

FOR LEASE

GATEWAY CENTER

*Prime Target-Anchored
Shopping Center Retail Opportunity*

6-128 N FAIR AVE | YAKIMA, WA



KIDDER.COM

km Kidder
Mathews

PROPERTY HIGHLIGHTS

Availabilities include former dental, end-cap with potential for drive-thru, and well-positioned small shop spaces

Excellent visibility and access from the freeway

Strong traffic counts— 43,750 vehicles/day on I-82

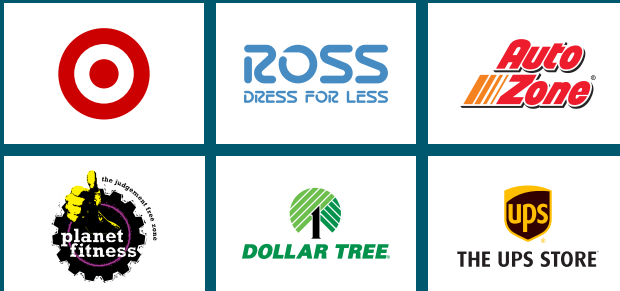
Located at the intersection of I-82 and Yakima Ave

Ample surface parking at 6+/1000

2026 estimated NNN: \$4.41/SF

Contact Brokers for lease rates

JOIN CURRENT TENANTS



*Join this busy center in the heart of Yakima,
with strong co-tenancy: Target, AutoZone,
Dollar Tree, Planet Fitness and many more.*



SITE PLAN



Current Tenants

Suite	Tenant	Area
TARGET	Target	
006-101	Available (can divide)	3,246 SF
006-103	The UPS Store	
006-107	Gateway Cleaners	
006-109	Available	1,200 SF
006-111	A+ Nails	
006-113	Available	1,160 SF
006-115	Pizza Hut	
102-101	T-Mobile	
102-102	Available	4,824 SF
102-104	OneMain Financial	
110-101	Available	1,850 SF
110-102	Smoke City	
110-103	Supercuts	
110-105	Cricket Wireless	
120-100	Auto Zone	
120-102	Dollar Tree	
120-104	Planet Fitness	
120-124	Available	2,210 SF
120-128	Ross Dress for Less	

Virtual Tours
Available

CLICK TO VIEW

 006-101

 110-101

 006-109

 120-124

CALL
FOR LEASE RATES

\$4.41
2026 EST. NNN PSF

AVAILABILITIES



POTENTIAL DRIVE-THRU

CAN DIVIDE SUITE

3,246 SF

SUITE 006-101

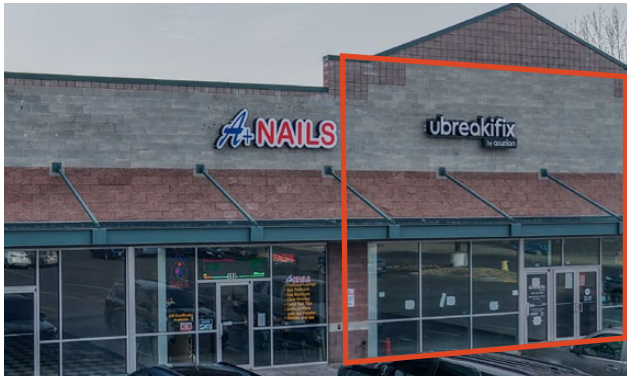
VIRTUAL TOUR



1,200 SF

SUITE 006-109

VIRTUAL TOUR



1,160 SF

SUITE 006-113

VIRTUAL TOUR



1,850 SF

SUITE 110-101

VIRTUAL TOUR



2,210 SF

SUITE 120-124

VIRTUAL TOUR



4,824 SF

SUITE 102-102

VIRTUAL TOUR



DRIVE
TIMES

38 MIN

ELLENSBURG

70 MIN

TRI-CITIES



DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	10 Miles
2020 CENSUS	68,053	110,613	157,210
2025 ESTIMATED	67,218	111,356	159,649
2030 PROJECTED	65,804	109,652	158,675
DAYTIME POPULATION AGES 16+	55,222	86,849	109,806

