

FOR SALE

WENATCHEE VALLEY YMCA

217 ORONDO AVE WENATCHEE, WA 98801

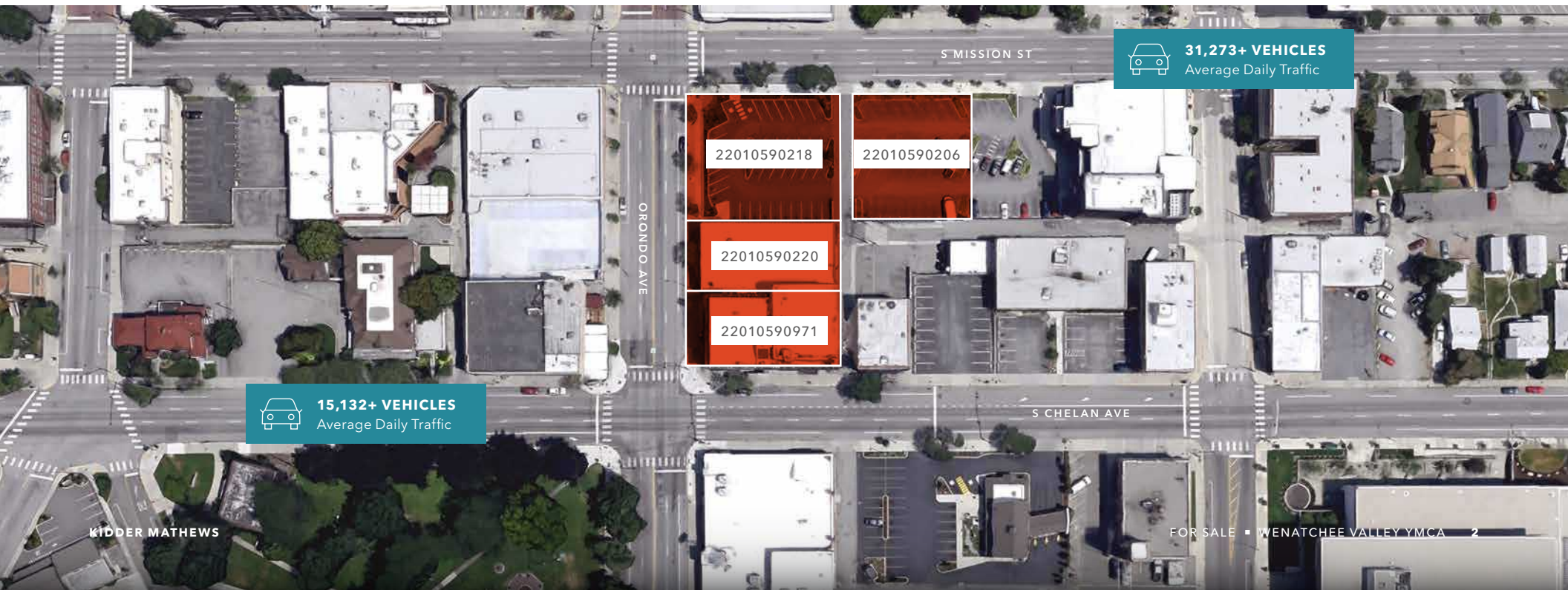
km Kidder
Mathews

FOR SALE

UNIQUE ASSET IN THE HEART OF DOWNTOWN WENATCHEE

Kidder Mathews and Laura Mounter Real Estate & Co are excited to showcase the Wenatchee Valley YMCA property. This notable offering includes a 4-parcel site that features 3 buildings, with a combined total of 40,940 SF of building space. Ideally situated in the vibrant heart of downtown Wenatchee, this property spans 1 acre of prime land area, making it a ideal candidate for redevelopment. Its strategic location and significant land area present a unique opportunity for investors and developers looking to make a mark in the bustling downtown area.

ADDRESS	217 Orondo Ave, Wenatchee, WA 98801
GROSS LAND SIZE	43,560 SF (1.00 AC)
PARCEL NO.	22010590206, 222010590218, 222010590220, 222010590971
ZONING	Central Business District Entertainment Historic Overlay



INVESTMENT HIGHLIGHTS

Excellent Location

217 Orondo Ave stands as a beacon of opportunity in downtown Wenatchee. Its strategic placement ensures unparalleled visibility and accessibility.

Growth Opportunity

The 4-parcel property offers a canvas for limitless potential. With ample room for expansion or redevelopment, your vision can take shape all at once or in phases.

Exceptional Accessibility

Situated in a well-connected area, this property ensures ease of access for clients, customers, and employees alike. Whether arriving by car or on foot, it is conveniently reachable.



