



Columbia Retail Group

Commercial Real Estate Brokerage

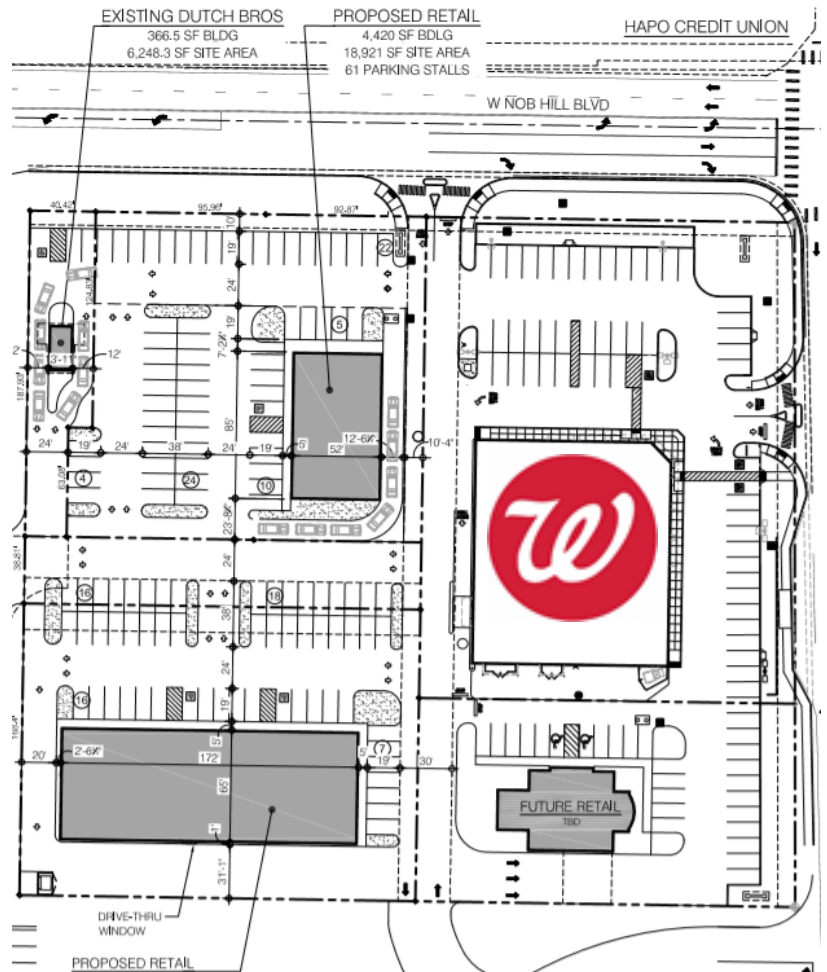
Walmart Shadow-Anchored Shopping Center

**6400 Nob Hill Boulevard ::
Yakima, WA**

Pre-leasing opportunity for two strip retail buildings anchored by Walgreens and Wal-Mart.

- Also adjacent to Chase Bank, Panda Express and Dutch Bros Coffee
- Proposed buildings:
 - 4,420 SF with 61 Parking Stalls
 - 11,180 SF with 57 Parking Stalls
- \$25-\$30 PSF NNN
- Strong traffic counts of 26,000+ vehicles per day on Nob Hill Boulevard

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