



BUILD TO SUIT OR GROUND LEASE

21 S 18th St

Yakima, WA 98901

PRESENTED BY:

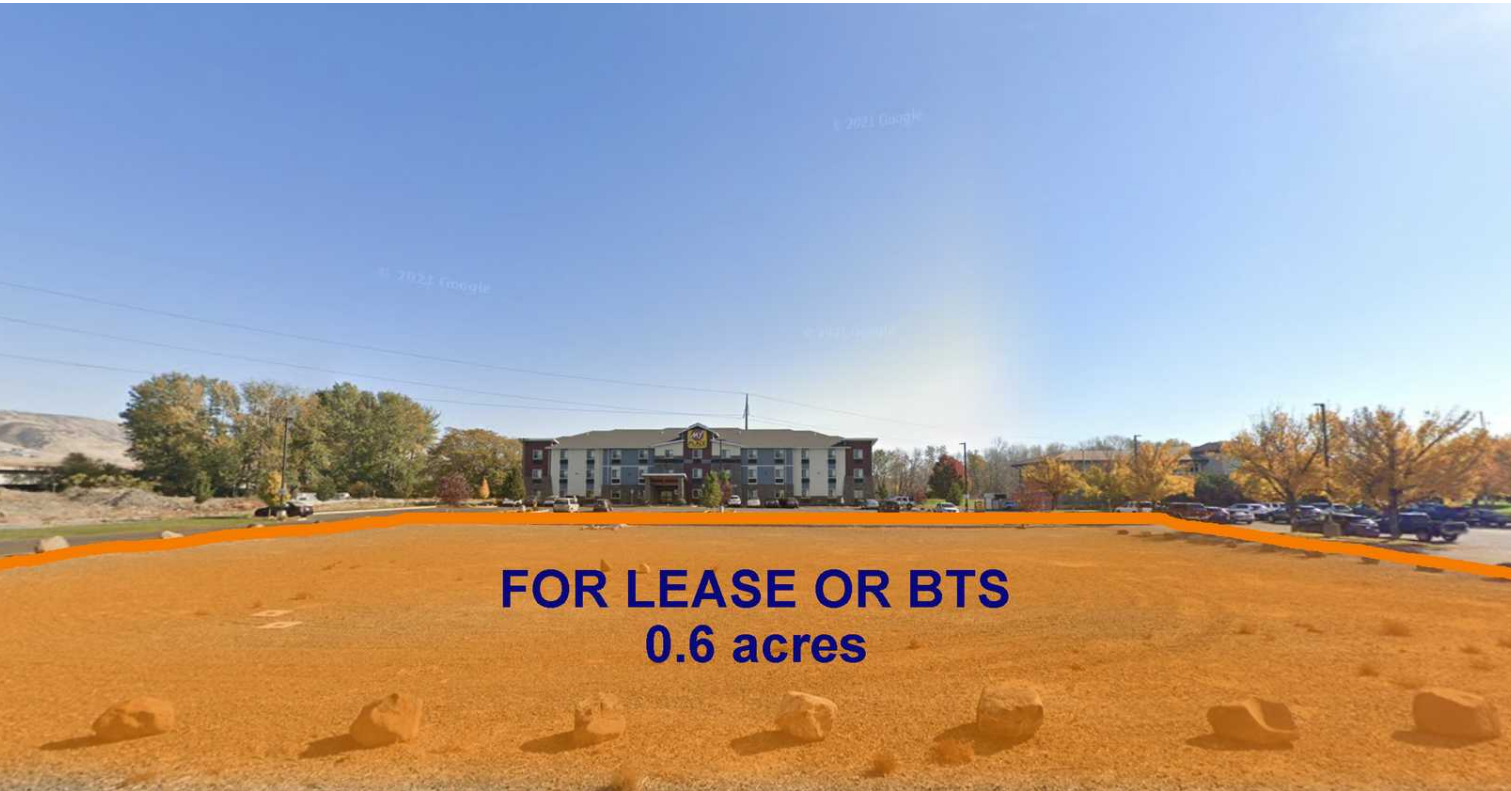
TAYLOR GIBBONS

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**0.6
Acres**

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Ground Lease or BTS Negotiable
AVAILABLE SF:	Appx 26,136 SF or .6 Acres
ZONING:	General Commercial GC

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PROPERTY OVERVIEW

Pad Available in front of MyPlace Hotel and next to Walmart for Build to Suit or Ground Lease

A few blocks East of the subject property is PNWU Health Sciences 70 Acre campus with over 570 medical students and was the first medical school in PNW in 60 years.

Proposed Yakima Valley Wine Resort acres off of Hardy Road, northeast of the Roza Canal will have 200 Guest Suites, 15-20 Tasting Rooms and a Restaurant

The community around the wine resort will consist of 1,110 Single Family Homes and up to 200 apartment units.

