

2530 Rudkin Road

Union Gap, WA

Anchor / Junior Anchor retail opportunity
94,163 SF will divide 20,000 SF +



PRESENCE + POSITIONING

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Anchor / Junior Anchor retail opportunity positioned at the front door of Yakima Valley's dominant retail destination—the Valley Mall trade area.

Situated at the high-traffic interchange of Interstate 82, Rudkin Road, and Valley Mall Boulevard, the site benefits from exceptional access and exposure, including:

- Prominent pylon and building signage opportunities
- Direct adjacency to the Valley Mall corridor—the region's primary retail spine
- Access to one of the most trafficked nodes in Union Gap, with significant commuter and regional draw



SITE PLAN

A rare opportunity to secure front-door positioning within Yakima Valley's most powerful retail corridor—where visibility, access, and co-tenancy converge to drive sustained performance.



AVERAGE HOUSEHOLD INCOME:
10-Mile: \$88,056



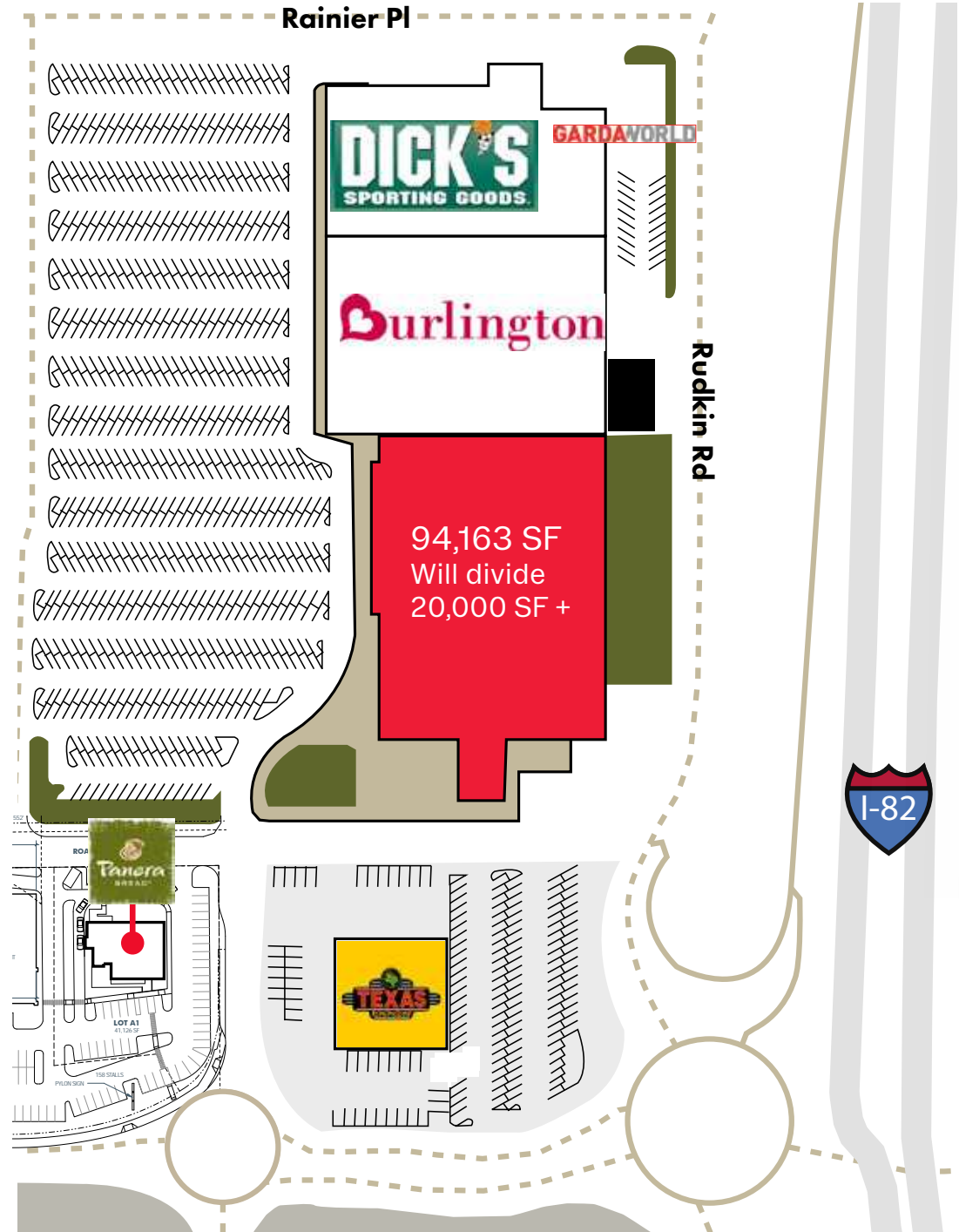
POPULATION:
