

# UNION GAP RETAIL

*For Ground Lease, BTS  
or Purchase in Yakima*

E WASHINGTON AVE  
UNION GAP, WA 98903

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AVAILABLE

S 14TH ST

E WASHINGTON AVE

km Kidder  
Mathews



## PROPERTY OVERVIEW

Ground Lease, Build-to-Suit or Purchase

Sale price: \$2,000,000

79,121 SF land (1.82 acres), parcel 191332-24411

7,000 - 16,809 SF

Located just off I-82

Four full access points

Pad ready delivery condition

Yakima is the county seat of Yakima County, Washington, and the state's 11th most populous city, with a 2020 population of 96,968 and a metropolitan population of 256,728. Located approximately 60 miles southeast of Mount Rainier, the city sits in the agriculturally rich Yakima Valley, a major producer of apples, wine, and hops—accounting for 77% of all U.S. hop production as of 2011. The city's name derives from the Yakaima Nation, whose reservation lies south of Yakima.

UNION GAP RETAIL



VALLEY MALL

	SEPHORA	KOHL'S
Bath & Body Works	★MACY'S	AMERICAN EAGLE

AVAILABLE FOR BUILD-TO-SUIT, GROUND LEASE, OR FOR SALE

KIDDER MATHEWS

# UNION GAP RETAIL

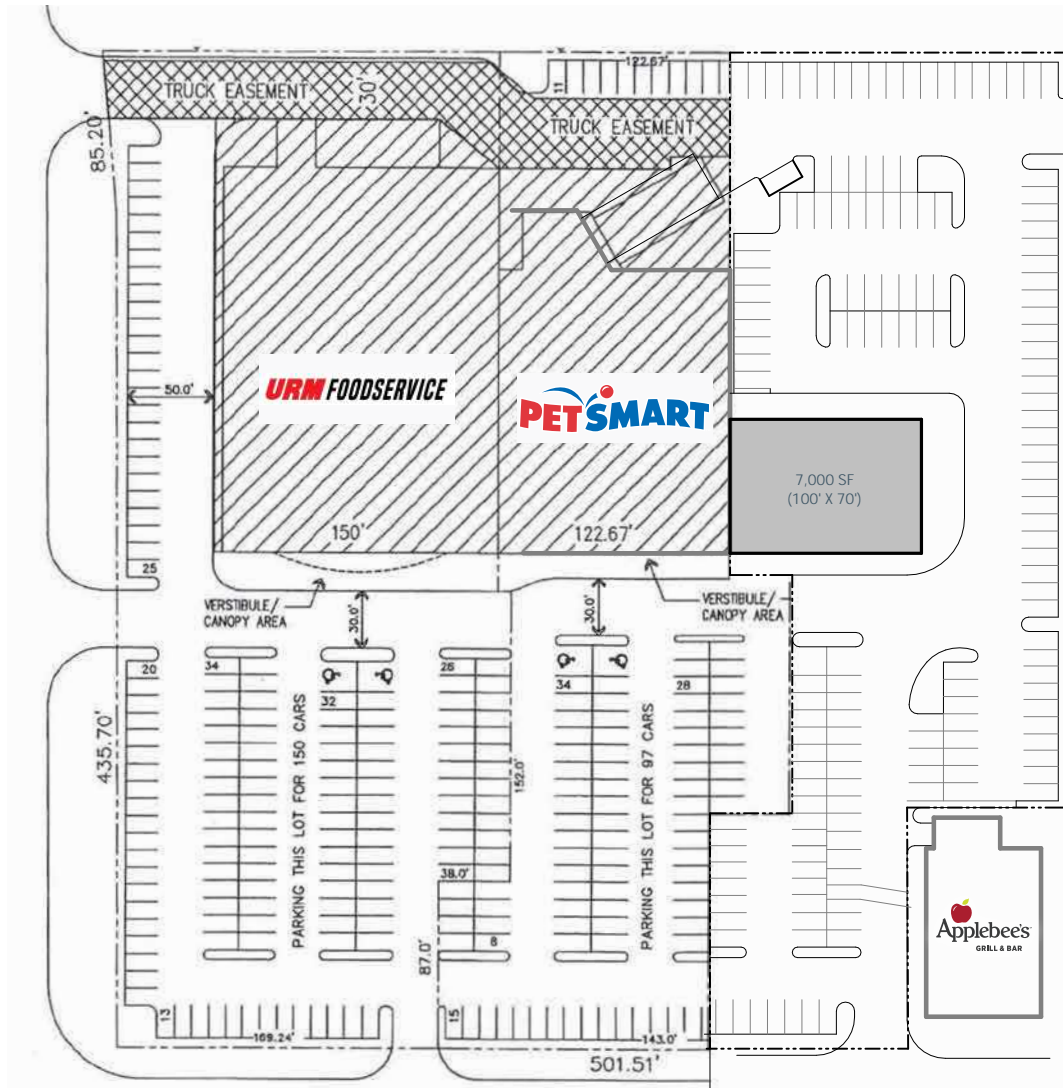


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KIDDER MATHEWS

