

800 NORTH PARK CENTER SELAH, WASHINGTON 98942



**CUSHMAN &
WAKEFIELD®**

COMMERCE
REAL ESTATE SOLUTIONS • COMRE.COM
INDEPENDENTLY OWNED AND OPERATED

**FOR LEASE
44,000 SF EXISTING GROCERY STORE**

EXISTING GROCERY STORE



OFFERING FEATURES

LEASE RATE	Contact Agents
BUILDING SQ. FT.	44,000 SF Total ±
PARCEL SIZE	3.99 Acres ±
T.I. ALLOWANCE	Negotiable
PARKING	Ample - On-Site
ZONING	Local Business B-2
PARCEL NUMBER	18143621436
AVAILABLE	July 2016
LOCKBOX	No, Contact Agents for Tours

PROPERTY FEATURES

- Located in NorthPark Centre in Downtown Selah North of Yakima, WA
- High Traffic Location - 12,448 Average Daily Traffic
- Surrounded by Restaurants, Banking, Lodging, an Assisted Living Facility, Self Storage, Gas / Mini Mart, Carlon Park and Selah Junior High & High Schools
- 3 Mile Demographics - Population 16,746 | Avg. H.H. Income - \$61,117 | Businesses - 950
- Building Includes Large Windows, Multiple Entrances, Drive Down Docks, Large Parking Area & Pylon & Building Signage
- Do Not Disturb Existing Tenant
- Contact Agents to Schedule a Walk Through Today!!

For more information, please contact:

