WEST YAKIMA

MULTI-FAMILY | SENIOR DEVELOPMENT

LISTING VIDEO

±8.5 - ±10 ACRES | 2 LOTS
MULTI-FAMILY OR SENIOR DEVELOPMENT LOTS

±8.5 - ±10
ACRES

±370,260 - ±435,600
TOTAL SF

FALL
2026 AVAILABLE

KIEMLEHAGOOD HOGBACK DEVELOPMENT

CHAD CARPER
509.991.2222
chad.carper@kiemlehagood.com

WEST YAKIMA MULTI-FAMILY DEVELOPMENT

LISTING VIDEO

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

MULTI-FAMILY DEVELOPMENT | 64th Ave & 72nd Ave Yakima, WA 98908

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INVESTMENT HIGHLIGHTS

↗ Strategic West Yakima Location

Positioned along W Nob Hill, the site offers a well-located multi-family development opportunity within an expanding residential corridor. The surrounding area benefits from established neighborhoods, nearby retail services, and convenient access to major north-south and east-west routes.

↗ Multi-Family Scale & Flexibility

Comprised of approximately 8.82 acres across two development lots, the site provides meaningful scale for a multi-family project while allowing flexibility in site layout, phasing, access, parking, open space, and potential amenity planning.

↗ Strong Demographic Profile

The surrounding trade area includes a substantial residential base, with nearby household density supporting long-term demand for quality rental housing and contributing to the strength of nearby retail, service, and employment corridors.

↗ Established Residential & Retail

The site is surrounded by a growing mix of residential communities and commercial amenities, creating a strong foundation for new housing demand while offering future residents convenient access to everyday needs.

↗ High-Growth Residential Corridor

Located within a rapidly expanding portion of West Yakima, the property is well-positioned to serve ongoing residential demand driven by population growth, employment access, and proximity to daily-needs amenities.

↗ Excellent Access & Connectivity

The site benefits from direct access near W Yakima Avenue and convenient connectivity to 72nd Avenue, supporting access to nearby retail corridors, employment centers, schools, services, and the greater Yakima area.

↗ Nearby Retail & Service Amenities

Residents would benefit from proximity to established national and regional retailers, grocery, dining, healthcare, and service-oriented businesses, reinforcing the site's appeal for multi-family development.

↗ Development-Ready

With two clearly defined multi-family development lots and proposed access/utility easements, the property offers a practical site configuration for developers seeking scale, flexibility, and a well-positioned residential opportunity in West Yakima.

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PROPERTY ADDRESS	**LAND AREA (AC)**	±8.5 - ±10 AC	These multi-family development lots serve as a complement of the surrounding West Yakima Mixed Use Development. As adjacent commercial pads, shop space, ground lease opportunities, and service-oriented users are developed, the site is positioned to benefit from a built-in amenity base while contributing additional residential density to support long-term retail demand.
64th Ave & 72nd Ave Yakima, WA 98908	**LAND AREA (SF)**	±370,260 - ±435,600 SF	
Two Multi-Family Development Lots	**ZONING**	Multi-Family	
	AVAILABLE	Fall 2026	

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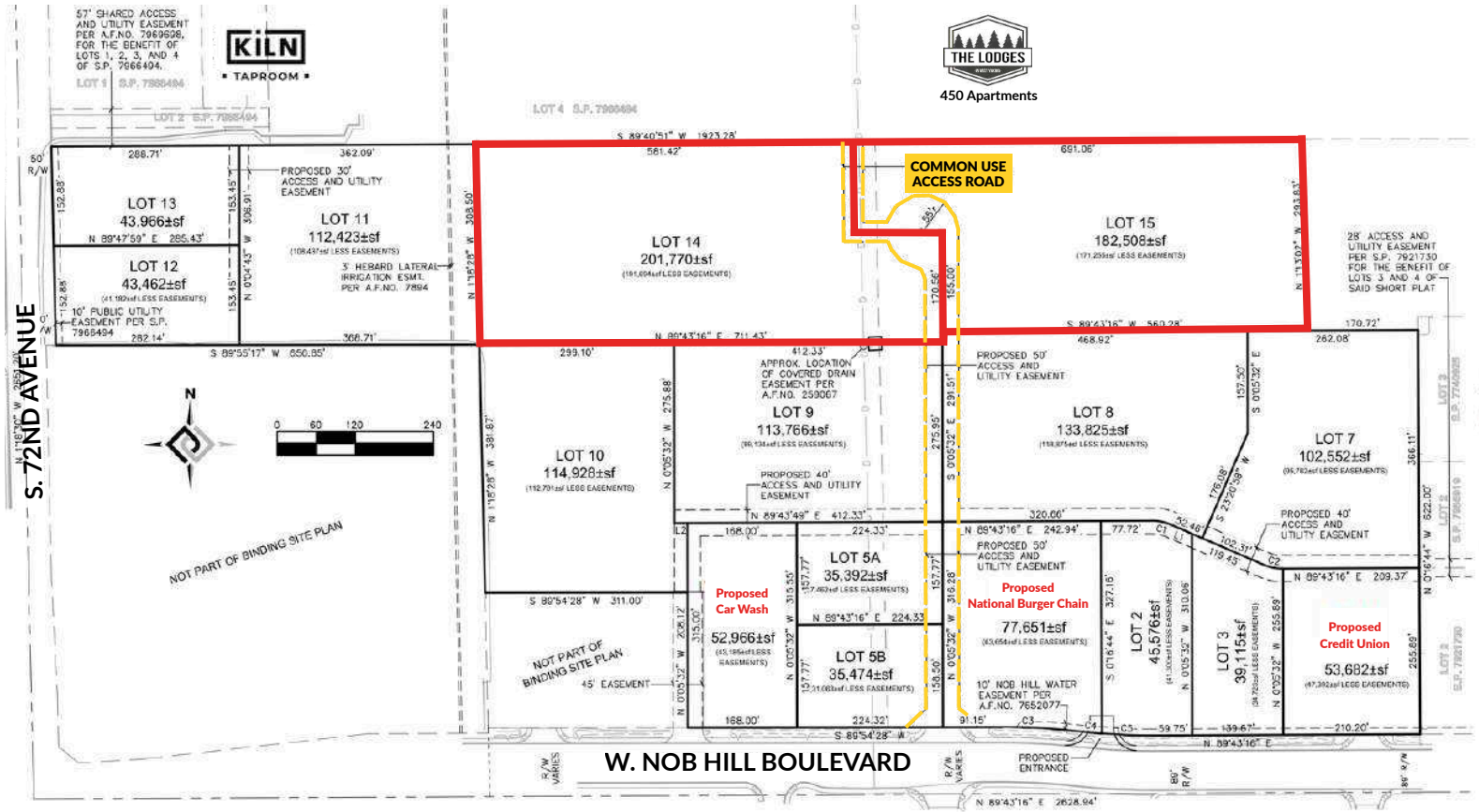

