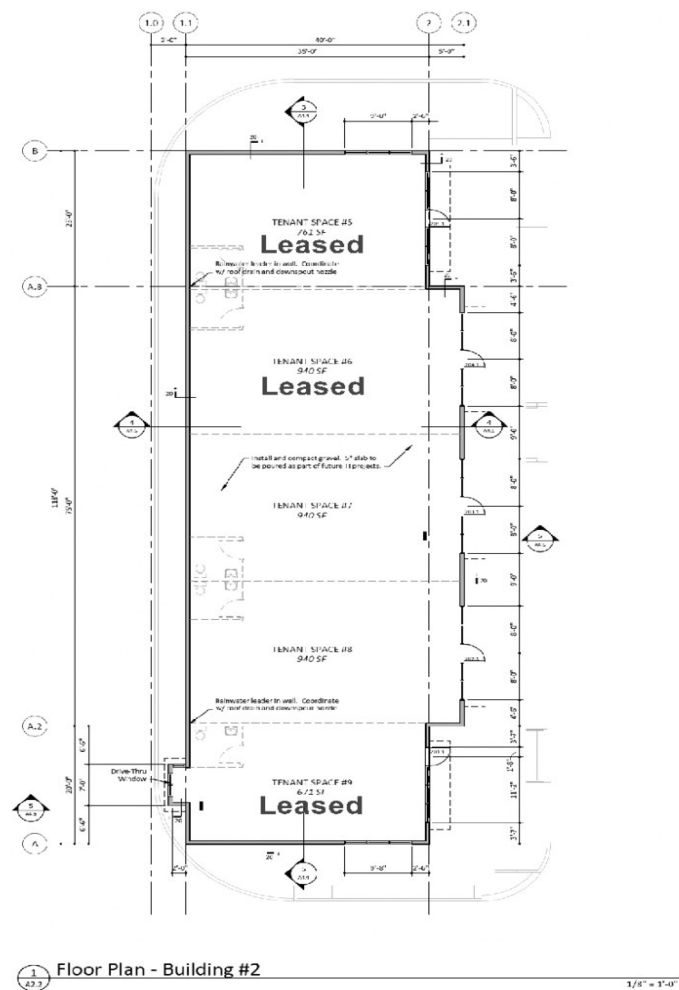
REVISION	DATE

DATE: 11/08/2023
SCALE: As Noted
DRAWN: RHM
PROJECT: 202211

Floor Plan

SHEET:
A2.1

Floor Plans



SHEET KEYNOTES

- 1. All dimensions are in feet and inches. Round up to nearest 1/4" or 1/2".

SHEET NOTES

- 1. Verify all existing conditions. Report any discrepancies to Architect.
- 2. Interior dimensions are typically taken to face of concrete. Interior dimensions are typically taken to grid line or centerline of structural columns. For concrete of steel walls, take to face of masonry or concrete walls, UNLESS otherwise noted.
- 3. Submittals required for the building are shown for reference. See the schedule for details.

WALL TYPE KEY

- 1. Symbol indicates (see Symbol key table)
- 2. Number indicates location
- 3. Letters indicate sheathing for each side of wall
- 4. (1) = 1" thick

WALL MATERIALS (INSULATION)

- 1. 20" Acoustical (see Schedule)
- 2. 4" Rigid Insulation
- 3. 2" Rigid Insulation

WALL MATERIALS (FINISHES)

- 1. 2x4 Wood studs
- 2. 2x6 Wood studs
- 3. 6" Multi-Stud

WALL MATERIALS (DETAILS)

- 1. 1/2" Gypsum
- 2. 1/2" Gypsum
- 3. 1/2" Gypsum

WALL MATERIALS (TYPE)

Noted from schedule to interior with interior wall finish noted above.

