WEST YAKIMA
MIXED USE DEVELOPMENT

BUILT-TO-SUIT, SHOP SPACE, GROUND LEASE
LIMITED PADS AVAILABLE

±32 AC
LAND AREA

±1,200'
FRONTAGE | NOB HILL

±300'
FRONTAGE | 72ND AVE

FALL
2026 AVAILABLE

KIEMLEHAGOOD HOGBACK DEVELOPMENT

CHAD CARPER
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MIXED USE DEVELOPMENT | 64th Ave & 72nd Ave Yakima, WA 98908

WEST YAKIMA MIXED USE DEVELOPMENT

64th Ave & 72nd Ave | Yakima, WA 98908

±1,200' of frontage on Nob Hill & ±300' of frontage along 72nd Ave next to The Kiln

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WEST YAKIMA MIXED USE DEVELOPMENT

INVESTMENT HIGHLIGHTS

↗ Strategic West Yakima Location

Positioned along W Nob Hill Blvd, this ±32-acre development site offers exceptional visibility within one of Yakima's most active and established retail corridors, benefiting from strong traffic counts and surrounding national tenancy.

↗ High-Growth Area

Located within a rapidly expanding residential corridor, the property captures consistent population growth and increasing demand for retail, services, and daily-needs amenities.

↗ Scale & Flexibility

With ±32 acres of commercially zoned land, the property provides a rare opportunity for large-format retail, mixed-use development, or phased projects, accommodating a variety of site configurations and end users.

↗ Excellent Access & Connectivity

The site benefits from direct access via S 72nd Avenue and proximity to major arterial routes, providing seamless connectivity across West Yakima and the greater metro area.

↗ Strong Demographic Profile

The immediate trade area includes over 105,400 residents and 38,830 households within a 5-mile radius, supported by an average household income of $74,715 and over $3.72 billion in annual consumer spending.

↗ Retail Corridor Performance

W Nob Hill Blvd serves as a primary commercial spine for Yakima, with sustained tenant demand and strong historical performance compared to other regional retail corridors.

↗ Established Retail Ecosystem

The site is surrounded by a dense concentration of national and regional retailers including Walmart, Target, Home Depot, Costco, and numerous quick-service and service-oriented brands, reinforcing long-term viability and consumer draw.

↗ Development-Ready

Zoned commercial with multiple parcel configurations, the site is well-positioned for near-term development, offering flexibility for investors, developers, and owner-users alike.

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PROPERTY ADDRESS		**LAND AREA (AC)**	±32 Acres	**ZONING**	Commercial
64th Ave & 72nd Ave Yakima, WA 98908		**LAND AREA (SF)**	±1,389,128 SF	**FRONTAGE**	±1,200' of frontage on Nob Hill ±300' along 72nd Ave
BTS, Shop Space, Ground Lease **Limited Pads Available**		**PARCELS**	Up to 13 Parcels Available	**AVAILABLE**	Fall 2026
		PARCEL NO's.	18132914417, 18132914420	**LEASE TYPES**	NNN, Ground Lease