CAREN CHANDLER
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CHUCK WINDER
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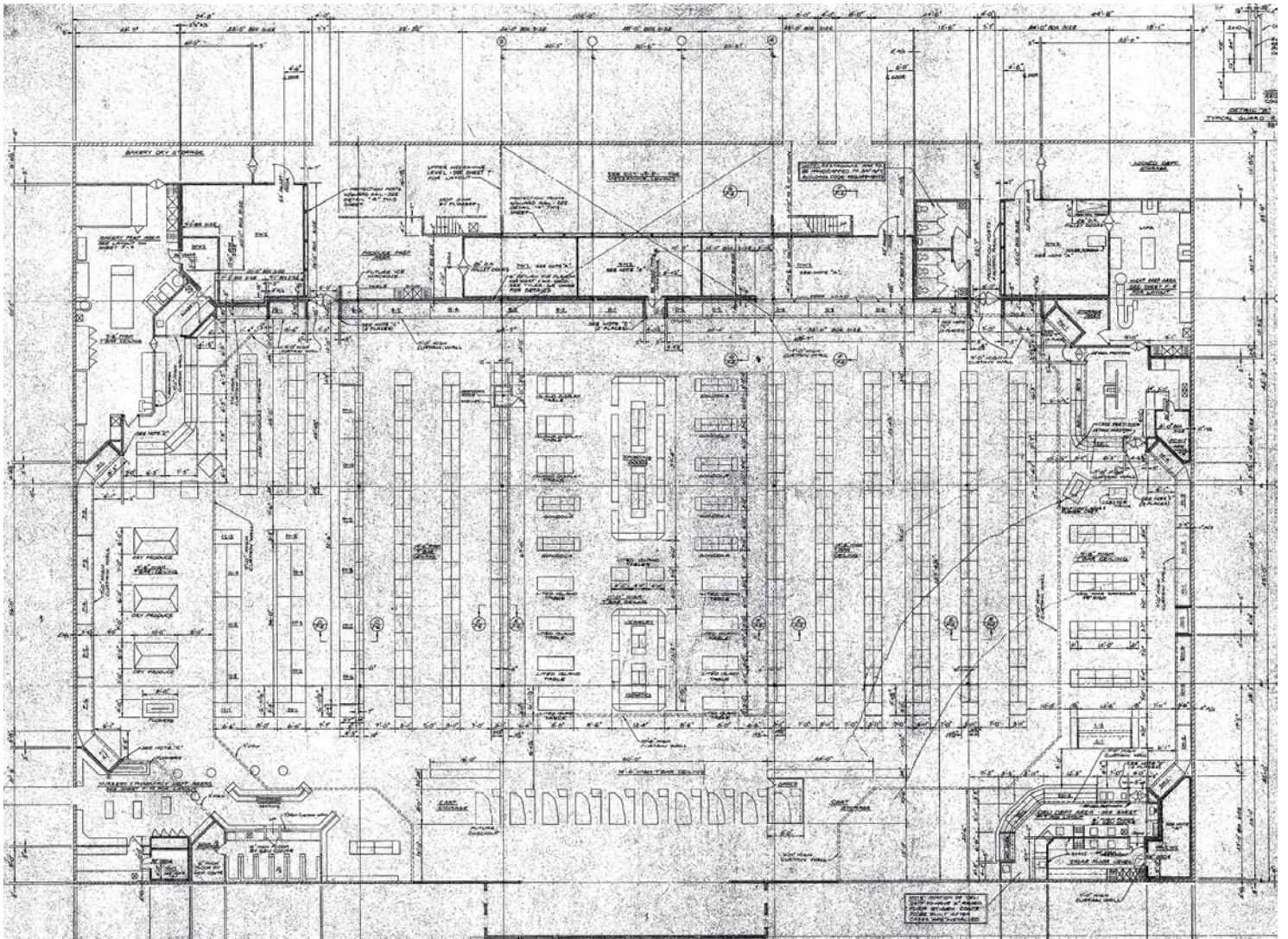
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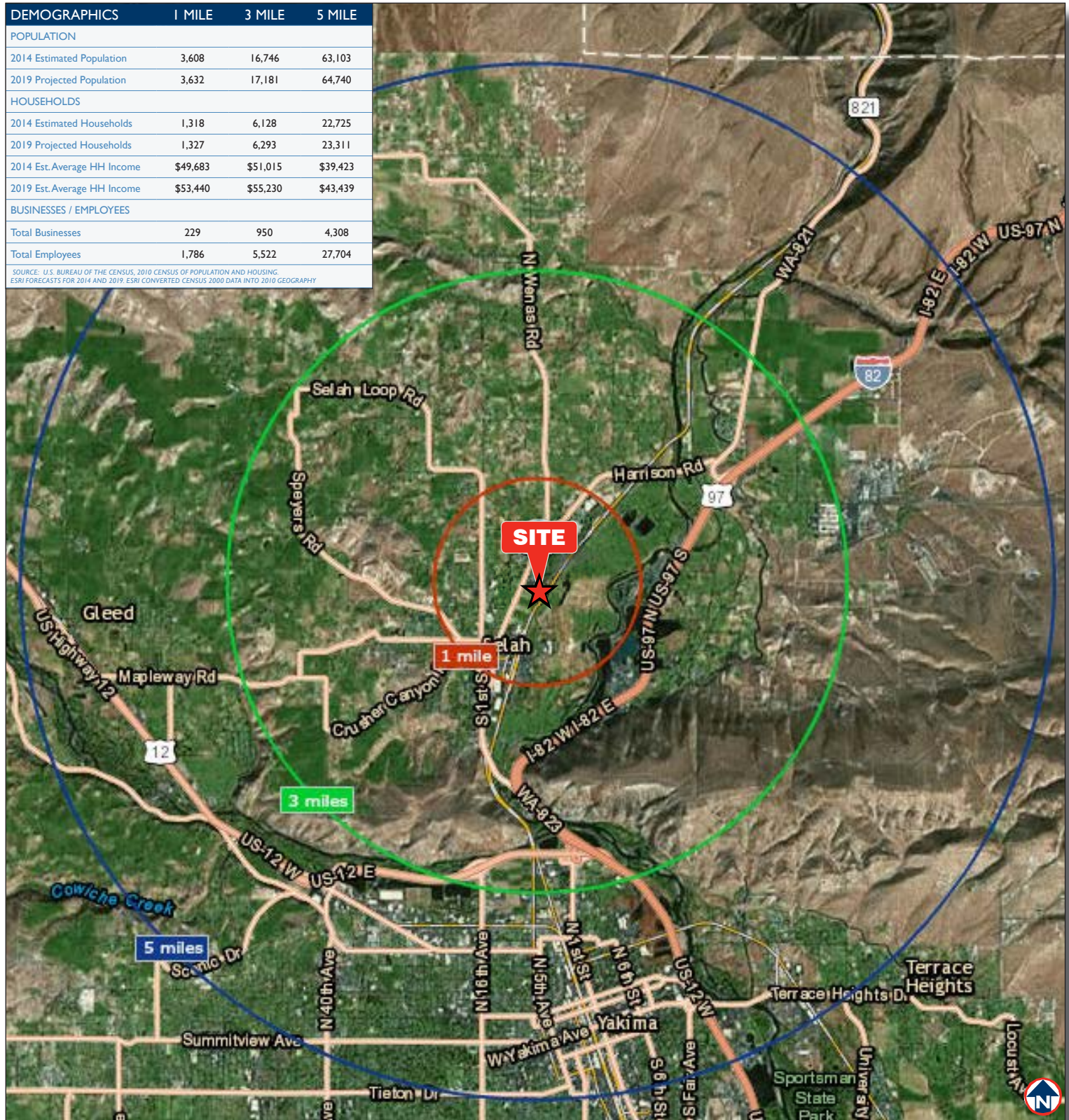
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2014 Estimated Population	3,608	16,746	63,103
2019 Projected Population	3,632	17,181	64,740
HOUSEHOLDS			
2014 Estimated Households	1,318	6,128	22,725
2019 Projected Households	1,327	6,293	23,311
2014 Est. Average HH Income	\$49,683	\$51,015	\$39,423
2019 Est. Average HH Income	\$53,440	\$55,230	\$43,439
BUSINESSES / EMPLOYEES			
Total Businesses	229	950	4,308
Total Employees	1,786	5,522	27,704

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING.
ESRI FORECASTS FOR 2014 AND 2019. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.



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