

WEST YAKIMA

MIXED USE DEVELOPMENT

BUILT-TO-SUIT, SHOP SPACE, GROUND LEASE
LIMITED PADS AVAILABLE

±32 AC
LAND AREA

±1,200'
FRONTAGE | NOB HILL

±300'
FRONTAGE | 72ND AVE

FALL
2026 AVAILABLE

KIEMLEHAGOOD HOGBACK

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MIXED USE DEVELOPMENT | 64th Ave & 72nd Ave Yakima, WA 98908

WEST YAKIMA MIXED USE DEVELOPMENT

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

±1,200' of frontage on Nob Hill & ±300' of frontage along 72nd Ave next to The Kiln



Tires LES SCHWAB

APPROVED INTO COMMUNITY
EST. 2000
KILN
• TAPROOM •

THE LODGES
IN WEST YAKIMA
450 Apartments

S 72ND - ±16,535 ADT (NB, SB)

WEST YAKIMA
MIXED USE DEVELOPMENT

PIZZERIA EXPRESS
CONCRETE KITCHEN

Yakima Valley
URGENT CARE

Walmart

CHASE

W NOB HILL - ±13,438 ADT (WB, EB)

Dutch Bros
Cafe

Walgreens

WEST YAKIMA MIXED USE DEVELOPMENT

INVESTMENT HIGHLIGHTS

➤ Strategic West Yakima Location

Positioned along W Nob Hill Blvd, this ±32-acre development site offers exceptional visibility within one of Yakima's most active and established retail corridors, benefiting from strong traffic counts and surrounding national tenancy.

➤ Scale & Flexibility

With ±32 acres of commercially zoned land, the property provides a rare opportunity for large-format retail, mixed-use development, or phased projects, accommodating a variety of site configurations and end users.

➤ Strong Demographic Profile

The immediate trade area includes over 105,400 residents and 38,830 households within a 5-mile radius, supported by an average household income of \$74,715 and over \$3.72 billion in annual consumer spending.

➤ Established Retail Ecosystem

The site is surrounded by a dense concentration of national and regional retailers including Walmart, Target, Home Depot, Costco, and numerous quick-service and service-oriented brands, reinforcing long-term viability and consumer draw.

➤ High-Growth Area

Located within a rapidly expanding residential corridor, the property captures consistent population growth and increasing demand for retail, services, and daily-needs amenities.

➤ Excellent Access & Connectivity

The site benefits from direct access via S 72nd Avenue and proximity to major arterial routes, providing seamless connectivity across West Yakima and the greater metro area.

➤ Retail Corridor Performance

W Nob Hill Blvd serves as a primary commercial spine for Yakima, with sustained tenant demand and strong historical performance compared to other regional retail corridors.

➤ Development-Ready

Zoned commercial with multiple parcel configurations, the site is well-positioned for near-term development, offering flexibility for investors, developers, and owner-users alike.

WEST YAKIMA MIXED USE DEVELOPMENT

PROPERTY ADDRESS	LAND AREA (AC) ±32 Acres	ZONING	Commercial
64th Ave & 72nd Ave Yakima, WA 98908	LAND AREA (SF) ±1,389,128 SF	FRONTAGE	±1,200' of frontage on Nob Hill ±300' along 72nd Ave
BTS, Shop Space, Ground Lease Limited Pads Available	PARCELS Up to 13 Parcels Available	AVAILABLE	Fall 2026
	PARCEL NO's. 18132914417, 18132914420	LEASE TYPES	NNN, Ground Lease



Walmart

Walmart Fuel

CHASE

MEADOWBROOK MALL

ACE Hardware

DD

THE LODGES

S 72nd - ±16,535 ADT (NB, SB)