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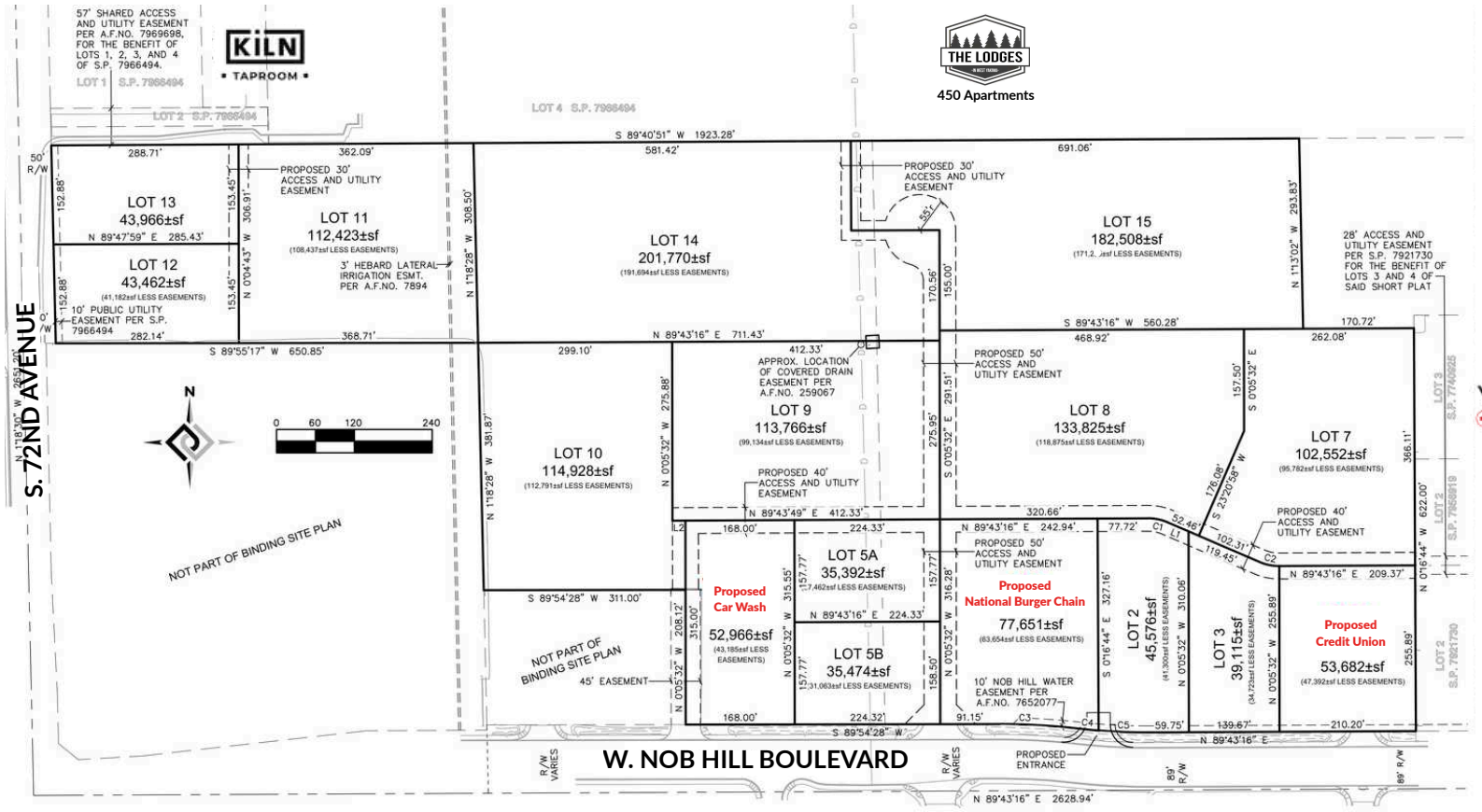
WEST YAKIMA MIXED USE DEVELOPMENT



ENGINEER/SURVEYOR

HLA ENGINEERING & LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 966-7000

DEVELOPER

HOGBACK WEST YAKIMA, LLC
2550 BORTON ROAD
YAKIMA, WA 98903
JOHN BORTON (509) 945-3715
DUANE ROGERS (509) 930-2406
JON KINLOCH (509) 945-3712

NOTES:

1. SUBJECT PROPERTY IS ZONED GC – GENERAL COMMERCIAL.
2. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
3. SEWER IS PROVIDED BY CITY OF YAKIMA.
4. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH CITY OF YAKIMA STORMWATER ENGINEERING DIVISION REQUIREMENTS.
5. WATER IS PROVIDED BY NOB HILL WATER ASSOCIATION.
6. POWER, TV CABLES, TELEPHONE CABLES AND NATURAL GAS MAINS ARE NOT SHOWN ON THESE PLANS BUT ARE TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. DEVELOPER TO COORDINATE WITH THE SERVING UTILITY COMPANY FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.

PRELIMINARY
SUBJECT TO REVISION

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WEST YAKIMA MIXED USE DEVELOPMENT

LOCAL DEMOGRAPHICS

WEST Yakima

105,400

5 MILE RADIUS
EST POPULATION 2025

38,830

5 MILE RADIUS
EST HOUSEHOLDS 2025

$74,715

5 MILE RADIUS
MEIDAN HH INCOME 2025

$3.72 B

5 MILE RADIUS
TOTAL HH SPEND 2025

WEST YAKIMA MIXED USE DEVELOPMENT

SITE PHOTOS

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