

SALE

Lot 5- Ahtanum Ridge Business Park

NKA AHTANUM RIDGE DRIVE

Union Gap, WA 98903

PRESENTED BY:

KEN DAVIS

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A large, artistic sign for Ahtanum Business Park. The sign is mounted on several vertical stone pillars. It features a light-colored, curved base with the text "Ahtanum Business Park" in bold, dark letters. Above the text, there are decorative cutouts: a blue and white bird, a brown tree, and a brown mountain range. The sign is set on a bed of grey gravel. In the background, there is a grassy field, some buildings, and hills under a cloudy sky.

Ahtanum Business Park



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$18.00 / SF
LOT SIZE:	1.65 Acres

PROPERTY HIGHLIGHTS

- Prime Interchange Location
- Generous 1.67-Acre Size
- Unmatched Retail Surround
- Proximity to Major Retail & Services
- Fully Serviced & Shovel-Ready
- Superior Regional Connectivity.
- High-Growth Commercial Corridor
- WW Zoning Allows For Multiple Uses

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover Ahtanum Ridge Business Park in Union Gap, Washington—a premier 67-acre master-planned, campus-style development ideal for office, medical, technical, retail, light industrial, and warehouse businesses.

Strategically located off Ahtanum Road, the park offers seamless proximity to Interstate 82, providing quick and efficient access for employees, suppliers, customers, and freight movement in the heart of the Yakima Valley.

Full utilities—including gas, power, public water, and underground infrastructure—are in place, with paved roads, sidewalks, and versatile parcels ready for development amid a thriving area featuring nearby hotels, retail growth, and expanding commercial amenities.

The park's future is even brighter with the ongoing Regional Beltway Connector project (also known as the Regional Beltway or South Union Gap improvements). This multi-phase initiative, with phases advancing toward completion and additional funding pursuits, creates a vital bypass around downtown Union Gap. It reduces congestion, enhances freight efficiency, improves safety and pedestrian access, and delivers direct connections to I-82 and US-97—positioning Ahtanum Ridge for unmatched accessibility and economic growth as the connector ties in nearby and unlocks new development potential.

Elevate your business in a forward-thinking location where prime positioning, ready infrastructure, and transformative regional connectivity converge for lasting success.

PROPERTY DETAILS & HIGHLIGHTS

Prime commercial opportunity at the fully controlled interchange of Ahtanum Road and Business Parkway in Ahtanum Ridge Business Park, Union Gap, WA.

This prime 1.65 +/- acre site combines two contiguous parcels with exceptional visibility and direct access at the park's key entry point—perfect for retail, professional office, medical, or service-oriented businesses.

Surrounded by high-traffic national retailers and everyday essentials, including:

Costco Wholesale

WinCo Foods

Yakima Valley Mall (with anchors like Macy's, Kohl's, Nordstrom Rack, T.J. Maxx, Dick's Sporting Goods, and Bass Pro Shop)

Lowe's

Plus nearby options like Holiday Inn Express, auto dealerships (Yakima Chrysler Dodge Jeep Ram Fiat, McCurley Subaru, Bud Clary Toyota), and a growing mix of dining, fitness, and convenience services.

Fully serviced with utilities (power, water, gas, underground infrastructure), paved access, and sidewalks already in place—ready for immediate development in one of Union Gap's fastest-growing commercial corridors.

Benefit from seamless proximity to I-82, the upcoming Regional Beltway Connector for enhanced regional access, and the area's booming retail and professional environment.

Secure this high-exposure corner lot today—where prime location, heavy traffic, and unmatched amenities drive unparalleled business success in the Yakima Valley.