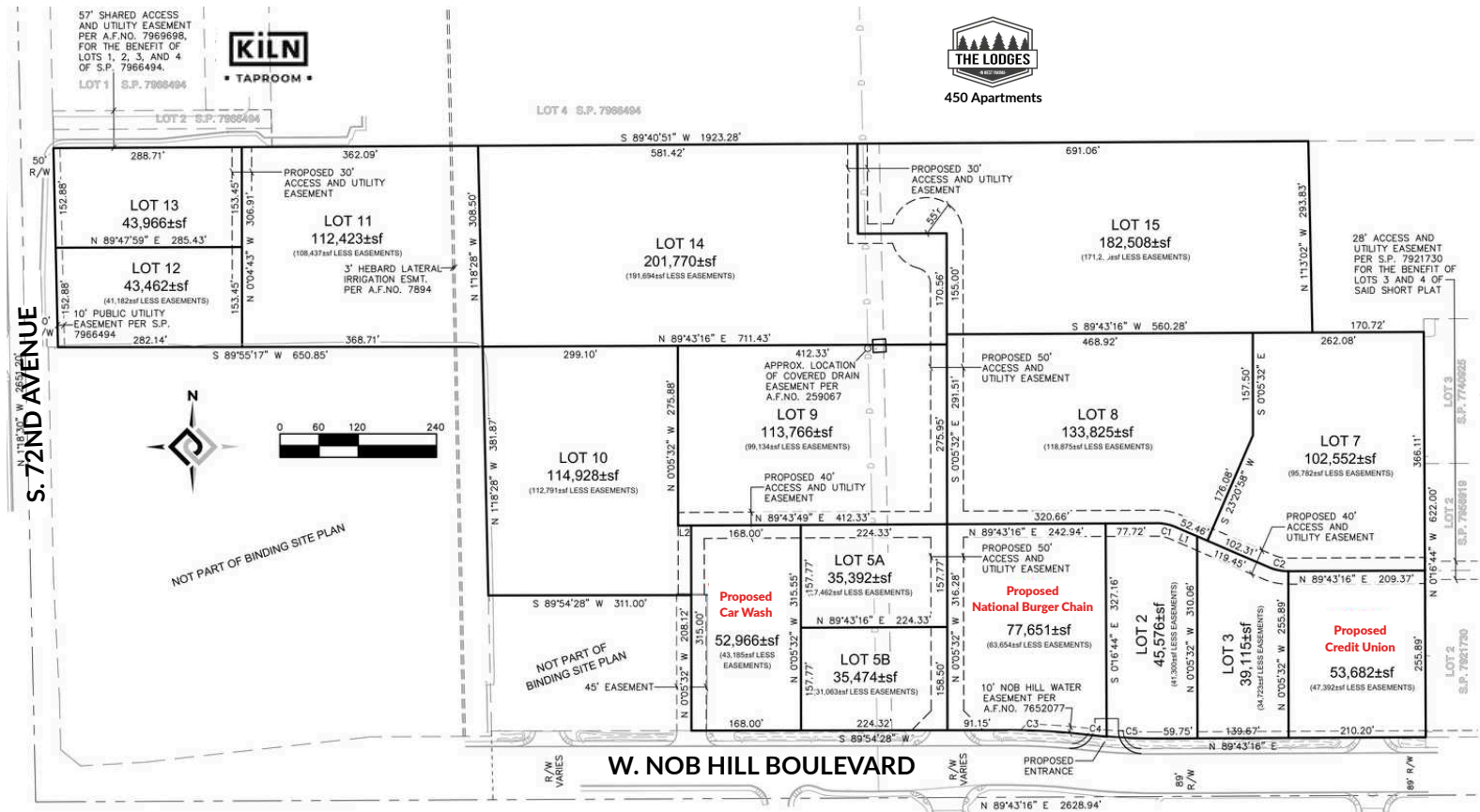
W NOB HILL - ±13,438 ADT (WB, EB)

WEST YAKIMA MIXED USE DEVELOPMENT

Yakima Valley URGENT CARE

THE LODGES
450 Apartments

WEST YAKIMA MIXED USE DEVELOPMENT



ENGINEER/SURVEYOR

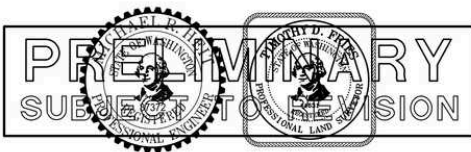
HLA ENGINEERING & LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 966-7000

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:

- SUBJECT PROPERTY IS ZONED GC - GENERAL COMMERCIAL.
- STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
- SEWER IS PROVIDED BY CITY OF YAKIMA.
- 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.
- WATER IS PROVIDED BY NOB HILL WATER ASSOCIATION.
- 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.