# SITE PLAN OPTION 1

Shown as an example



# 7,000

BUILDING SF

Required Parking 88  
Provided Parking 156

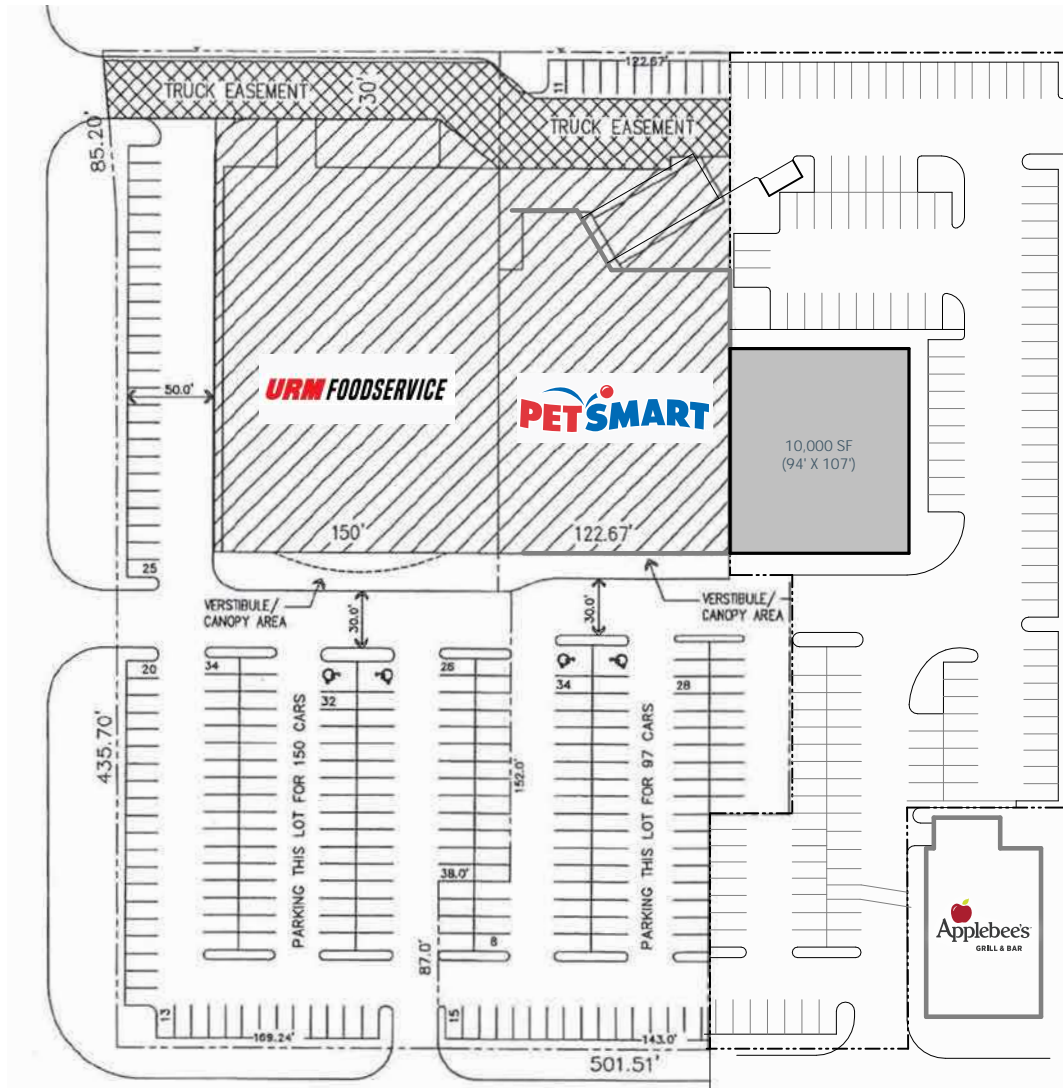
# SITE PLAN OPTION 2

Shown as an example

10,000

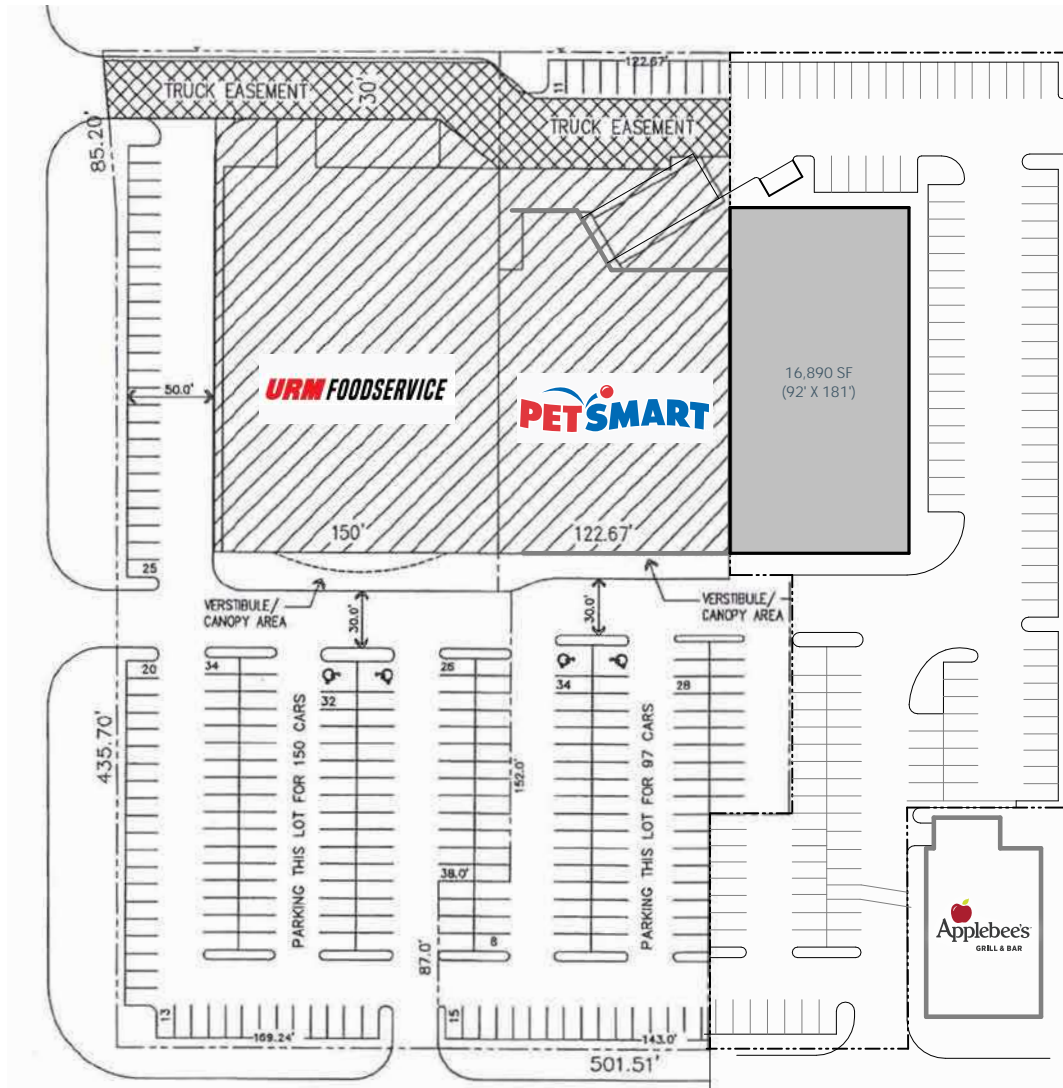
BUILDING SF

Required Parking 103  
Provided Parking 155



# SITE PLAN OPTION 3

Shown as an example



# 16,890

BUILDING SF

Required Parking 138  
Provided Parking 141

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,888	44,318	104,657
2020 CENSUS	14,072	42,145	98,131
2025 ESTIMATED	14,992	43,930	105,378
2030 PROJECTED	14,533	42,616	103,909

