UNION GAP RETAIL

For Ground Lease, BTS or Purchase in Yakima

E WASHINGTON AVE
UNION GAP, WA 98903

BLAKE WEBER
Senior Vice President
206.898.1321
blake.weber@kidder.com

TIM WEBER
Executive Vice President
206.650.0391
tim.weber@kidder.com

NED WHALEN
Senior Vice President
206.491.5998
ned.whalen@kidder.com

DON WHITTLES
Senior Vice President
253.208.2257
don.whittles@kidder.com

KIDDER.COM

Kidder Mathews

PROPERTY OVERVIEW

- Ground Lease, Build-to-Suit or Purchase
- Sale price: $2,000,000
- 79,121 SF land (1.82 acres), parcel 191332-24411
- 7,000 - 16,809 SF
- Located just off I-82
- Four full access points
- Pad ready delivery condition

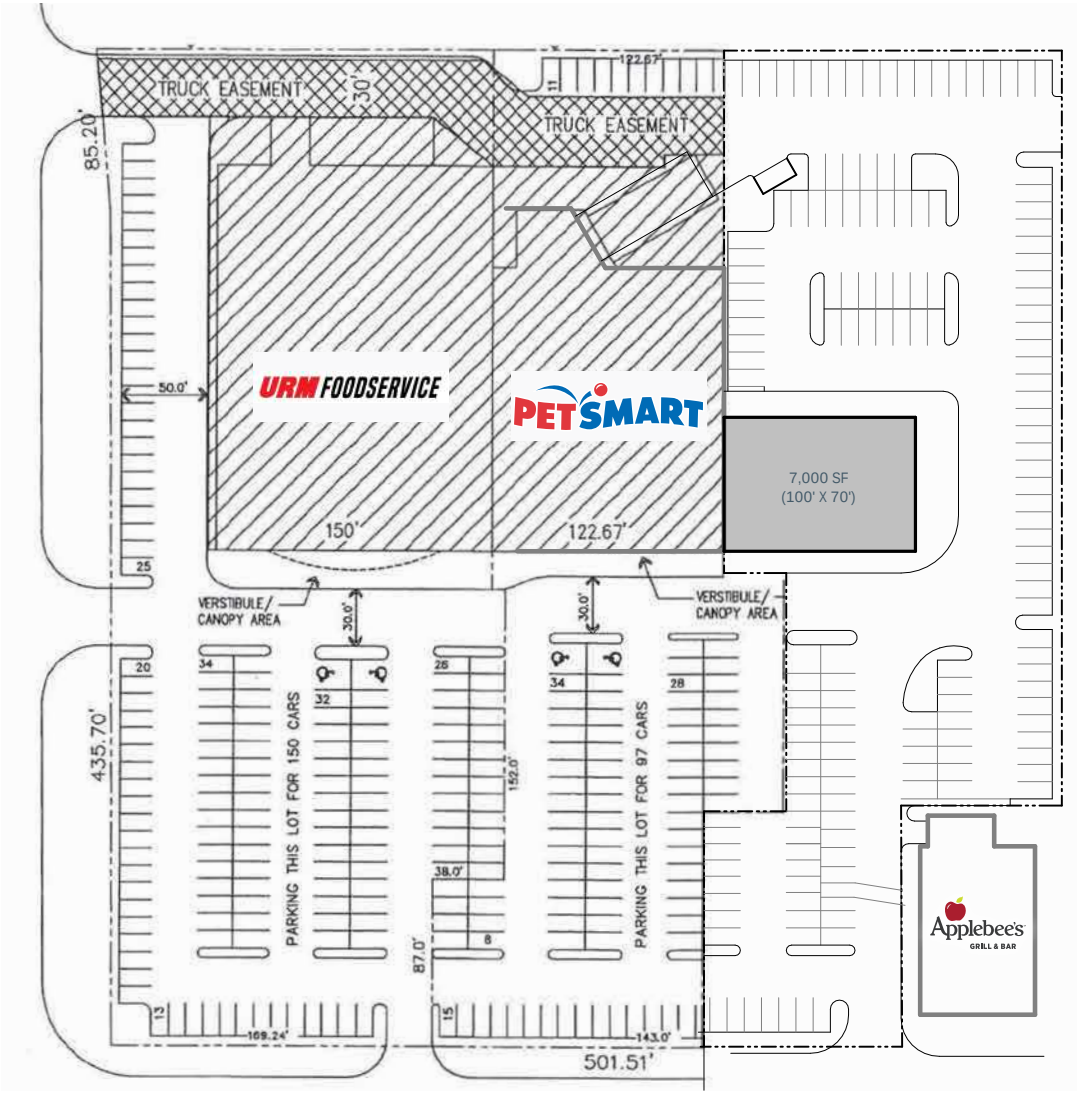
Yakima is the county seat of Yakima County, Washington, and the state's 11th most populous city, with a 2020 population of 96,968 and a metropolitan population of 256,728. Located approximately 60 miles southeast of Mount Rainier, the city sits in the agriculturally rich Yakima Valley, a major producer of apples, wine, and hops—accounting for 77% of all U.S. hop production as of 2011. The city's name derives from the Yakaima Nation, whose reservation lies south of Yakima.