- 20. Portland Cement Plaster (stucco) Finish Coat
- 21. Black Coat and Insulating Mortar
- 22. 1/2" Rigid Insulation
- 23. 1/2" Rigid Insulation
- 24. 1/2" Rigid Insulation
- 25. 1/2" Rigid Insulation
- 26. 1/2" Rigid Insulation
- 27. 1/2" Rigid Insulation
- 28. 1/2" Rigid Insulation
- 29. 1/2" Rigid Insulation
- 30. 1/2" Rigid Insulation



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ZILLAH PLAZA - Shell Set
123 First Avenue
DLT INVESTMENTS
2021-2022

REVISION	DATE

11/08/2021

SCALE: As Noted

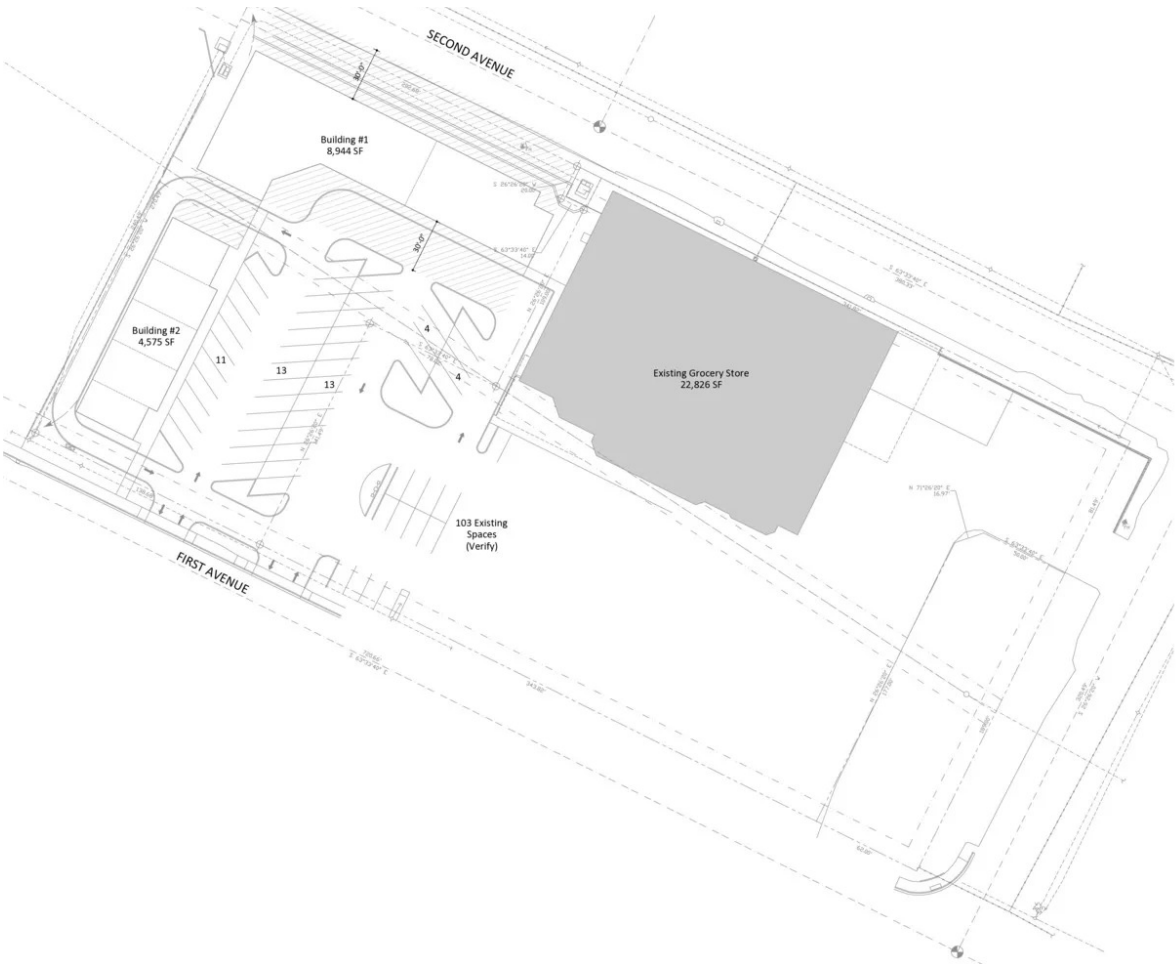
PROJECT: 202211

Floor Plan

Building 12

SHEET: A2.2

Site Plans



CODE ANALYSIS		
2024 International Building Code (IBC) with Washington Amendments		
Occupancy (Chapter 3)		
A-2	Assembly - Restaurants (309.3)	
A-3	Assembly - Gymsnasiums (309.4)	
B	Business (304)	
M	Mercantile (309)	
Allowable Building Area & Height (IBC, Table 504.3, Table 504.4 & Table 504.5)		
Type of Construction	Type V-B	
Allowable Stories	3	
Allowable Height	40'	
Occupancy	A-3	
Basic Allowable Area (sq ft)	6,000	
Occupancy	A-3	
Basic Allowable Area (sq ft)	6,000	
Occupancy	B	
Basic Allowable Area (sq ft)	9,000	
Occupancy	M	
Basic Allowable Area (sq ft)	9,000	
Actual Area		
Building #1	8,944	
Gymnasium (A-3)	6,000	
Restaurants (A-2)	2,944	
Building #2	4,575	
Area Modifications (IBC 2.2, IBC 5, Equation 5-1 and 5-2)		
$L = 200' - 0" \leq W \leq 300' \rightarrow L = 100' + 0.75(W - 200) \leq 300' \rightarrow L = 100' + 0.75(100) = 175' \rightarrow L = 175'$		
Adjusted Allowable Area		
$A_1 = A_1 + (W - 100) \times L$ $A_1 = 6,000 + (100 - 100) \times 175$ $A_1 = 6,000 + 0$ $A_1 = 6,000$ $A_1 = 5,180$ $A_1 = 5,180$ $A_1 = 5,180$		
Occupancy Separation Requirements (Table 506.4)		
Per Table 506.4, there are no separation requirements between A-2 and A-3 Occupancy Types. There are also no separation requirements between B and M Occupancy Types. Each building improvement project will need to be evaluated for separation requirements for specific occupancy.		
Fire Resistance Rating Requirements - Type V-B (Table 601)		
Building Element	Rating in Hours	Code Reference
