



1600

PACIFIC AVE
YAKIMA

I-82 FREEWAY LAND SITE | 8.02 ACRES

SITE AERIAL

1600
PACIFIC AVE
YAKIMA



THE OFFERING

Lee & Associates Commercial Real Estate Services, LLC ("Lee & Associates") is pleased to present 1600 Pacific Ave ("The Property") located in Yakima, WA. This offering consists of 8.02 acres of improved commercial land with high visibility.

The Property has had significant site improvements, that are further detailed in the package, but include major items such as: site grading, placed crushed rock in yard, fencing, frontage improvements, stormwater infrastructure and infiltration system, and water line installed to site (side sewer stubbed to site).

The Total Purchase Price is \$15.00 PSF (\$5,240,268.00).

The Purchase Price includes \$6.41 PSF of actual costs (no markup), This provides a significant benefit in both time (permitting a raw site) and cost (inflation over time of completion) - benefit to a Buyer in that the site is improved and ready.

Located along I-82, this highly visible freeway adjacent site benefits from quick access via Exit 34, which sits just north of the State Route 24 connection to I-82. This is the only site of this size with both access and visibility in the market that is available and ready to develop.



The Property's underlying zoning is Regional Development District (RD) which provides regional commerce, office campus, recreation, large-scale retail, culture, light manufacturing, processing, research, and large multiple mixed uses. Coupled with the high visibility from the interstate and state highways of the city of Yakima, this opportunity is rare.

Yakima County's economy is driven by its dominant agriculture and food processing sectors, aerospace, healthcare and medical, logistics and distribution, manufacturing, and renewable energy initiatives.

SITE DESCRIPTION



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ADDRESS / PARCELS:	1600 Pacific Avenue, Yakima, WA Tract A Portion of Parent Parcel 191320-34017
ZONING:	Regional Development District (RD) Yakima, WA Municipal Code: https://www.codepublishing.com/WA/Yakima/#!/Yakima15/Yakima15.html
LAND AREA:	Approximately 8.02 Acres or 349,500 SF
DIMENSIONS:	Irregular triangular shape; approximately 428' x 1,015' x 368'
ACCESS:	Vehicular access via Pacific Avenue. Most direct freeway access 0.8 miles from Exit 34 off I-82, then north along S. 18 th Street which becomes Pacific Avenue
SITE IMPROVEMENTS:	Clearing and grading Finished yard, covered with crushed rock Utility installation, including water and storm water infiltrations system Fencing Frontage improvements Third party reports Permit fees and miscellaneous additional costs

UTILITIES PROVIDORS

ELECTRIC:	Pacific Power
GAS:	Cascade Natural Gas
WATER:	City of Yakima
SEWER:	City of Yakima