SUBJECT PROPERTY
E WASHINGTON AVE
MAIN ST
S 18TH ST
W VALLEY MALL BLVD
MINER'S DRIVE-IN RESTAURANT
VALLEY MALL
DICK'S SPORTING GOODS
SEPHORA
KOHL'S
Bath & Body Works
macy's
AMERICAN EAGLE
GNC LIVE WELL
ANYTIME FITNESS
BUFFALO WILD WINGS GRILL & BAR
THE HOME DEPOT
Coastal FARM & RANCH
petco
HOBBY LOBBY
BEST BUY
Bass Pro Shops
Famous Dave's
Michaels
ROSS DRESS FOR LESS
ULTA BEAUTY
NORDSTROM RACK
T.J.maxx
Best Western
Burlington
at home
CVS
TEXAS ROADHOUSE
INTERSTATE 82
N

W NOB HILL BLVD
W MEAD AVE
E WASHINGTON AVE
S 1ST ST
W VALLEY MALL BLVD
LONGFIBRE RD
W AHTANUM RD
UNION GAP RETAIL
SAFEWAY
THE HOME DEPOT
petco
BURGER KING
DUTCH BROS
DISCOUNT TIRE
GROCERYOUTLET Bargain Market
PANDA EXPRESS CHINESE KITCHEN
HARBOR FREIGHT
MOD
LOWE'S
COSTCO WHOLESALE
WinCo FOODS
INTERSTATE 82
24
Michaels
TJ maxx
Bass Pro Shops
ULTA BEAUTY
ROSS DRESS FOR LESS
Marshalls
Guitar Center
NORDSTROM RACK
OLD NAVY
VALLEY MALL
DICK'S SPORTING GOODS
macy's
KOHL'S
Bath & Body Works
GNC LIVE WELL
TEXAS ROADHOUSE
CVS
at home
BUFFALO WILD WINGS GRILL & BAR