Structural Frame	0	Table 601
Roofing Walls Exterior	0	Table 601
Roofing Walls Interior	0	Table 601
Roof Construction	0	Table 601
Fire Resistance Rating Requirements Based on Separation - Type V-B (Table 601)		
Building Element	Rating in Hours	Code Reference
Exterior Walls - 1	2 (M) / 1 (A, B)	Table 602
Exterior Walls - 2	1	Table 602
Exterior Walls - 3	0	Table 602
Minimum Area of Exterior Wall Openings Based on Separation (Table 705.4)		
Area Separation Distance	Proportion of Opening Permitted	Allowable Area
Exterior Walls - 1	Unrestricted, Nonpermeable (SP, X)	Not Permitted
Exterior Walls - 2	Unrestricted, Nonpermeable (SP, X)	Not Permitted
Exterior Walls - 3	Unrestricted, Nonpermeable (SP, X)	10%
Exterior Walls - 4	Unrestricted, Nonpermeable (SP, X)	15%
Exterior Walls - 5	Unrestricted, Nonpermeable (SP, X)	25%
Exterior Walls - 6	Unrestricted, Nonpermeable (SP, X)	35%
Exterior Walls - 7	Unrestricted, Nonpermeable (SP, X)	50%
Exterior Walls - 8	Unrestricted, Nonpermeable (SP, X)	70%
Exterior Walls - 9	Unrestricted, Nonpermeable (SP, X)	No Limit
City of Zillah Municipal Code		
Enacted: 2022-03-09		
Site Zoning: C-1 Commercial		
Allowable Building Height: 50' Restriction		
Parking Calculations		
Parking Spaces Required (Multi-Use Center: 4 per 1,000)	307	Parking Spaces
Parking Spaces Provided	348	Parking Spaces
Handicap Spaces Required	180	Parking Spaces
Handicap Spaces Provided	180	Parking Spaces



1 Floor Plan

1/8" = 1'-0"

Monson Architects, Inc
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Zillah Development
145 First Avenue
DLT Investments
Zillah, Washington

REVISION	DATE

DATE: 10/31/2022
SCALE: As Noted
DRAWN: RHM
PROJECT: 202211

Code Plan
Site & Buildings

Highlights



PROPERTY HIGHLIGHTS

- Suites from 691–960 SF
- Combine for up to 3,681 SF
- High visibility + ample parking
- Modern design + professional setting
- Scheduled completion: Summer 2025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	831	3,508	5,694
Total Population	1,956	10,578	18,225
Average HH Income	\$62,113	\$61,522	\$65,911

Additional Photos

