



BUILD TO SUIT OR GROUND LEASE

21 S 18th St

Yakima, WA 98901

PRESENTED BY:

TAYLOR GIBBONS

O: 509.939.1741

taylor.gibbons@svn.com

**0.6
Acres**

PROPERTY SUMMARY



FOR LEASE OR BTS
0.6 acres

OFFERING SUMMARY

LEASE RATE: Ground Lease or
BTS Negotiable

AVAILABLE SF: Appx 26,136 SF or
.6 Acres

ZONING: General
Commercial GC

PROPERTY OVERVIEW

Pad Available in front of MyPlace Hotel and next to Walmart for Build to Suit or Ground Lease

A few blocks East of the subject property is PNWU Health Sciences 70 Acre campus with over 570 medical students and was the first medical school in PNW in 60 years.

Proposed Yakima Valley Wine Resort acres off of Hardy Road, northeast of the Roza Canal will have 200 Guest Suites, 15-20 Tasting Rooms and a Restaurant

The community around the wine resort will consist of 1,110 Single Family Homes and up to 200 apartment units.

Zoning Permitted Uses:

<https://www.codepublishing.com/WA/Yakima/#!/Yakima15/Yakima1504.html#15.0>

TAYLOR GIBBONS

O: 509.939.1741

taylor.gibbons@svn.com

AERIAL PHOTOS



TAYLOR GIBBONS
O: 509.939.1741
taylor.gibbons@svn.com

21 S 18TH ST | Yakima, WA 98901

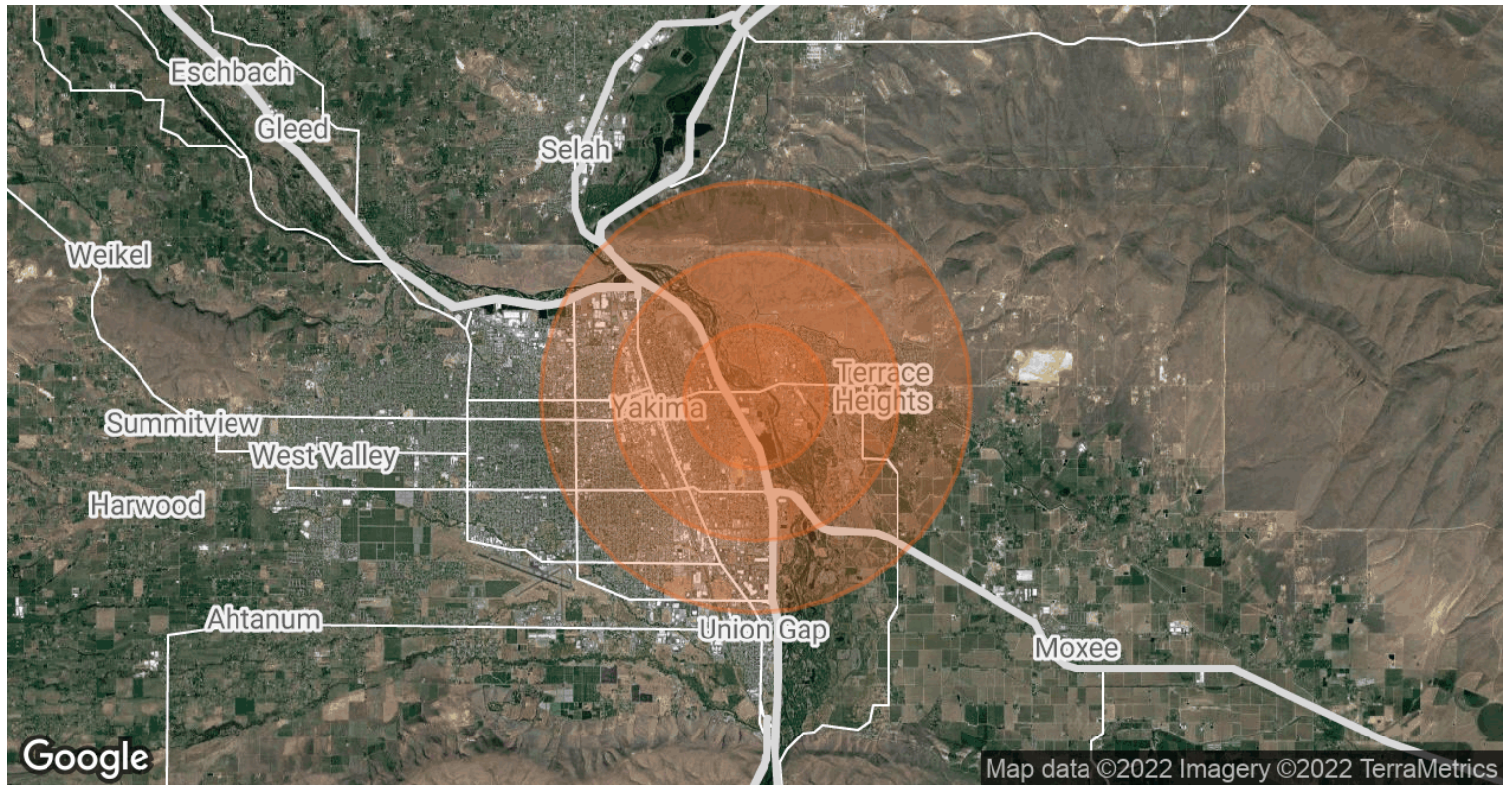
SVN | RETTER & COMPANY 3

RETAILER MAP



TAYLOR GIBBONS
O: 509.939.1741
taylor.gibbons@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,841	25,836	57,440
AVERAGE AGE	25.0	27.2	30.3
AVERAGE AGE (MALE)	25.7	27.6	30.6
AVERAGE AGE (FEMALE)	26.5	28.1	30.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,155	8,868	20,574
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$45,208	\$48,910	\$54,046
AVERAGE HOUSE VALUE	\$143,035	\$134,650	\$141,848

* Demographic data derived from 2020 ACS - US Census

TAYLOR GIBBONS
 O: 509.939.1741
 taylor.gibbons@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TAYLOR GIBBONS

O: 509.939.1741

taylor.gibbons@svn.com



TAYLOR GIBBONS

Retail and Hotel Advisor

taylor.gibbons@svn.com

Direct: 509.939.1741 | **Cell:** 509.939.1741

PROFESSIONAL BACKGROUND

Taylor Gibbons specializes in Hotel and Retail Development. He is an SVN certified Land Specialist and a member of the SVN Hotels Team.

Taylor has worked with most major Hotel flags. He recently completed a Marriott deal at the Spokane International Airport and the Staybridge Suites in Coeur d' Alene, ID.

He also currently works with National Retail Tenants looking for sites in the Northwest.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara, CA, Franklin, TN, Spokane, WA, and now currently resides in Phoenix, AZ with his family. He loves coaching baseball and soccer and doing all the other activities that come with family life.

EDUCATION

The University of California Santa Barbara

Santa Barbara City College

Gonzaga Preparatory School, Spokane, WA Institute of Integrative Nutrition in New York City

MEMBERSHIPS

Member of SVN Hotels Group

ICSC International Council of Shopping Centers Member

AADP American Association of Drugless Practitioners

NMTCB Certified Member of The Nuclear Medicine Technology Certification Board

R.T., C.T., ARRT Certified Member of The American Registry Of Radiologic Technologists SNMMI Society of Nuclear Medicine and Molecular Imaging

SVN | Retter & Company

329 N. Kellogg

Kennewick, WA 99336

509.783.8811

TAYLOR GIBBONS

O: 509.939.1741

taylor.gibbons@svn.com