

# 1601 E Washington Ave

Union Gap, WA 98103

1,583 SF Retail Space

Available September 1, 2026 - DO NOT DISTURB TENANT



Prime retail opportunity positioned within Union Gap's most established shopping corridor along E Washington Avenue. This high-exposure site offers excellent access to I-82 and is anchored by national retailers including Target, Costco, Home Depot, and the Valley Mall, creating a strong synergy of retail that attracts shoppers from across the Yakima Valley.

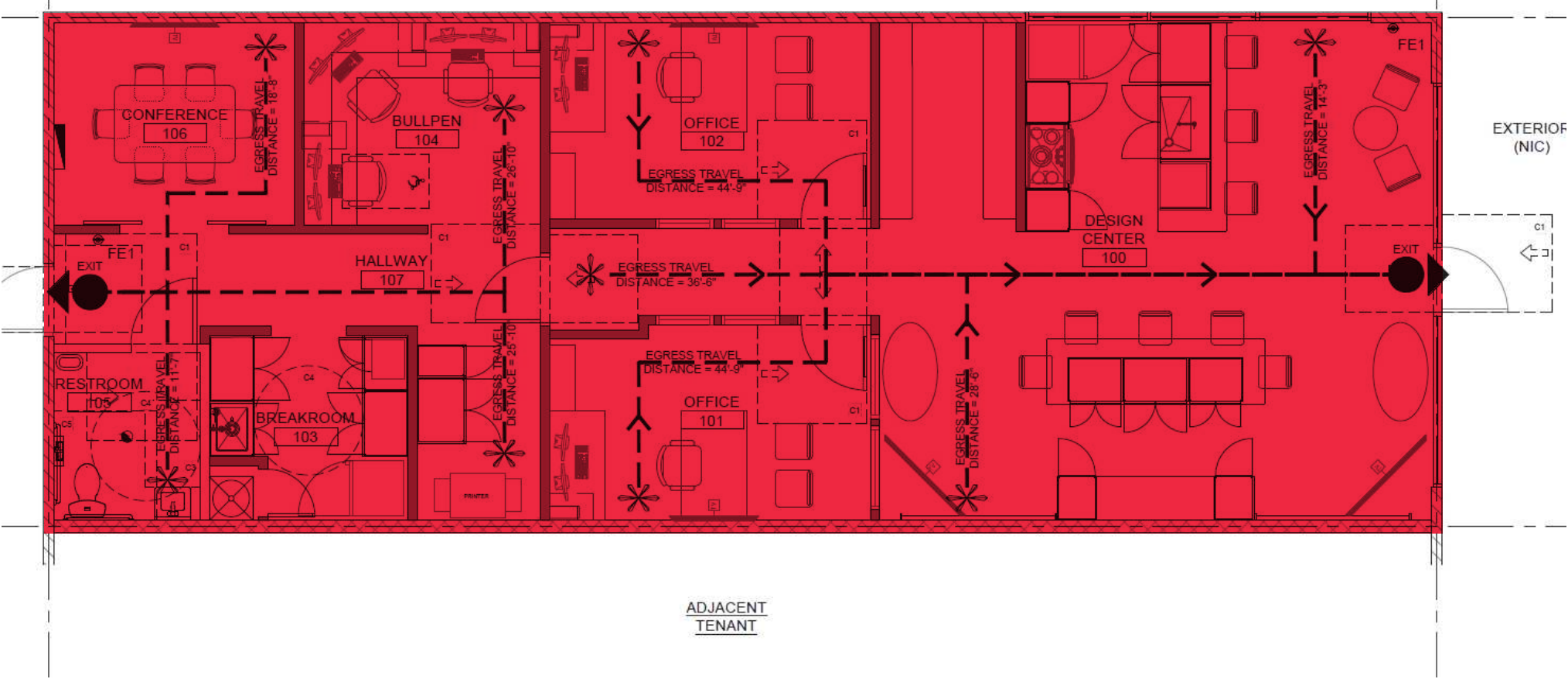
With a regional draw of over 250,000 people, Union Gap functions as the retail epicenter for Central Washington. The surrounding population is characterized by strong daytime traffic, a growing residential base, and a consumer profile well-aligned with national and value-oriented brands. This is a rare opportunity to join a high-performing retail node with consistent foot traffic and proven sales volume.



# FLOOR PLAN

1,583SF Available September 1, 2026

DO NOT DISTURB TENANT



# Demographics



## Population:

5 mile: 98,125  
10 miles: 164,088



## Households:

5 mile: 35,175  
10 miles: 58,550



## Employees:

5 mile: 54,075  
10 miles: 68,189



## Average Household Income:

10 mile: \$88,344



## Traffic Counts:

48,530 vehicles per day at  
Rudkin Rd and McNair Ave NW

47,263 vehicles per day at  
McNair Ave NW and I-82

48,476 vehicles per day at  
I-82 and E Mead Ave N





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**AutoZone**

**GROCERYOUTLET**  
Savory Market



**JCPenny**

**OLD NAVY**

**macy's**

**Coastal**

**THE HOME DEPOT**

**Majestic**  
SHIRTS

**NORDSTROM**  
**Rack**

**TJ-maxx**

**KOHL'S**

**petco**



**Carl's Jr.**

**HOBBY LOBBY**

**DICK'S**  
SPORTING GOODS

**BUD CLARY**  
BUCCALARY  
TOYOTA

**LOWE'S**  
Home Improvement Stores

**BEST BUY**

**Burlington**

**COSTCO**  
WHOLESALE

W Valley Mall Blvd

**McDonald's**

**Krispy Kreme**  
DONUTS

S 1st Street

**TEXAS**  
AMERICAN

**DQ**

**verizon**

1601 E Washington Ave

**Panera**  
BREAD



**WinCo**  
FOODS  
An Employee-Owned Company



**WCCR**



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