

# Former Yakima JCPenney

14 N Naches Avenue  
Yakima, WA 98901



## Property Overview

The Former Yakima JCPenney, located in downtown Yakima, sits just a few blocks from Highway 82. The Property is bordered by numerous commercial uses and is currently zoned CBD and benefits from a busy downtown location.

## Property Details

- |                            |                          |                |                     |
|----------------------------|--------------------------|----------------|---------------------|
| + Rentable Building Area   | + Land Area              | + Parcel #(S): | + Occupancy: Vacant |
| - 55,455 - First Floor SF  | - 57,469 SF (1.30 Acres) | - 191319-21453 | + Zoning: CBD       |
| - 55,455 - Second Floor SF |                          | - 191319-21454 |                     |
| - 32,000 - Basement SF     | + Year Built: 1970       |                |                     |
| - 142,910 - Total SF       |                          |                |                     |

# Former Yakima JCPenney

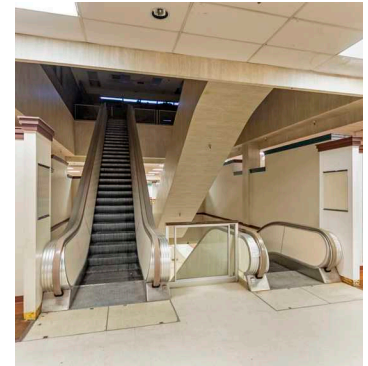
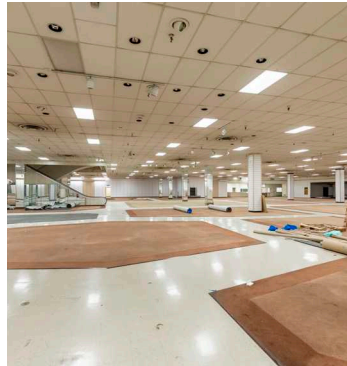
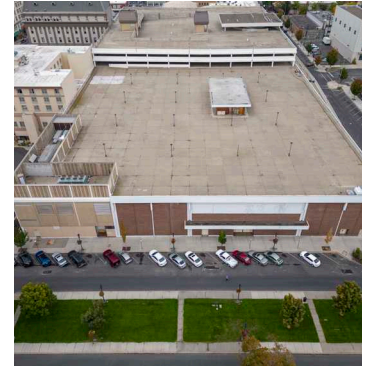
14 N Naches Avenue | Yakima, WA 98901

# For Sale

## Market Overview

Situated in the Yakima Valley, Yakima is known for its wineries and apple orchards. The city has been a cultural, business, educational, health services and governmental focal point of Central Washington since it was founded more than 125 years ago. The economy, evolving around agriculture, has been Washington State's leader in terms of value of the fruits, vegetables, grains and other agricultural products. Additionally, the region has been known as one of the world's leading producers of apples and, relatedly, produces about 75% of all the hops grown in the United States.

Vacancy in the Yakima office market is 2.8% and has decreased 0.7% over the past 12 months, meanwhile, the national average increased by 1.2%. Rents currently sit around \$19.60/sf, which is a 1.7% increase from where they were a year ago. Over the past three years, rents have increased a cumulative 10.1%.



## Contact Us

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