

# 5802 SUMMITVIEW AVE

YAKIMA, WA 98908

FOR LEASE



## PROPERTY DESCRIPTION

5802 Summitview Avenue offers 4236 square feet of flexible commercial space, formerly used as a fitness training facility and adaptable to a wide range of uses. The main level features a spacious open floor plan with a partially separated area, a private office, and two restrooms, one of which includes a shower.

The second floor includes five private rooms, a common area with a sink, and two large storage spaces (note: the upper level is not included in the square footage).

The property shares a large parking lot with Safeway+ Starbucks, Summit Thrift, and other established businesses, and is located adjacent to Chalet Mall, providing strong visibility and convenient access.

Offered at \$14.00 per square foot, plus \$4.00 CAM (NNN).

## PROPERTY HIGHLIGHTS

- \$14.00 per SF
- \$4.00 CAM Charges

## OFFERING SUMMARY

Lease Rate:	\$14 SF/yr
Lease type:	NNN
Available SF:	4,236 SF
Lot Size:	68,958 SF
Building Size:	21,059 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,152	3,902
Total Population	771	2,951	9,971
Average HH Income	\$83,769	\$91,178	\$98,817

## MIKE ABRAMS

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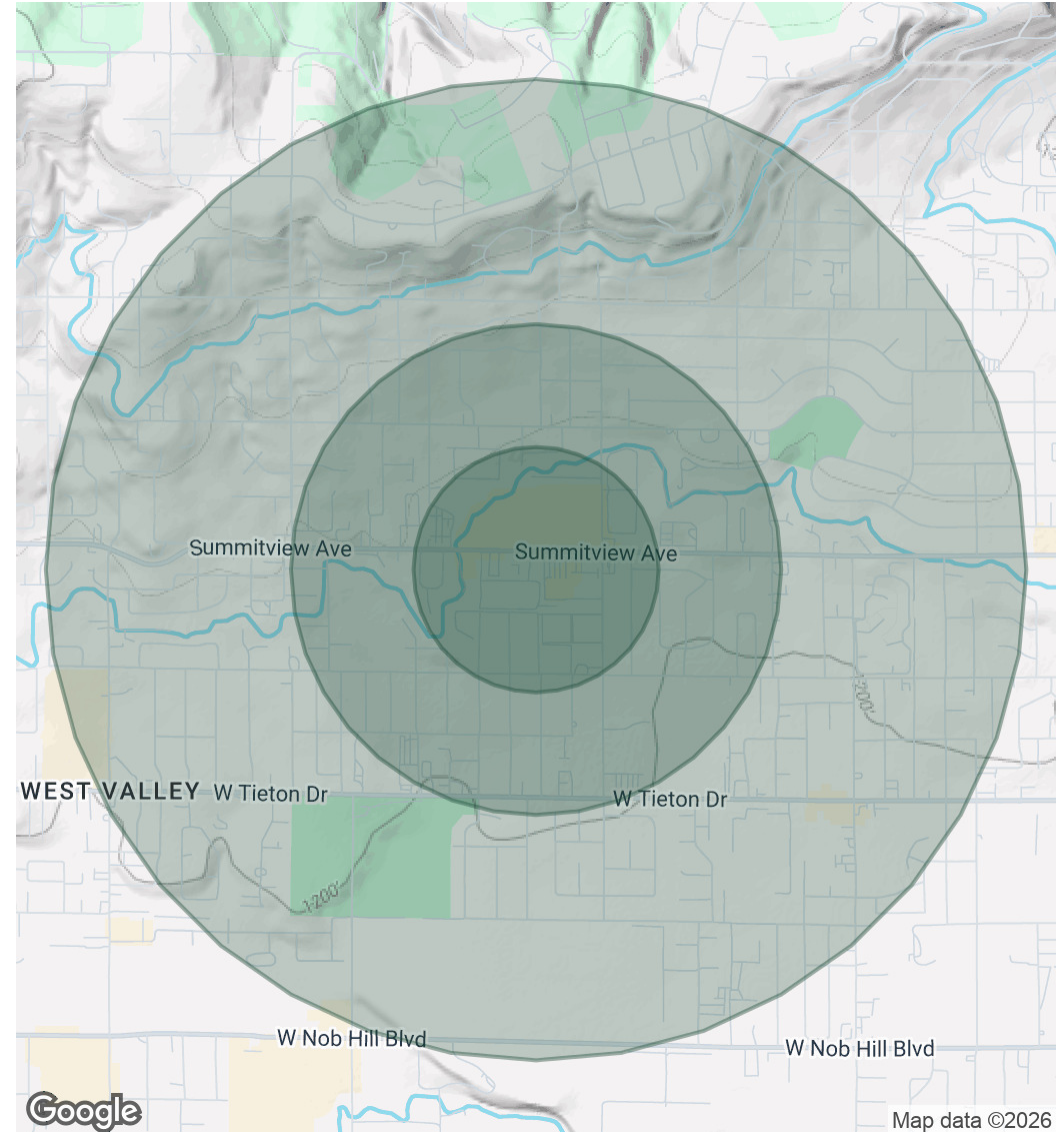
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	771	2,951	9,971
Average Age	37.3	39.3	41.4
Average Age (Male)	37.0	39.2	41.0
Average Age (Female)	40.2	41.2	42.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	301	1,152	3,902
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,769	\$91,178	\$98,817
Average House Value	\$340,151	\$346,845	\$375,356

2023 American Community Survey (ACS)



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