Zoning Permitted Uses:
<https://www.codepublishing.com/WA/Yakima/#!/Yakima15/Yakima1504.html#15.0>

AERIAL PHOTOS

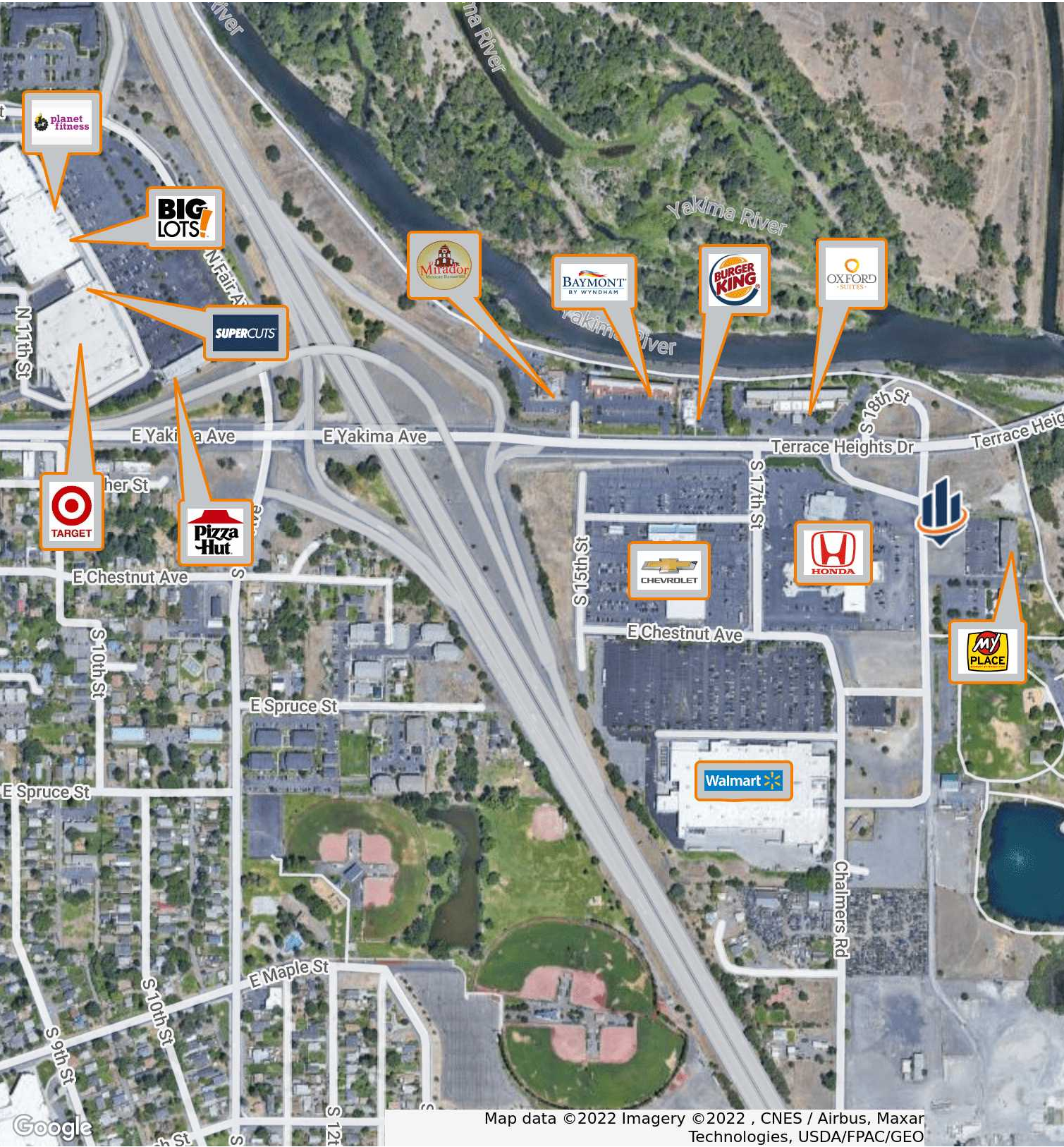


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,841	25,836	57,440
AVERAGE AGE	25.0	27.2	30.3
AVERAGE AGE (MALE)	25.7	27.6	30.6
AVERAGE AGE (FEMALE)	26.5	28.1	30.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,155	8,868	20,574
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$45,208	\$48,910	\$54,046
AVERAGE HOUSE VALUE	\$143,035	\$134,650	\$141,848

* Demographic data derived from 2020 ACS - US Census

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Retail and Hotel Advisor

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PROFESSIONAL BACKGROUND

Taylor Gibbons specializes in Hotel and Retail Development. He is an SVN certified Land Specialist and a member of the SVN Hotels Team.

Taylor has worked with most major Hotel flags. He recently completed a Marriott deal at the Spokane International Airport and the Staybridge Suites in Coeur d' Alene, ID.

He also currently works with National Retail Tenants looking for sites in the Northwest.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara, CA, Franklin, TN, Spokane, WA, and now currently resides in Phoenix, AZ with his family. He loves coaching baseball and soccer and doing all the other activities that come with family life.

EDUCATION

The University of California Santa Barbara

Santa Barbara City College

Gonzaga Preparatory School, Spokane, WA Institute of Integrative Nutrition in New York City

MEMBERSHIPS

Member of SVN Hotels Group

ICSC International Council of Shopping Centers Member

AADP American Association of Drugless Practitioners

NMTCB Certified Member of The Nuclear Medicine Technology Certification Board

R.T., C.T., ARRT Certified Member of The American Registry Of Radiologic Technologists SNMMI Society of Nuclear Medicine and Molecular Imaging

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