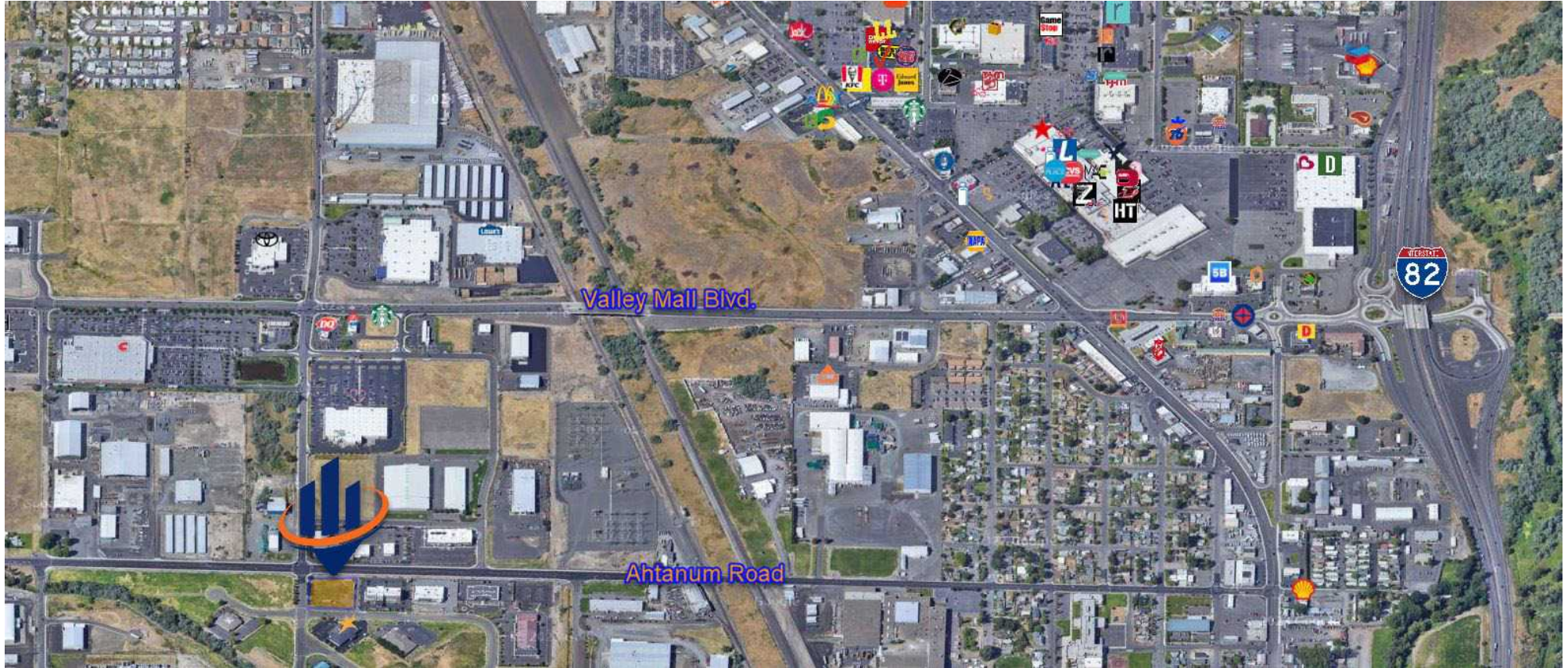


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RETAILER MAP



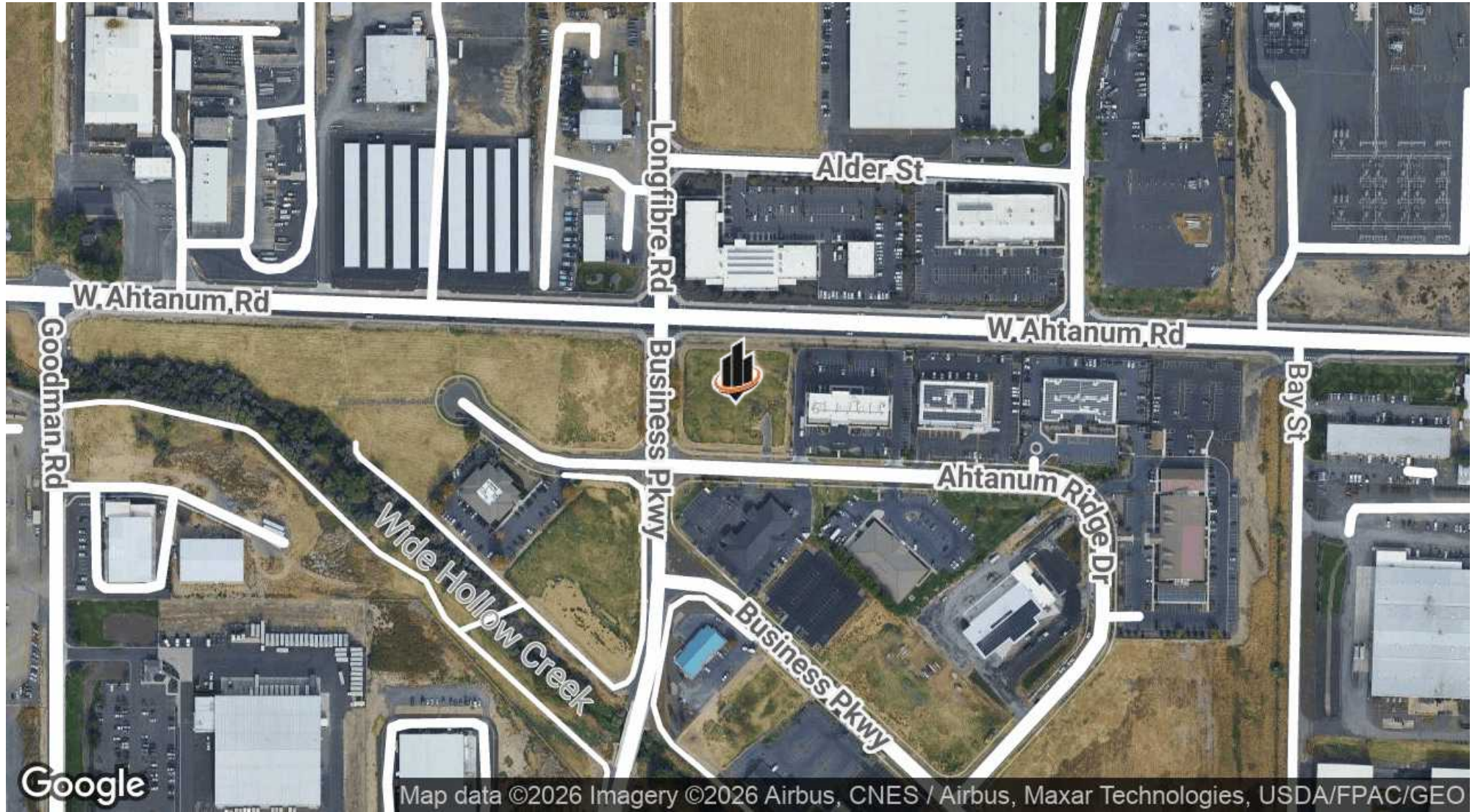
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REGIONAL BELTWAY MAP