SITE PLAN OPTION 1

Shown as an example



7,000

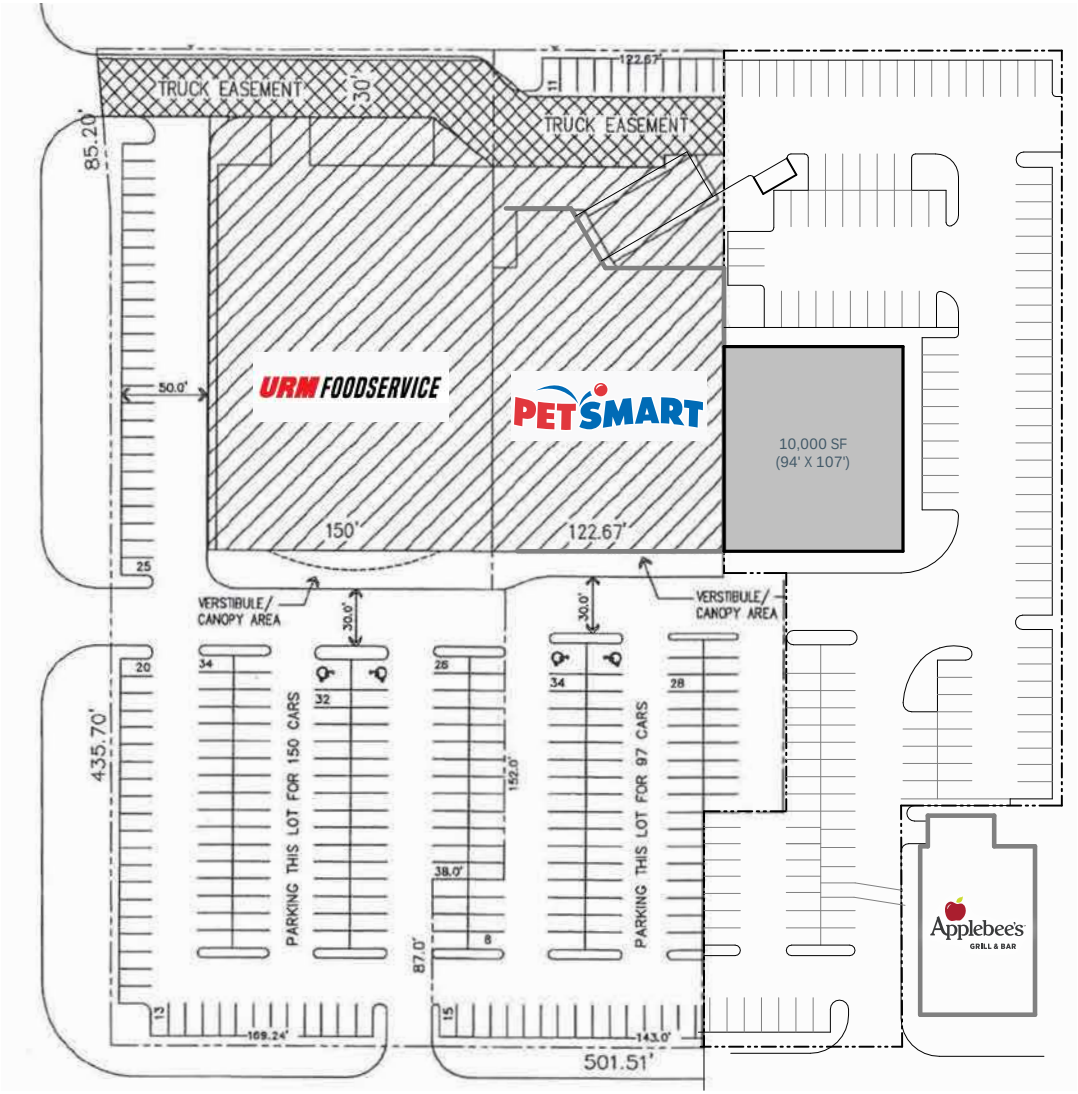
BUILDING SF

Required Parking 88

Provided Parking 156

SITE PLAN OPTION 2

Shown as an example



10,000

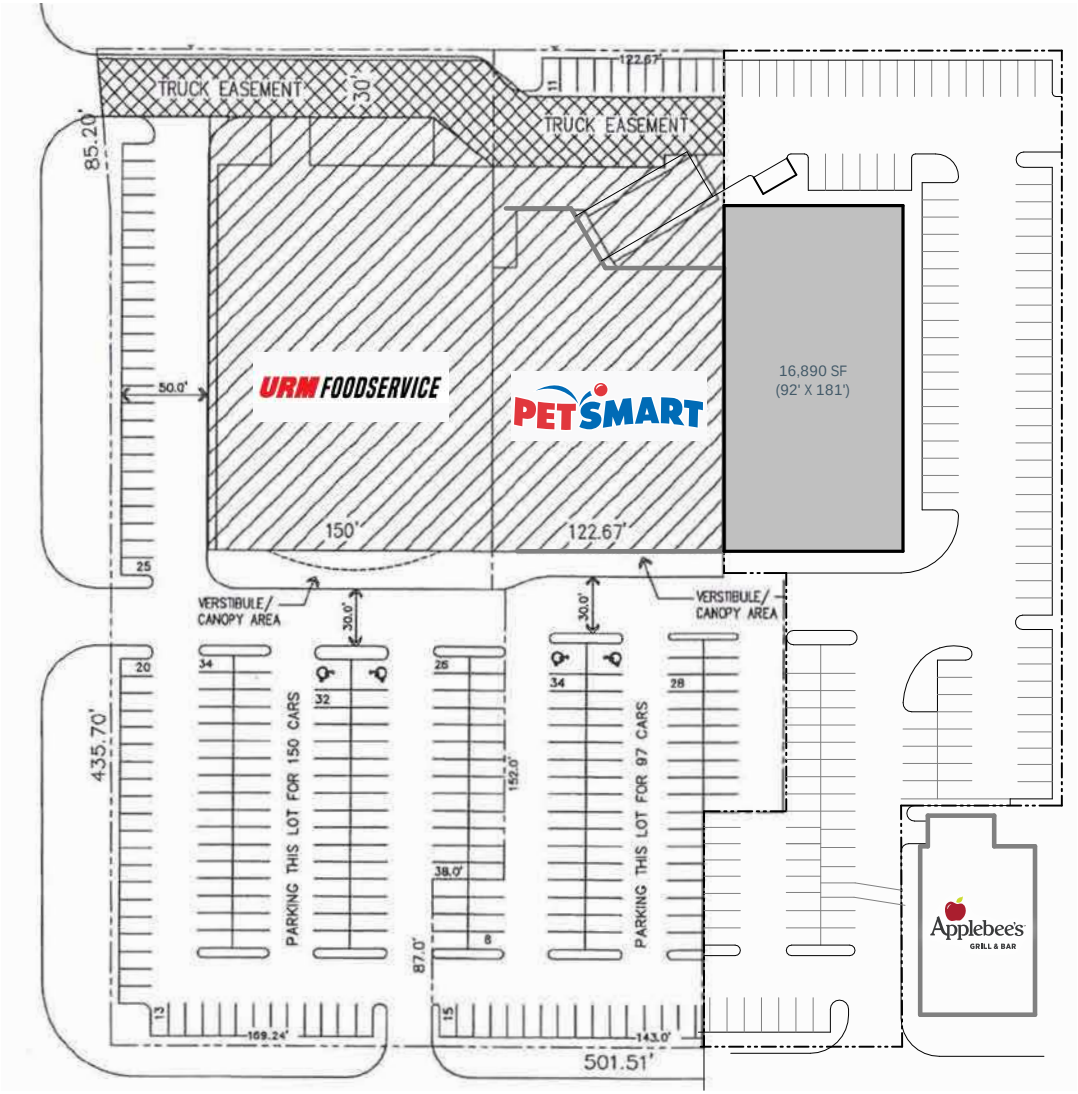
BUILDING SF

Required Parking 103

Provided Parking 155

SITE PLAN OPTION 3

Shown as an example



16,890

BUILDING SF

Required Parking 138

Provided Parking 141

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,888	44,318	104,657
2020 CENSUS	14,072	42,145	98,131
2025 ESTIMATED	14,992	43,930	105,378
2030 PROJECTED	14,533	42,616	103,909

