

# FOR SALE | Commercial Acreage



Offered at: \$9.00/SF  
Available: 5.17 Acres ±

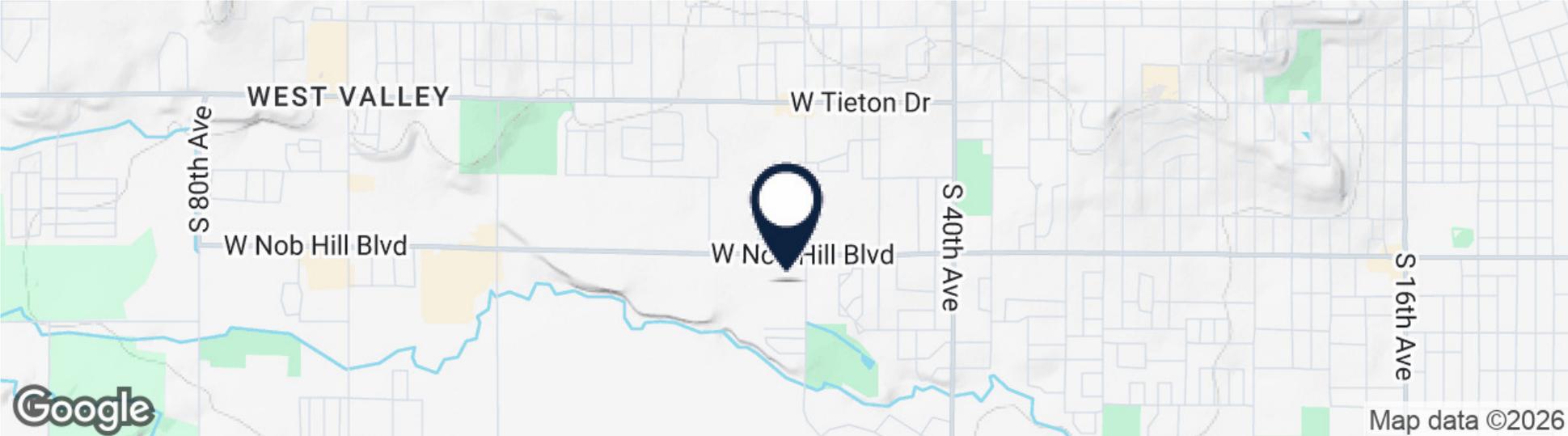
1120 S 48th Ave  
Yakima, WA 98908

Rachel Toth  
rtoth@almoncommercial.com

218 Ssgt Pendleton Way  
Yakima, WA 98901

509.966.3800: O  
509.941.8309: C

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$2,026,845
Available SF:	225,205 ±
Lot Size:	5.17 acres±
Price / Acre:	\$9.00/SF
Zoning:	B-1

## PROPERTY OVERVIEW

This OFFERING is for the opportunity to purchase 5.17 ± acres of commercially zoned land near SW corner of the controlled intersection of S 48th Ave and W Nob Hill Blvd, a main east/west arterial connecting West Valley to Yakima

Adjacent users include a hospice care campus, oral surgeon and an apartment complex. With a B-1 zoning, flexible business uses include medical users, professional office users, retailers and multi-family.

Nearby Cottage in the Meadow, Castle Creek Apartments, Blossom Place and other medical users.

# Highlights



## PROPERTY HIGHLIGHTS

- Offered at \$9.00/SF
- Located near the desirable 40th Ave corridor
- Zoned B-1 (Flexible Business Use Allowed)
- Close proximity to Yakima’s Commercial Air Terminal

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,395	23,169	46,012
Total Population	8,388	57,266	121,172
Average HH Income	\$64,649	\$68,582	\$58,092

# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,388	57,266	121,172
Average age	38.3	41.4	36.6
Average age (Male)	34.8	38.6	34.6
Average age (Female)	42.0	44.1	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,395	23,169	46,012
# of persons per HH	2.5	2.5	2.6
Average HH income	\$64,649	\$68,582	\$58,092
Average house value	\$194,008	\$207,724	\$197,188

\* Demographic data derived from 2020 ACS - US Census