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LOCATION MAP



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AREA ANALYTICS

POPULATION

3 MILES 5 MILES 10 MILES

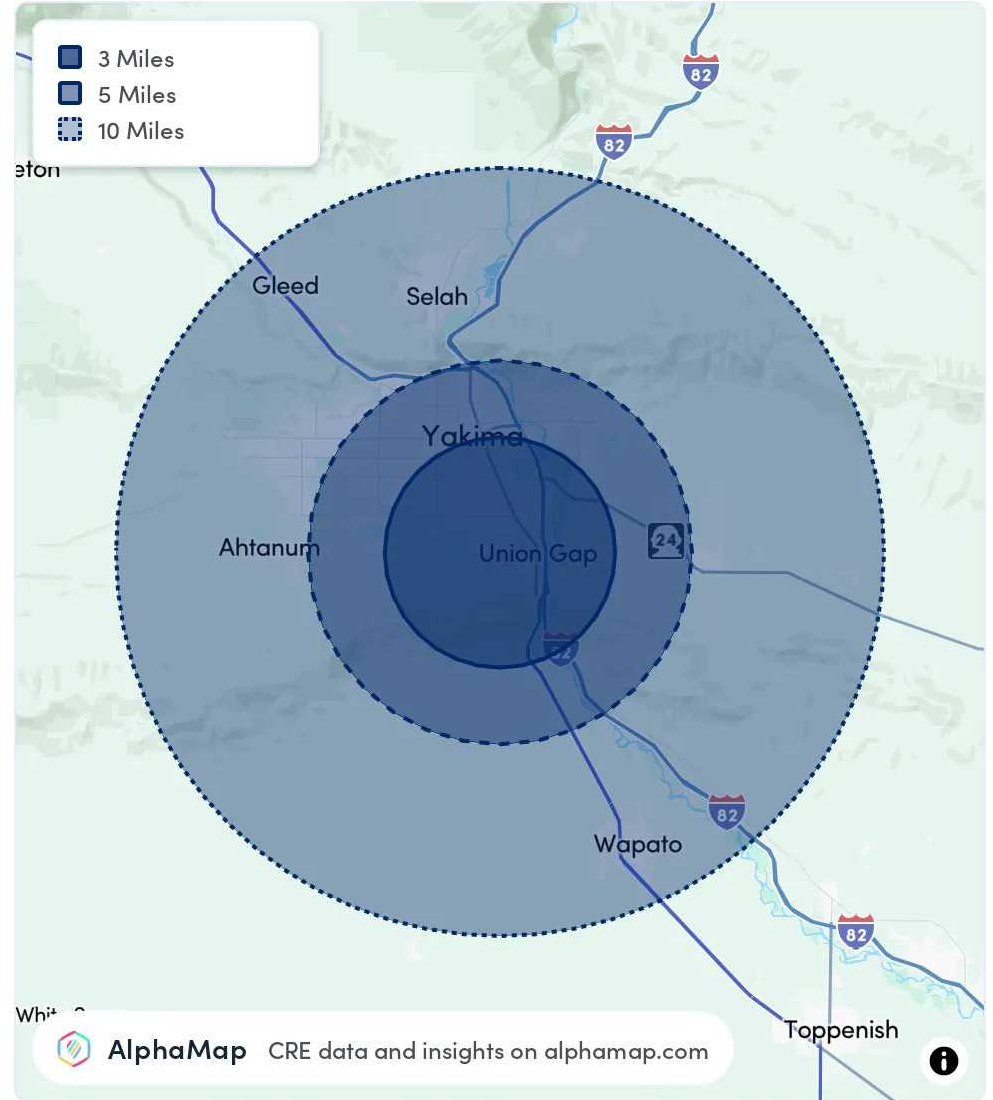
	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	39,763	97,874	166,039
AVERAGE AGE	35	37	38
AVERAGE AGE (MALE)	34	36	37
AVERAGE AGE (FEMALE)	35	38	39

HOUSEHOLD & INCOME

3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	13,096	35,402	59,316
PERSONS PER HH	3	2.8	2.8
AVERAGE HH INCOME	\$65,824	\$71,968	\$82,954
AVERAGE HOUSE VALUE	\$240,641	\$287,545	\$330,825
PER CAPITA INCOME	\$21,941	\$25,702	\$29,626

Map and demographics data derived from AlphaMap



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