

617 SOUTH 48TH AVENUE

YAKIMA, WA 98908

FOR LEASE



PROPERTY DESCRIPTION

Located in the Glenmoor Professional Center, this 500 SF office suite is offered at \$19.00 per square foot on a modified gross lease. The tenant is responsible for utilities, while the landlord covers all other operating expenses. The space features two spacious office areas, a newly renovated kitchenette, and a private restroom—making it an ideal setup for a small office or professional business. Additional 1904 SF of office space is available next door.

PROPERTY HIGHLIGHTS

- 500 SF
- \$19.00/SF
- Modified gross lease

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (MG)
Available SF:	500 SF
Lot Size:	2.7 Acres
Building Size:	500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	398	1,488	4,823
Total Population	894	3,461	12,283
Average HH Income	\$72,538	\$74,815	\$94,370

MIKE ABRAMS

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John L. Scott
REAL ESTATE

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Google

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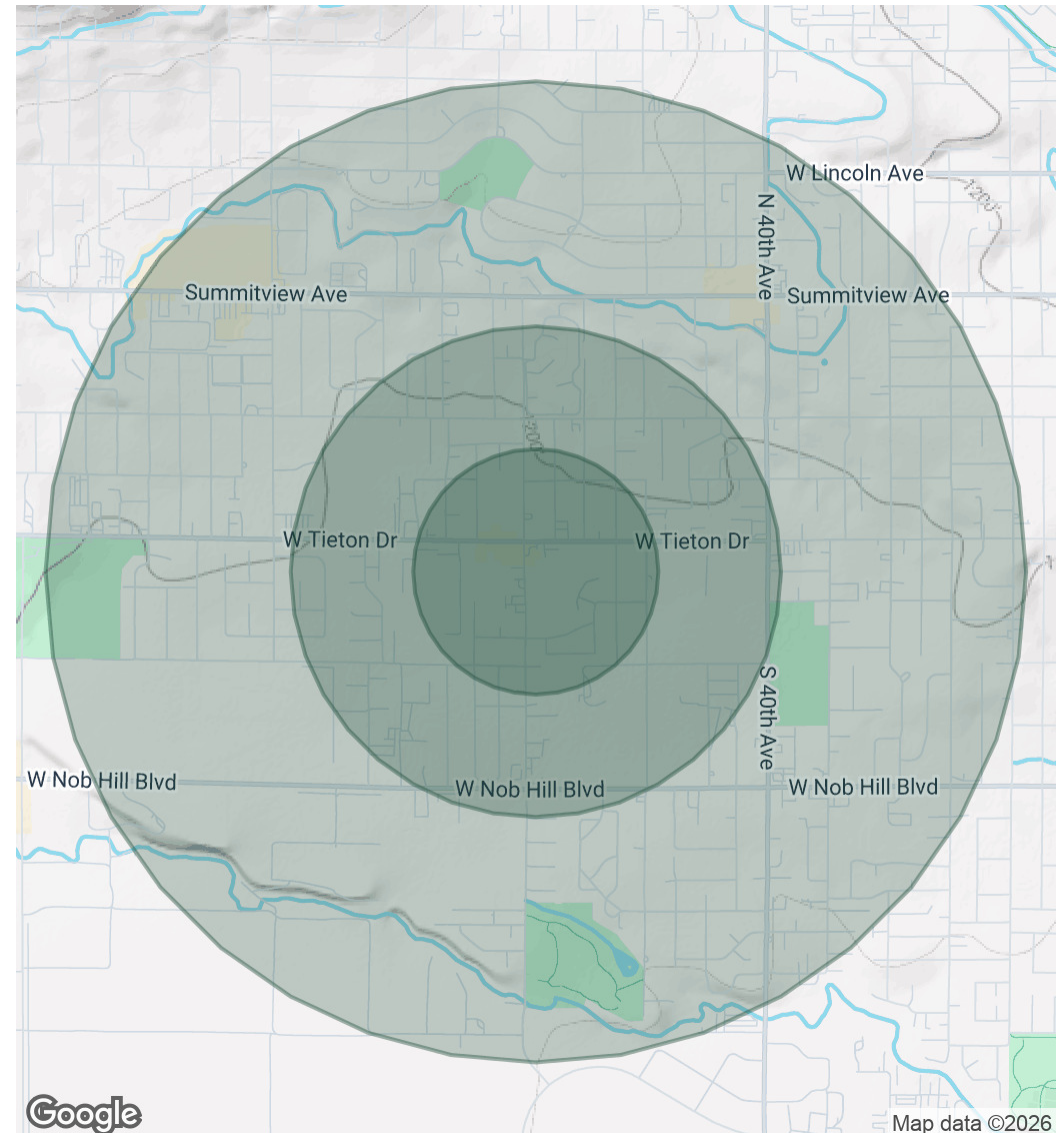
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	894	3,461	12,283
Average Age	32.8	33.7	37.3
Average Age (Male)	31.8	32.5	36.6
Average Age (Female)	33.3	34.2	38.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	398	1,488	4,823
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$72,538	\$74,815	\$94,370
Average House Value	\$384,413	\$377,708	\$342,992

2023 American Community Survey (ACS)



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