ENGINEER/SURVEYOR

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 CC – 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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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

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SITE PHOTOS

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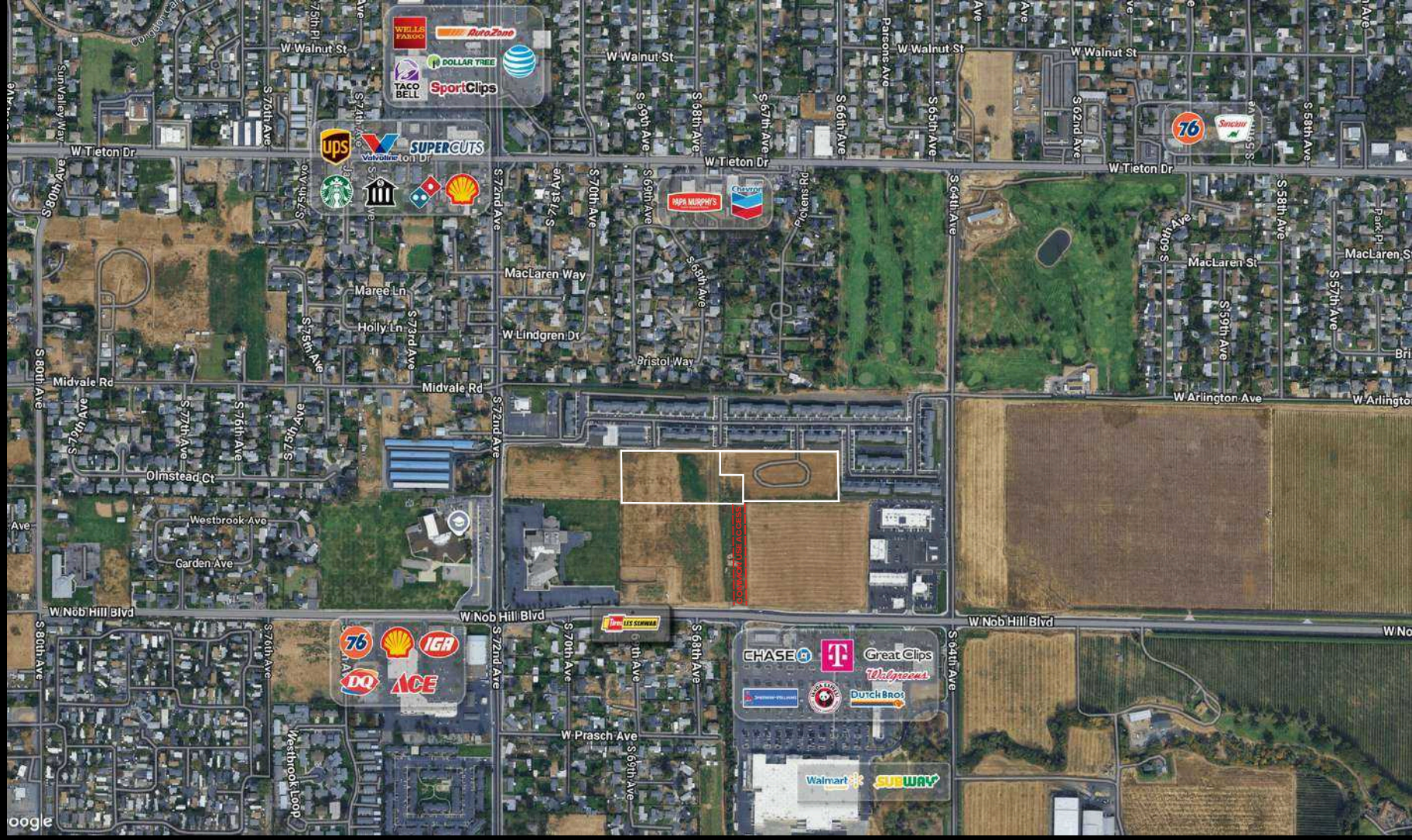

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