WEST YAKIMA MIXED USE DEVELOPMENT

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

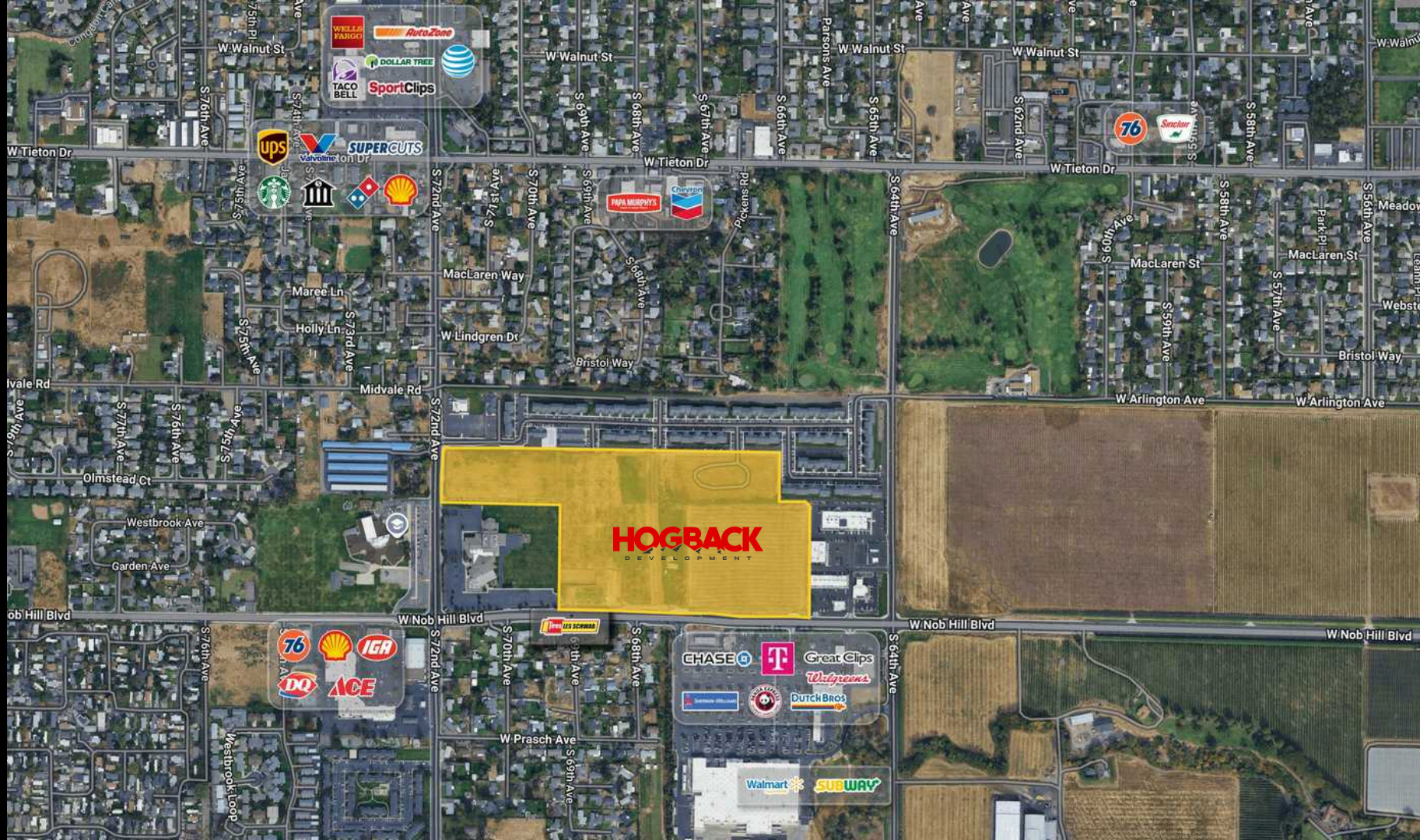


WEST YAKIMA MIXED USE DEVELOPMENT

SITE PHOTOS



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