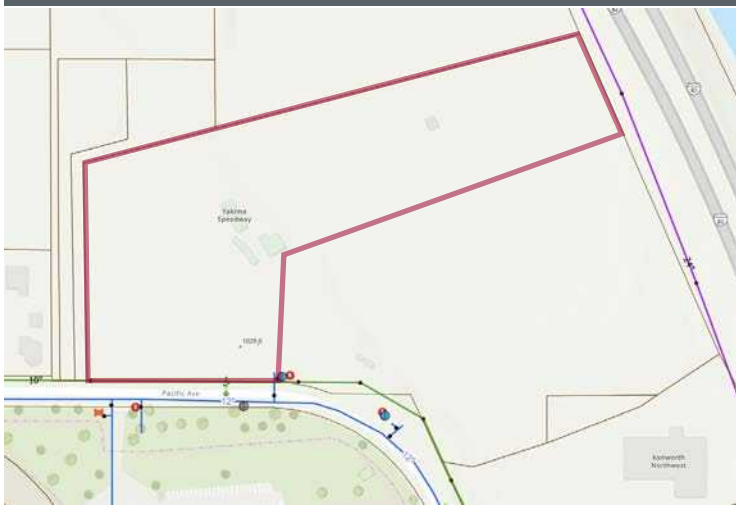


8.02

Acre
Land Site

RD

City of
Yakima Zoning



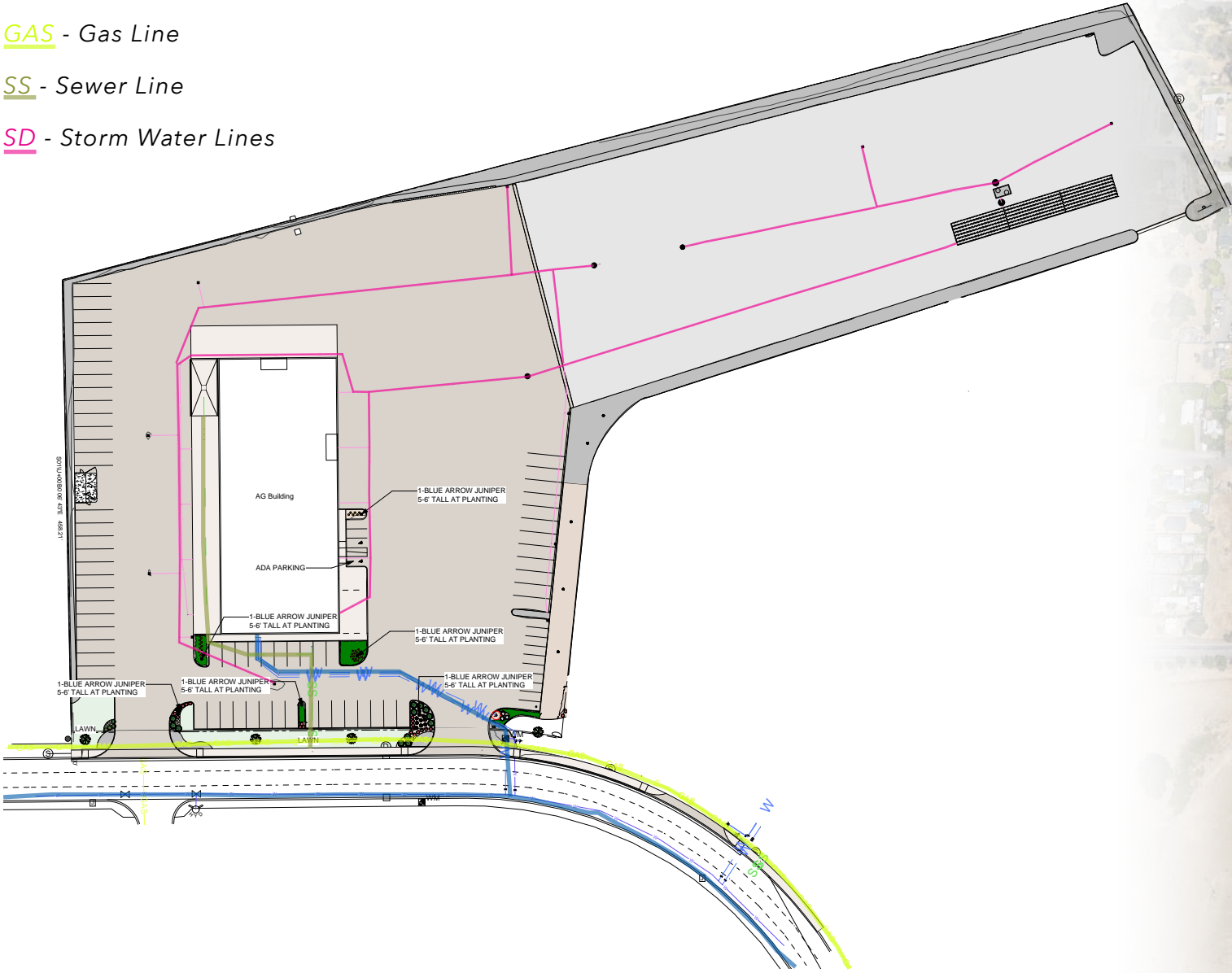
SITE MAP

WW - Water Line

GAS - Gas Line

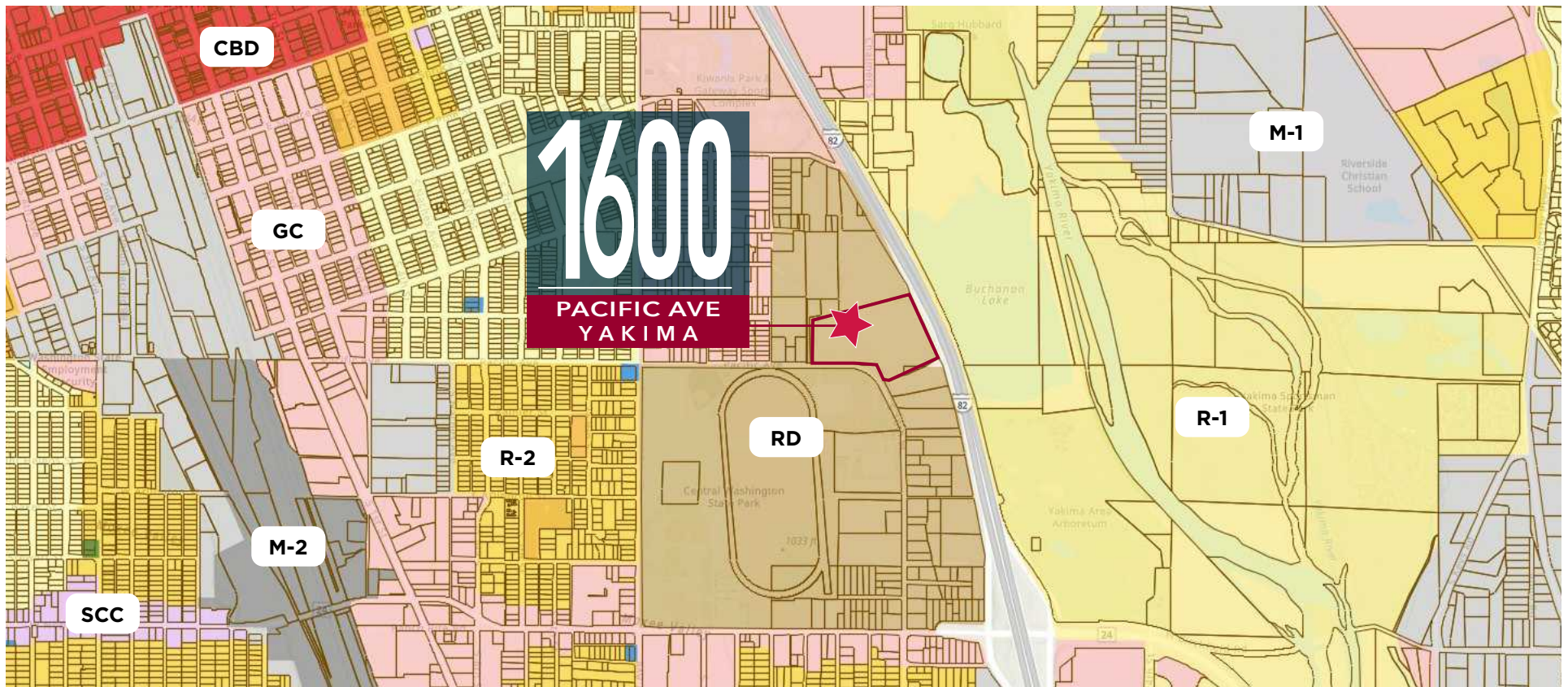
SS - Sewer Line

SD - Storm Water Lines



ZONING SUMMARY

The current zoning on the Property is Regional Development District (RD). The purpose of the regional development district is to provide high visibility from the interstate and state highways of the city of Yakima to provide regional commerce, office campus, recreation, large-scale retail, culture, light manufacturing, processing, research, and large multiple mixed uses. This district is characterized by very intensive development and a variety of land uses including retail sales and service establishments, high-density residential development, financial institutions, professional office buildings, hotels, condominiums, and corporation headquarters. which provides regional commerce, office campus, recreation, large-scale retail, culture, light manufacturing, processing, research, and large multiple mixed uses. Coupled with the high visibility from the interstate and state highways of the city of Yakima, this opportunity is rare.








- CBD - Central Business District
- GC - General Commercial
- R-2 - Mixed Residential
- R-1 - Single Family Residential
- RD - Residential Development
- M-1 - Light Manufacturing
- M-2 - Heavy Manufacturing
- SCC - Snohomish Code

YAKIMA MARKET

COMPELLING OPPORTUNITY IN HIGH GROWTH CITY

Rare large site along I-82 Freeway with unparalleled visibility

-  Office 4.8 Million SF w/ 3.2% Visibility
-  Industrial / Flex 14.5 Million SF w/ 1.2% Vacancy
-  Retail 10.1 Million SF w/ 1.2% Vacancy
-  Hospitality 2,277 Rooms w/ 61.3% 12 MO OCC Rate
-  Multifamily 8,173 Units w/ 5.4% Vacancy Rate