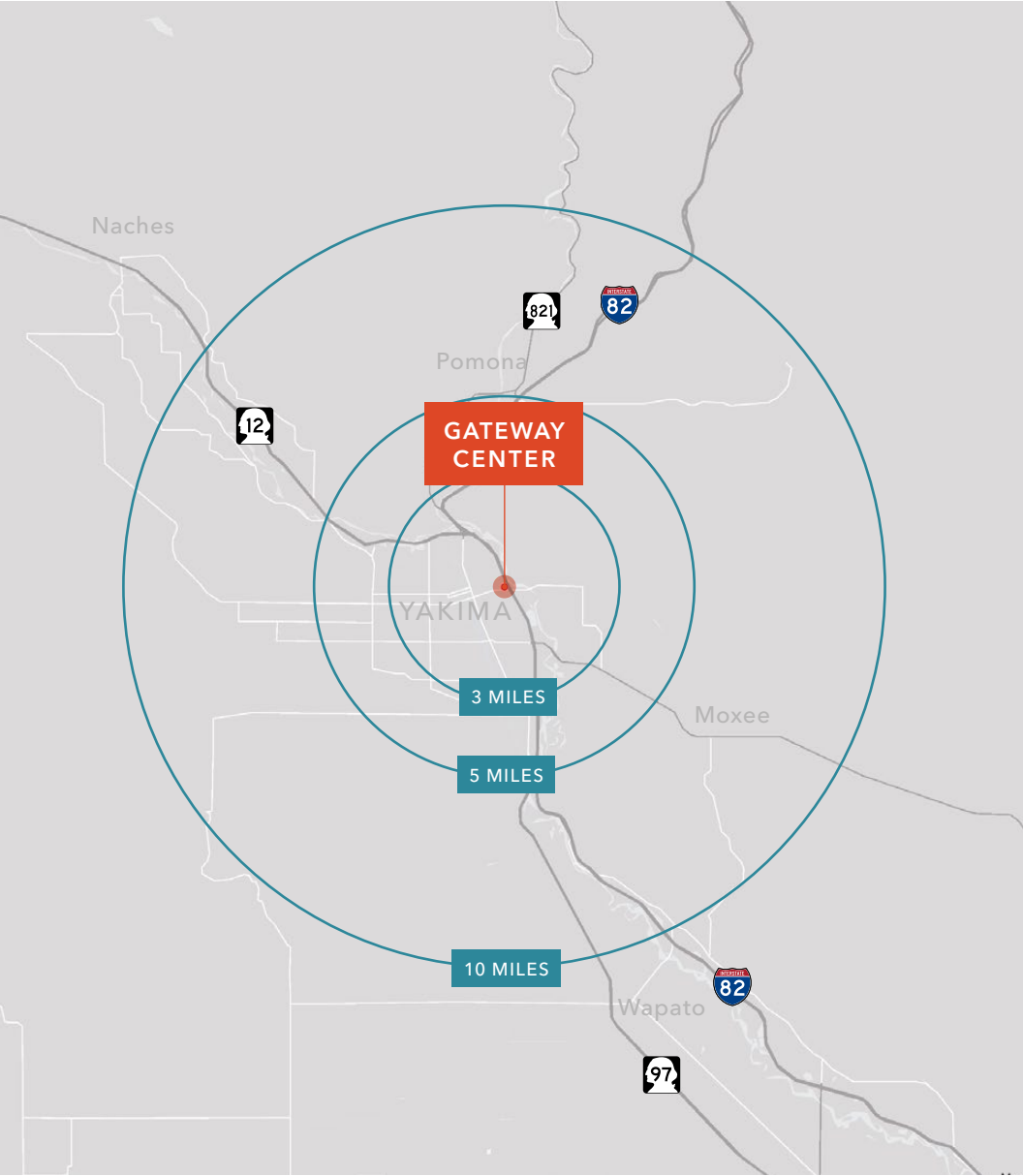
MEDIAN AGE & GENDER

	3 Miles	5 Miles	10 Miles
MEDIAN AGE	30.9	33.3	34.2
FEMALE	49.1%	49.7%	49.7%
MALE	50.9%	50.3%	50.3%

HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2025 MEDIAN	\$58,351	\$68,183	\$76,533
2030 MEDIAN PROJECTED	\$58,092	\$68,145	\$76,711
2025 AVERAGE	\$76,117	\$88,895	\$97,454
2030 AVERAGE PROJECTED	\$76,025	\$89,095	\$97,826

Data Source: ©2026, Sites USA





GATEWAY CENTER

*For more information,
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