

# Ground Lease/Development Site for Sale

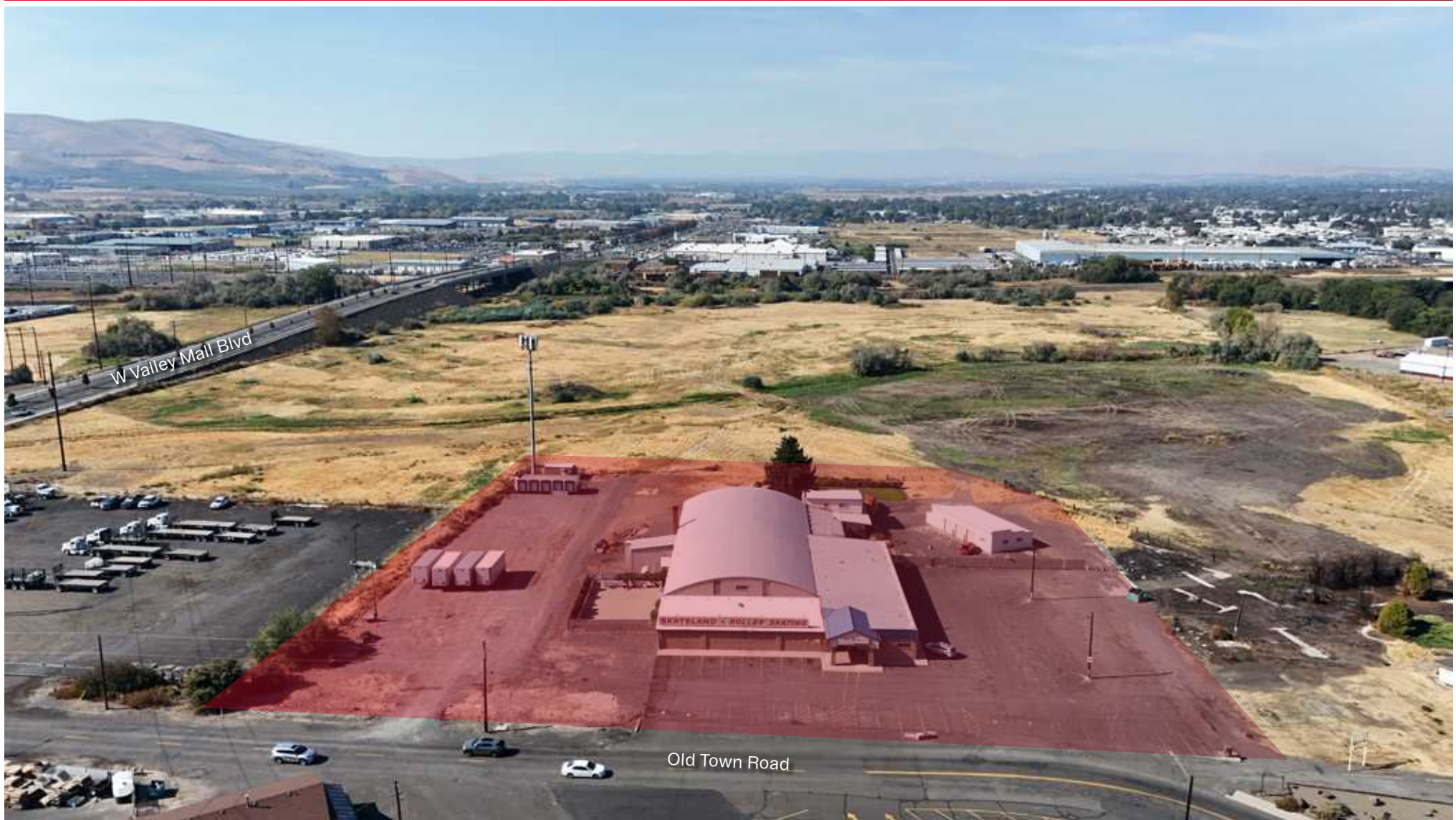
2506 Old Town Rd, Union Gap, WA 98903



## Prime Central Washington Trade Area

- Only regional mall within 100 miles





Building Size: 21,903 SF

Lot Size: 127,195 SF (2.92 Acres)

Zoning: C2-Regional Commercial

Parcel Number: 19133233005



Valley Mall is thriving as the premier retail destination for the Yakima Valley—over 80–90 tenants strong, anchored by Macy’s, Kohl’s, Bass Pro, Nordstrom Rack, Guitar Center and others. New stores continue to arrive, from national brands to local favorites and a refreshed restaurant lineup are breathing energy into the mall.

The area around the mall is also on the upswing for fast food and quick-service dining: there are several build-to-suit / ground lease opportunities with high visibility in the Valley Mall trade area serving over 300,000 people. Wendy’s is set to return to Union Gap, which signals strong confidence in demand. Overall, the combination of strong anchor tenants, ongoing retailer interest, and growing restaurant options makes Union Gap / Valley Mall a highly attractive place for both shoppers and restaurateurs alike.











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**Tiffini Connell**

tiffini@wccommercialrealty.com

206 283 5212

**Jonathan Willett**

jonathan@wccommercialrealty.com

206 450 4953

**WCCR** | West Coast  
Commercial  
Realty

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