

FOR LEASE | Zillah Gateway Retail Suite

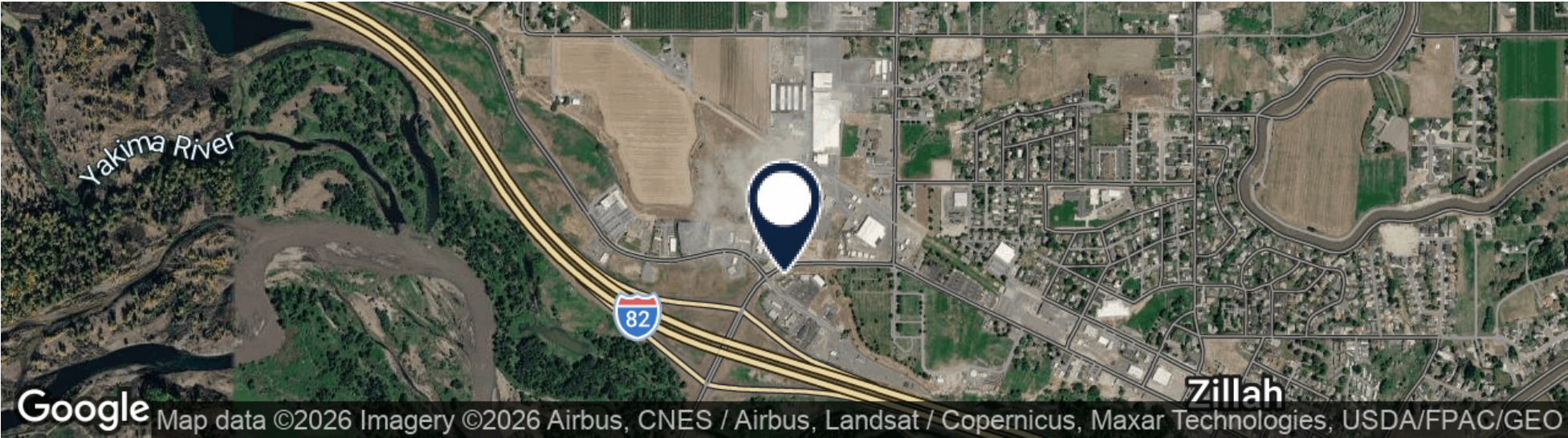


Offered at: \$16.50/SF, NNN
Available: 1,282SF

823 Zillah West Rd, Suite 201
Zillah, WA 98953

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.50/SF, NNN
Monthly Base Rent:	\$1,762.75/month, NNN
Available SF:	1,282SF
Estimated CAM's/NNN's:	\$4.10/SF +/-
Year Built:	2013
Zoning:	CT

PROPERTY OVERVIEW

This offering presents the opportunity to lease 1,282 SF of retail space in a freestanding building, situated alongside neighboring tenant Pizza Hut. The property benefits from excellent freeway exposure and strong visibility from the main arterial into Zillah.

The suite is surrounded by a strong mix of established businesses, including McDonald's, Subway, El Porton, DaVita, Castle Car Wash, Chevron, Zillah Vision, and River Rock Dental.

Most recently occupied by US Cellular, the space offers a convenient, high-visibility location suited to a variety of retail or service uses.

PROPERTY HIGHLIGHTS

Highlights



PROPERTY HIGHLIGHTS

- Located at Zillah Gateway
- Excellent freeway exposure and access
- Visibility from main arterial to Zillah
- Conveniently positioned near major national and local businesses
- 1,282SF retail suite
- Significant signage opportunities both via a slot on Zillah Gateway's Pylon and on the face of the building.

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	175	534	1,653
Total Population	482	1,471	4,916
Average HH Income	\$86,555	\$86,152	\$85,635

Additional Photos



Aerial Photo



Retailer Map