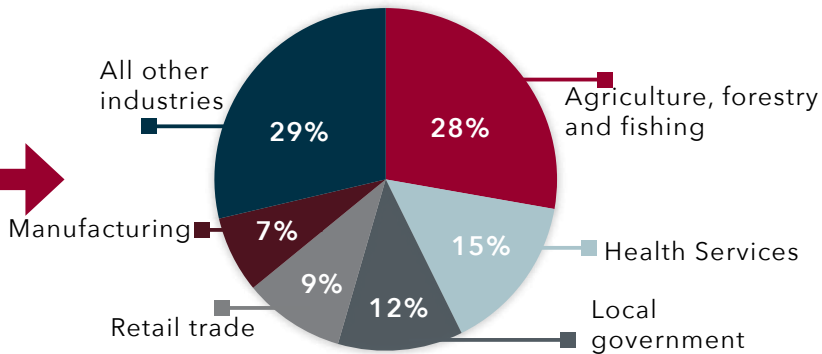
256K

County
Population

111K

Jobs in
Yakima

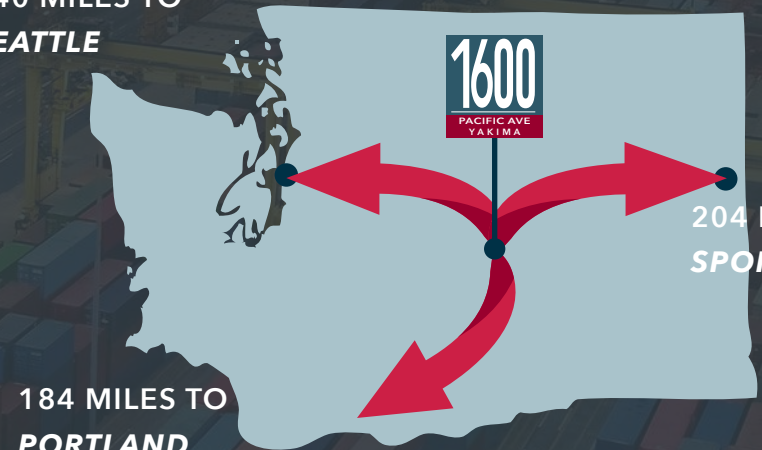
YAKIMA MARKET



HIGH VISIBILITY

STRATEGIC LOCATION IN THE HEART OF WASHINGTON

140 MILES TO
SEATTLE




204 MILES TO
SPOKANE

184 MILES TO
PORTLAND

DEMOGRAPHICS & TOP EMPLOYERS



	2-MILE	5-MILE	10-MILE
POPULATION 2020:	30,931	102,326	158,242
POPULATION 2024:	31,271	104,300	161,849
POPULATION PROJECTION 2029:	31,379	104,817	162,756
ANNUAL GROWTH 2020 - 2024:	0.3%	0.5%	0.6%
ANNUAL GROWTH 2024 - 2029:	0.1%	0.1%	0.1%
MEDIAN AGE:	31.1	33.9	35.5

Source: CoStar Demographics



LOGISTICS & DISTRIBUTION EMPLOYERS:

- Walmart
- Ace Hardware
- Horizon Distribution
- R.E. Powell
- Quality Transportation
- H.R. Spinner



FOOD PROCESSING EMPLOYERS:

- Smuckers
- Seneca Foods
- Del-Monte
- Tree Top
- AB Foods/Washington Beef



MANUFACTURING EMPLOYERS:

- Shields - Novolex
- Irwin Research & Development
- Kwik Lok
- Marq Packaging
- Sims Manufacturing



AEROSPACE EMPLOYERS:

- Triumph Actuation Systems
- CubCrafters
- Pexco



HEALTH & MEDICAL INDUSTRY EMPLOYERS:

- Pacific Northwest University Health Sciences
- Yakima Valley Farm Workers Clinic
- Surgimark
- Four Regional Hospitals

LOCATION AMENITIES

RESTAURANTS

- McDonald's
- Subway
- Olive Garden
- Backwood's Café
- Burger King
- Taco Bell
- Carl's Jr.
- Provisions Restaurant and Market

GROCERY

- Thriftway
- Target Grocery
- Walmart
- Grocery Outlet
- Safeway
- Costco Wholesale

LODGING

- Hotel Maison Yakima Tapestry Collection by Hilton
- Holiday Inn Yakima, an IHG Hotel
- Best Western Plus Ahtanum Inn
- Oxford Suites Yakima
- Home2 Suites by Hilton Yakima Airport