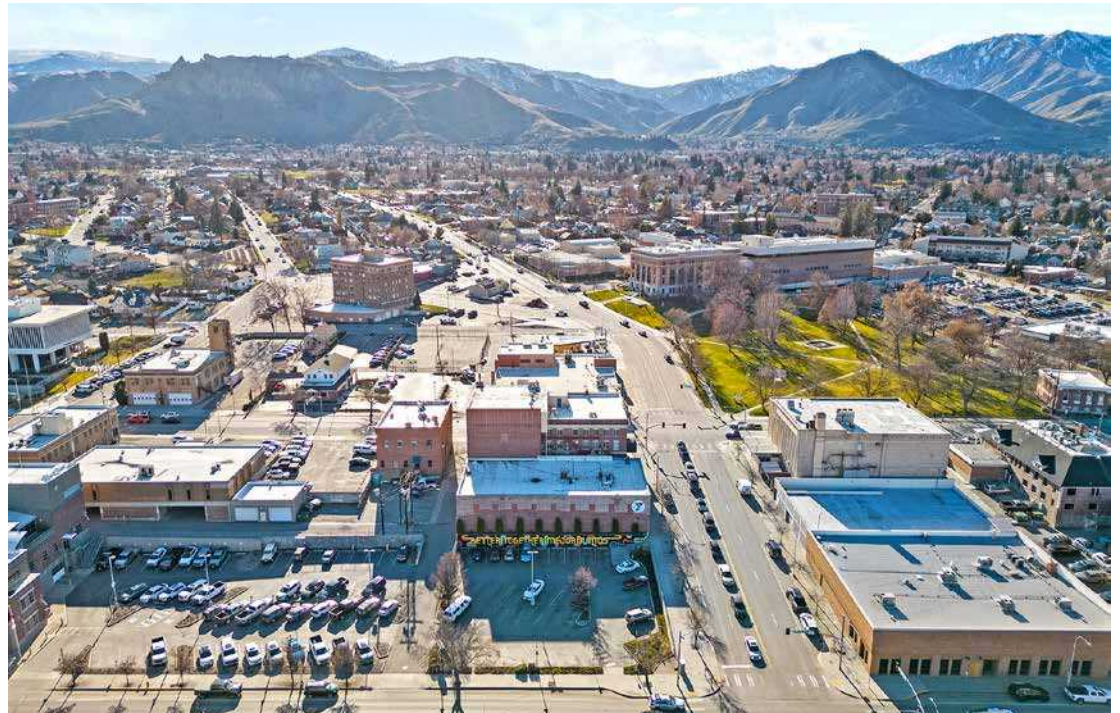
PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	217 Orondo Ave, Wenatchee, WA 98801
LAND AREA	43,560 SF (1.00 AC)
PARCEL NUMBERS	22010590206, 222010590218, 222010590220, 222010590971
SALE PRICE	\$2,500,000

BUILDING OVERVIEW

BUILDING 1	7,200 SF
BUILDING 2	14,400 SF
BUILDING 3	19,340 SF
TOTAL SF	40,490 SF



FOR SALE



**SUBJECT
PROPERTY**

WENATCHEE GOLF
& COUNTRY CLUB

EASTMONT
JR HIGH
SCHOOL

WASHINGTON
ELEMENTARY
SCHOOL

PIONEER
MIDDLE
SCHOOL



WENATCHEE VALLEY MALL

WENATCHEE
HIGH SCHOOL

LINCOLN
ELEMENTARY
SCHOOL



EASTMONT
HIGH SCHOOL

LINCOLN PARK



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	15,572	64,500	77,097
2028 PROJECTION	14,932	65,620	80,940
2020 CENSUS	15,395	62,589	73,676
PROJECTED GROWTH 2023 - 2023	-0.8%	0.3%	1.0%
AVERAGE AGE	34.4	37.2	38.0

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$103,296	\$120,896	\$120,947
TOTAL BUSINESSES	1,100	2,643	3,015
TOTAL EMPLOYEES	9,538	23,985	28,073

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.5%	6.9%	6.5%
HIGH SCHOOL DIPLOMA	25.0%	26.3%	26.3%
SOME COLLEGE	21.4%	21.9%	21.7%
ASSOCIATE	11.4%	9.7%	9.5%
BACHELOR'S	16.1%	17.6%	17.9%
GRADUATE	10.2%	10.1%	10.6%

HOUSEHOLDS

5,279
1 MILE

22,649
3 MILES

27,062
5 MILES

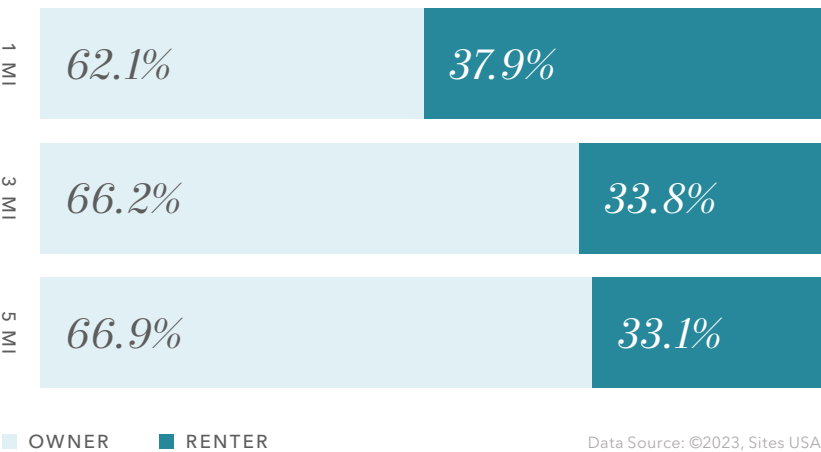
2028 PROJECTED GROWTH

-1.2%
1 MILE

0.0%
3 MILES

0.8%
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2023, Sites USA

Exclusively listed by

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