10-Mile: 166,497



TRAFFIC COUNTS:
40,996 vehicles per day at
I 82 and Valley Mall Blvd

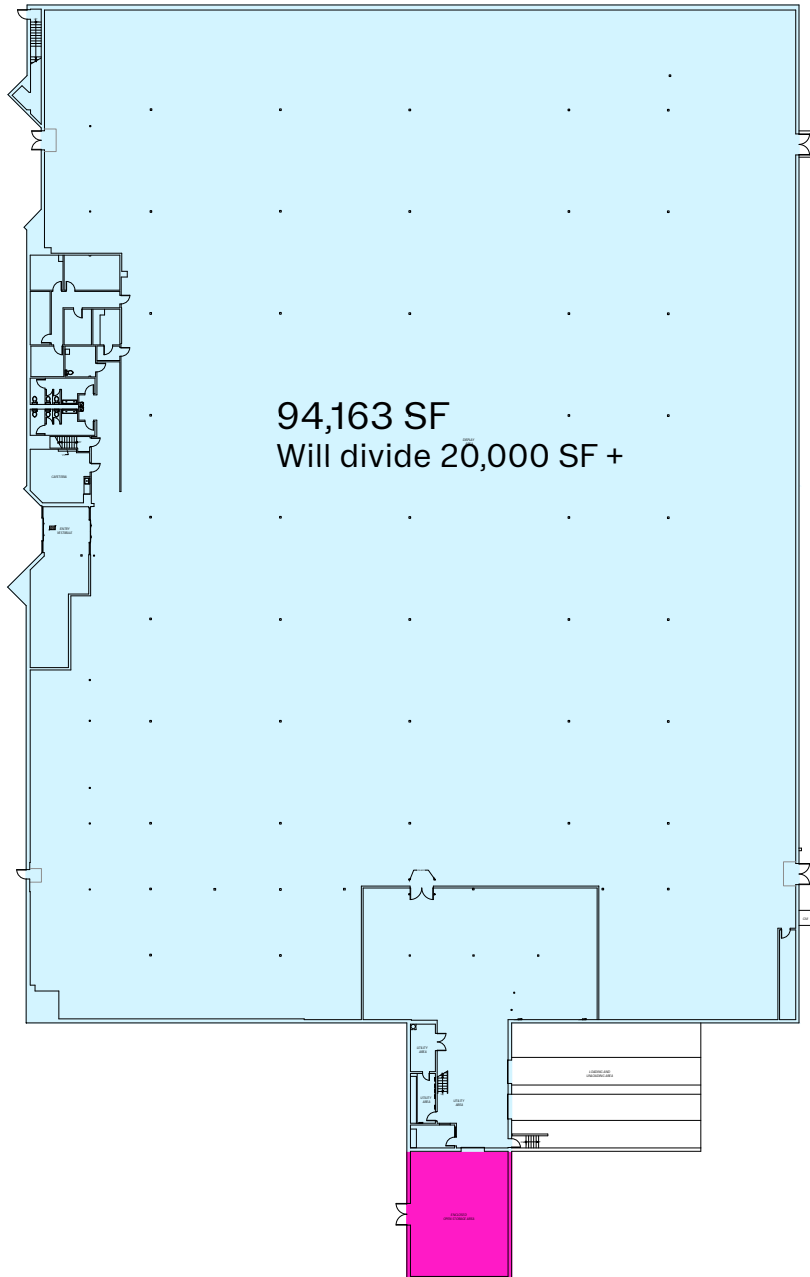
This location serves as the retail epicenter for the Yakima Valley, drawing from a broad and established trade area:

- Yakima County population of approximately 256,000+ residents
- Regional draw estimated at 300,000+ consumers across the greater valley
- Union Gap functions as the primary retail hub for the entire market
- Daytime population expands significantly, with ~30,000 people flowing into Union Gap daily



FLOOR PLAN

Adjacent Building



Access Drive

OPPORTUNITY + ALIGNMENT

Ideal for anchor or junior anchor users seeking:

- Regional dominance in a supply-constrained market
- High-visibility branding at a primary retail gateway
- Co-tenancy-driven traffic with established national retailers
- Access to a diverse and growing consumer base, including a strong Hispanic population and a young median age supporting long-term retail demand



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Carl's Jr.