RECREATION

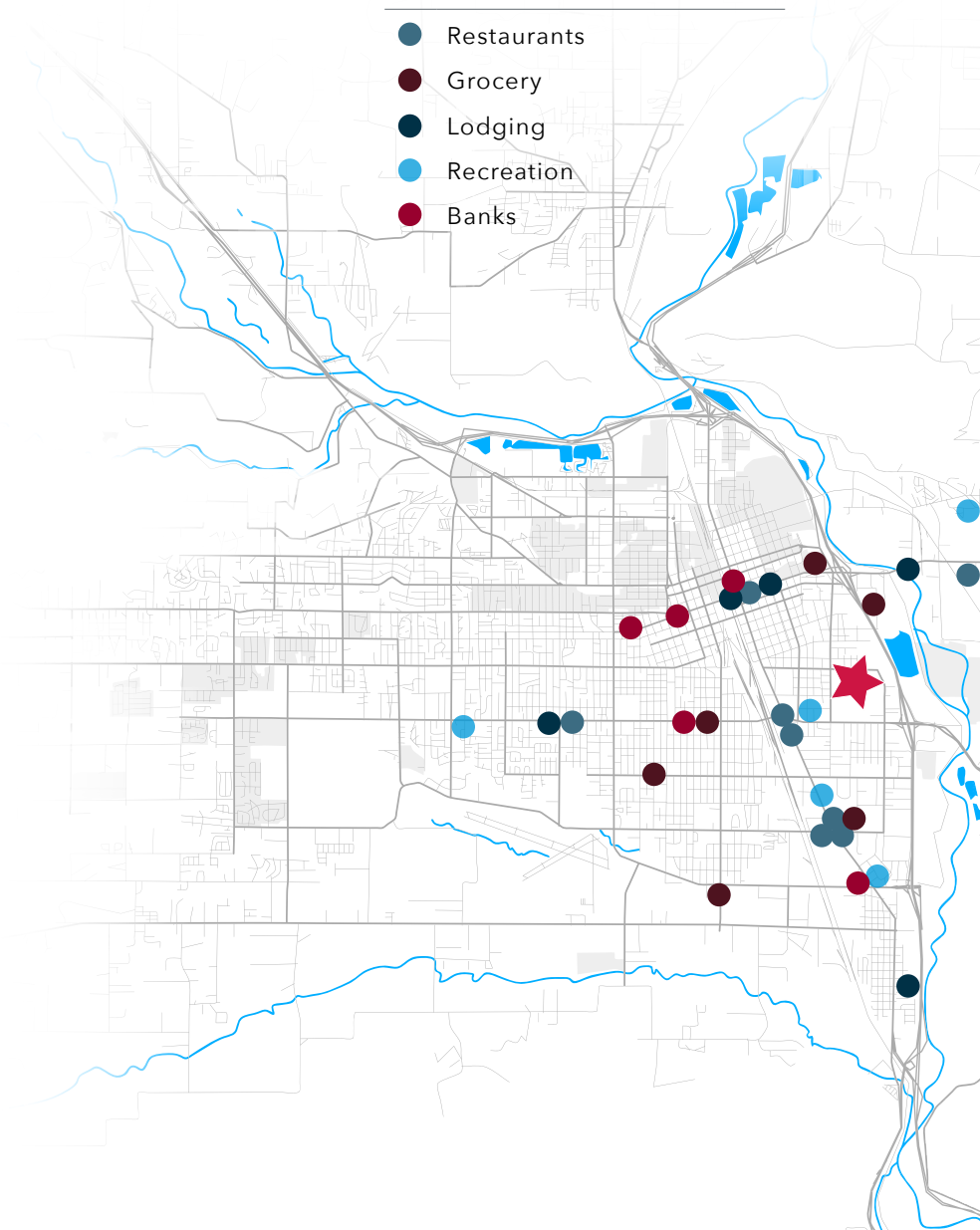
- Valley Mall
- Yakima Country Club
- Yakima Family Fun Center
- Sozo Sports Complex
- State Fair Park
- Treveri Cellars

BANKS

- Heritage Bank
- U.S. Bank Branch
- Banner Bank
- KeyBank
- Chase Bank

RETAIL LEGEND

- Restaurants
- Grocery
- Lodging
- Recreation
- Banks



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