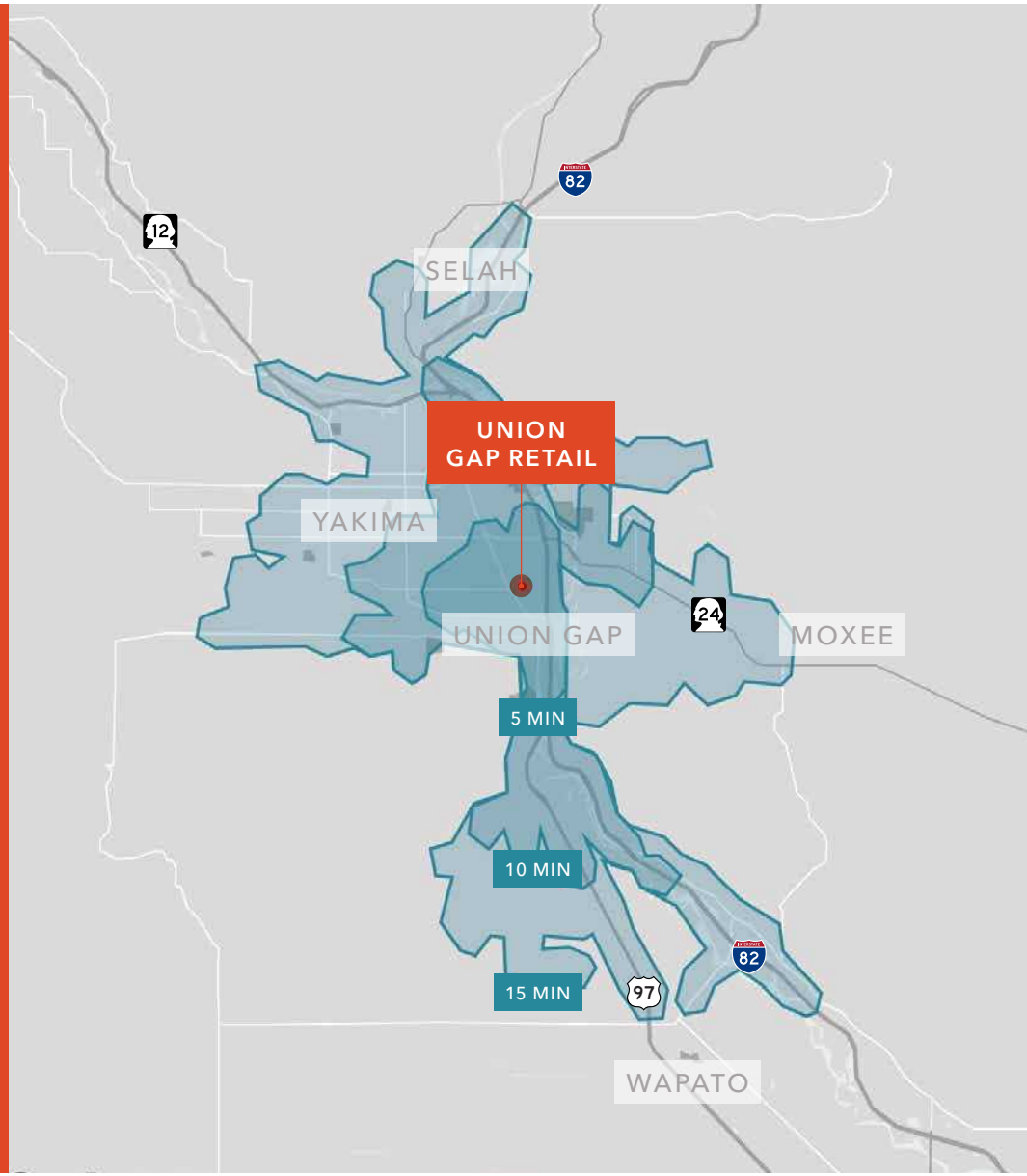
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	31.0	30.5	32.2
% FEMALE	49.7%	48.7%	49.6%
% MALE	50.3%	51.3%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$58,125	$55,908	$67,501
2030 MEDIAN PROJECTED	$57,890	$55,664	$67,578
2025 AVERAGE	$73,007	$71,517	$86,682
2030 AVERAGE PROJECTED	$73,064	$71,439	$86,917

Data Source: ©2024, Sites USA



Exclusively listed by

BLAKE WEBER
Senior Vice President
206.898.1321
blake.weber@kidder.com

TIM WEBER
Executive Vice President
206.650.0391
tim.weber@kidder.com

NED WHALEN
Senior Vice President
206.491.5998
ned.whalen@kidder.com

DON WHITTLES
Senior Vice President
253.208.2257
don.whittles@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.