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DICK'S
SPORTING GOODS

BUD GLARY
BUCKLARY
TOYOTA

LOWE'S
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S 1st Street

Burlington

COSTCO
WHOLESALE

W Valley Mall Blvd

McDonald's

Krispy Kreme
DONUTS

TEXAS
AMERICAN

DQ

verizon

2530 Rudkin Road

Panera
BREAD

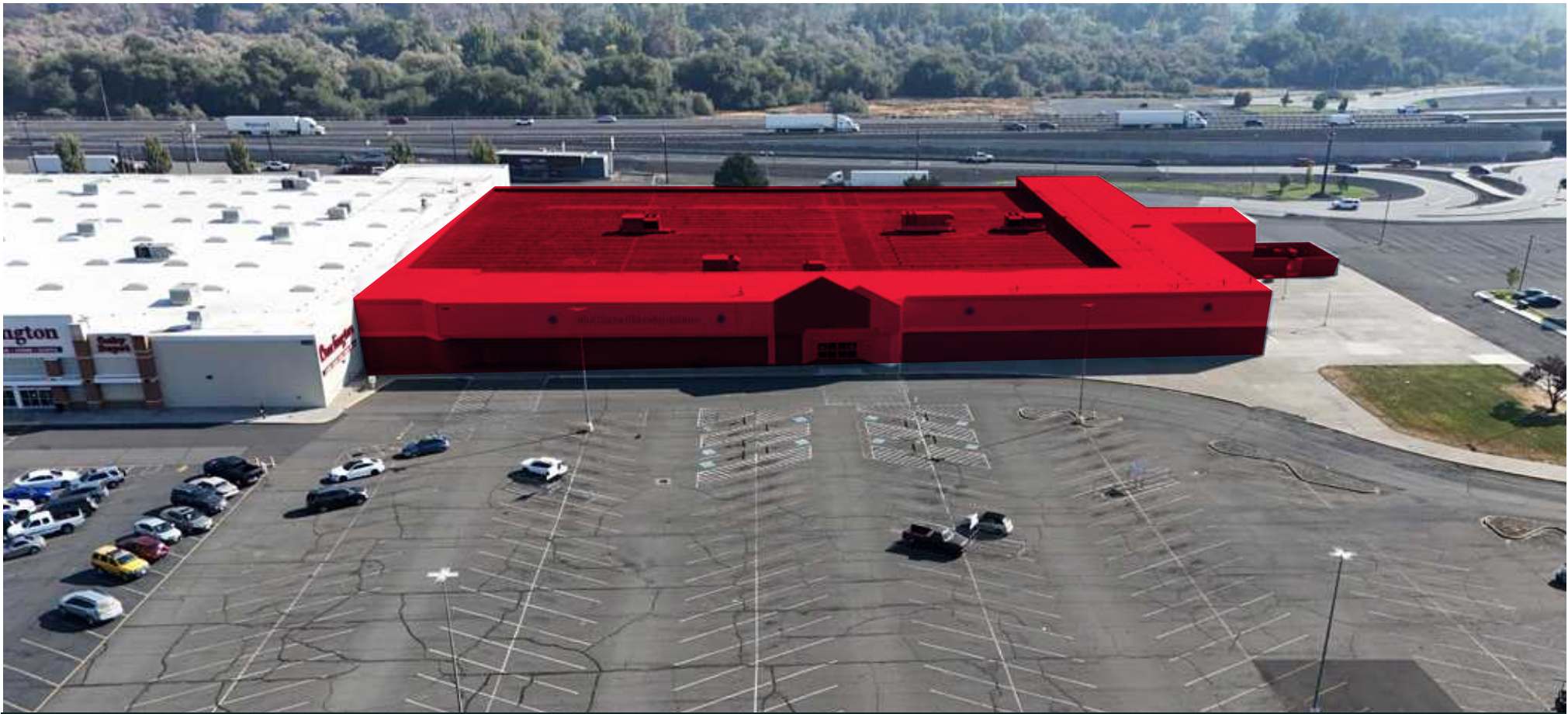


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Anchor / Junior Anchor retail opportunity

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