

RETAIL at FRED MEYER - YAKIMA

1206 N 40TH AVENUE, YAKIMA, WA 98908



About The Property

- Fred Meyer Anchored Retail
- Total GLA 162,813 SF
- Located at the intersection of Fruitvale Blvd and N 40th Ave, which carries a combined traffic count of 17,000 VPD
- Easy access to US-12
- Spaces are well positioned between the Fred Meyer entrances
- Excellent access and parking
- Ideal location for retail service-oriented tenants

FRED MEYER ANCHORED RETAIL SPACE FOR LEASE

Royce Cottle
Vice President
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Ron Waldbaum
CEO
+1 425-586-4640
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Tyler Jones
Vice President
+1 425-445-7550
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LISTED BY  **Leibsohn & Company** **CBRE**

PROPERTY MANAGED BY  **1045 LLC**

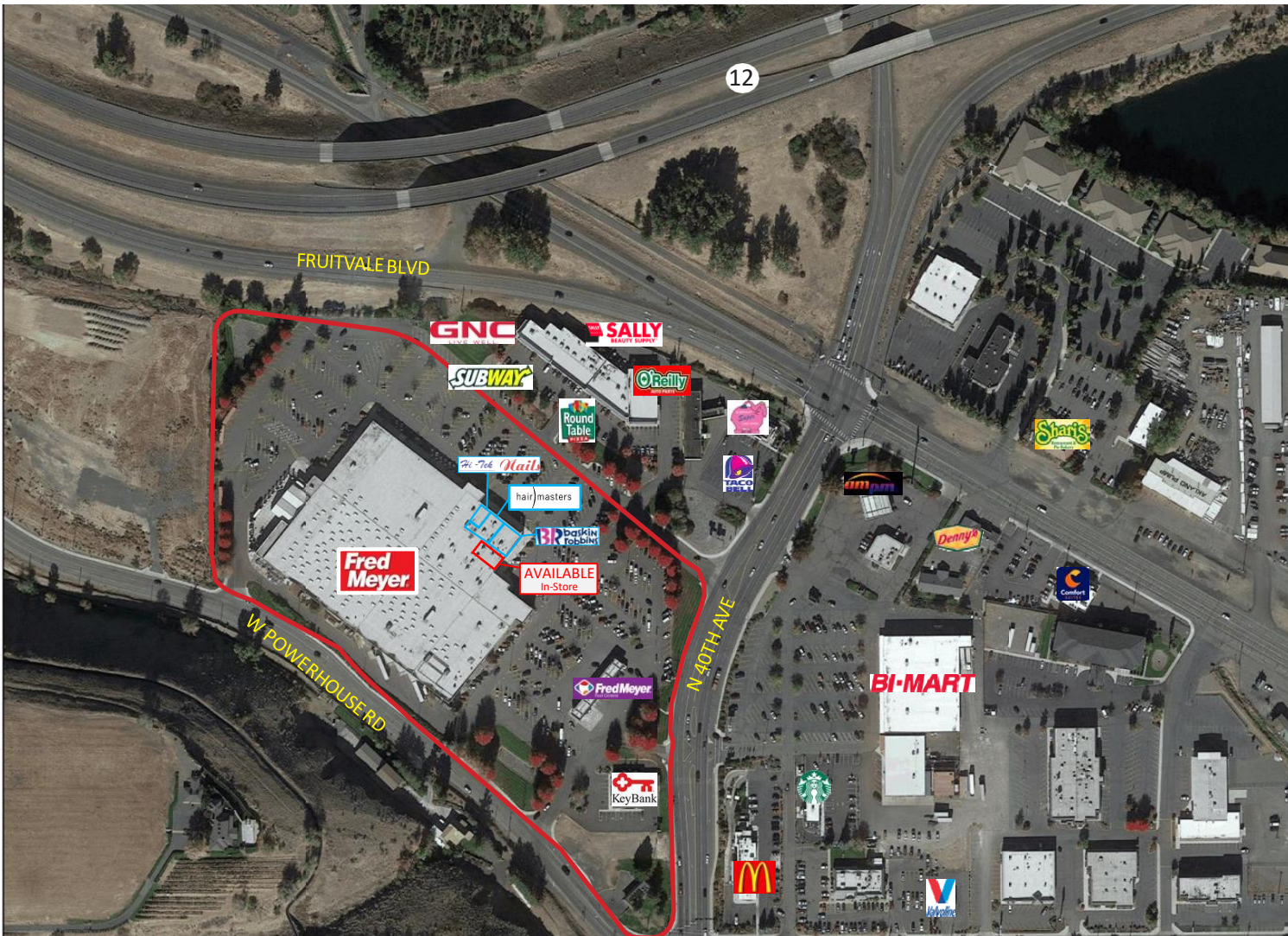
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Property Description

- **Total Square Footage**
Unit #1 – 1,064 SF
- **Lease Rate**
Call Brokers for Details
- **Zoning**
Small Convenience Center
District (SCC)



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A



Center Details

UNIT	TENANT	SQ. FT
01	AVAILABLE	1,064 SF
02	Baskin Robbins	1,000 SF
03	HairMasters	1,400 SF
04	Hi-Tek Nails	600 SF

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2022 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
6,206	65,422	122,262

MEDIAN AGE

1 Mile	3 Miles	5 Miles
46.2	35.8	34.4

COLLEGE DEGREE BA

1 Mile	3 Miles	5 Miles
14.1%	13.3%	12.6%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$63,289	\$79,083	\$73,456

TOTAL EMPLOYEES

1 Mile	3 Miles	5 Miles
3,738	34,383	52,756

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