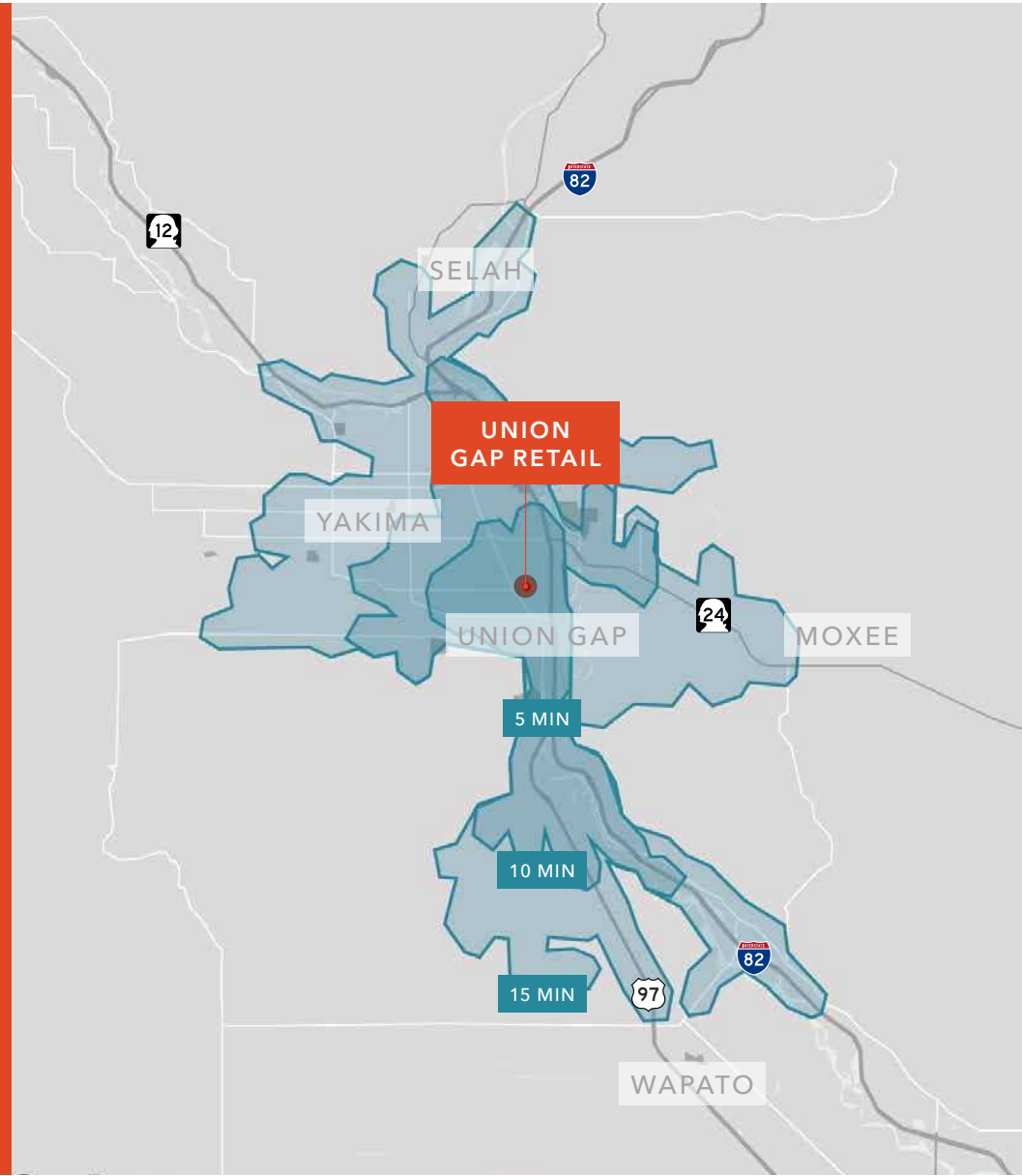
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	31.0	30.5	32.2
% FEMALE	49.7%	48.7%	49.6%
% MALE	50.3%	51.3%	50.4%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$58,125	\$55,908	\$67,501
2030 MEDIAN PROJECTED	\$57,890	\$55,664	\$67,578
2025 AVERAGE	\$73,007	\$71,517	\$86,682
2030 AVERAGE PROJECTED	\$73,064	\$71,439	\$86,917

Data Source: ©2024, Sites USA





*Exclusively listed by*

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