



GROCERY ANCHORED DEVELOPMENT SITE FOR SALE OR BUILD TO SUIT

PARCEL #'S 191321-11433 AND 191321-11017
YAKIMA, WA 98901

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Property Summary



OFFERING SUMMARY

Price:	Contact Listing Agent
Lot Size:	7.33 Acres
Zoning:	SCC (Small Convenience Center)
APN:	191321-11433 and 191321-11017

PROPERTY OVERVIEW

ACE Hardware Building on 60,000 SF on the South East Corner

Just a half mile from PNWU Health Sciences 70 Acre campus with over 570 medical students and was the first medical school in PNW in 60 years

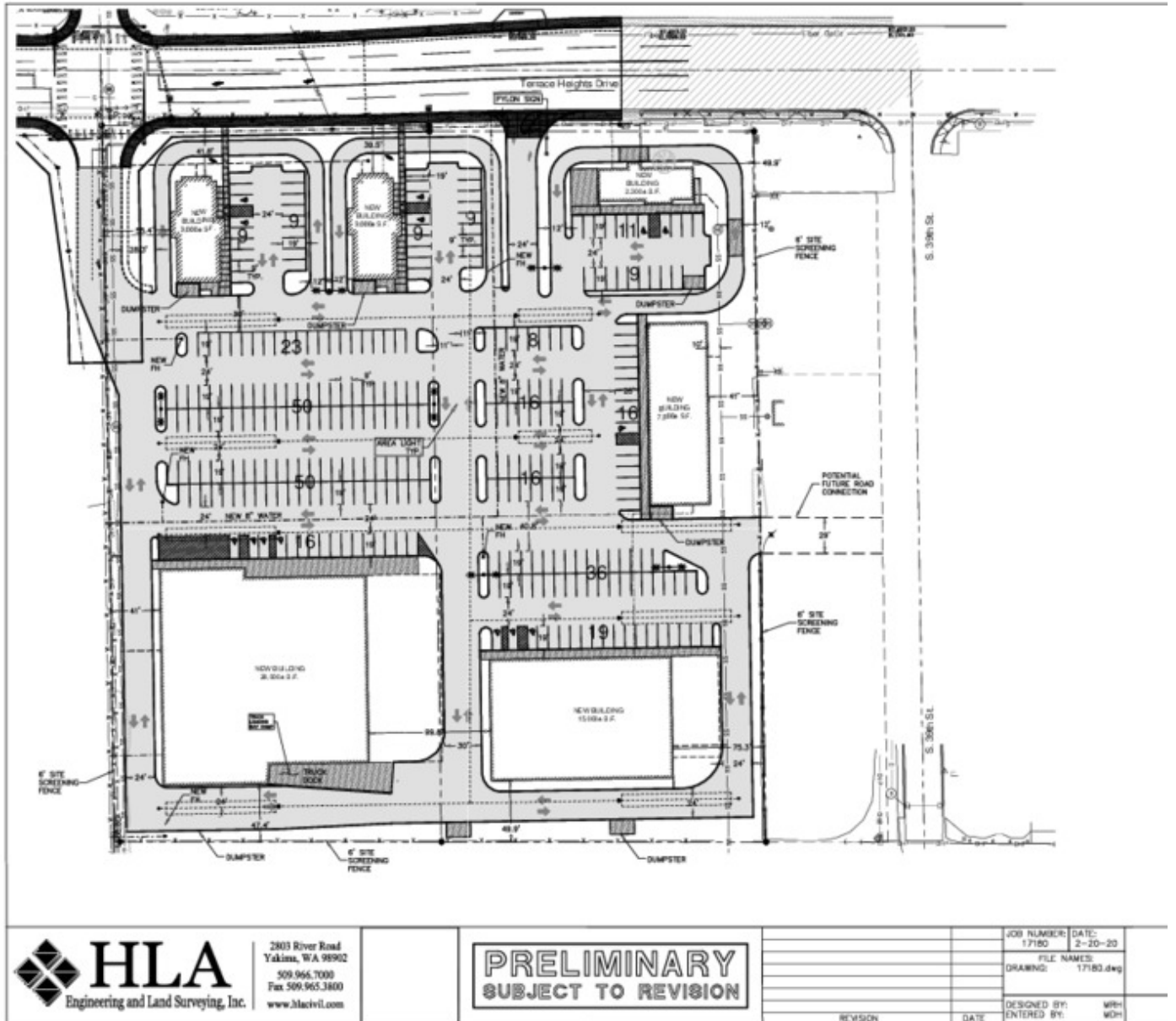
Brand New University Parkway Apartments with 534 units and only .5 miles away has less than 1% vacancy

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

PROPERTY HIGHLIGHTS

- Entitled commercial development site for Sale or Build to Suit.
- The site is made up of two parcels approximately 3.5 acres each.
- New Traffic Light to be installed on NW corner of site.
- This is a prime location on Terrace heights Drive, the main arterial connecting Terrace Heights to Yakima.
- \$143 million dollar improvement project for Terrace Heights Drive will create an I-82 interchange increasing access and traffic flow.
- Just south of the subject property is a proposed town home development which will consist of 48 town homes.

Proposed Site Plan



 <p>2803 River Road Yakima, WA 98902 509.965.7000 Fax 509.965.3800 www.hlacivil.com</p>	<p>PRELIMINARY SUBJECT TO REVISION</p>	<p>JOB NUMBER: 17183 DATE: 2-20-20</p>								
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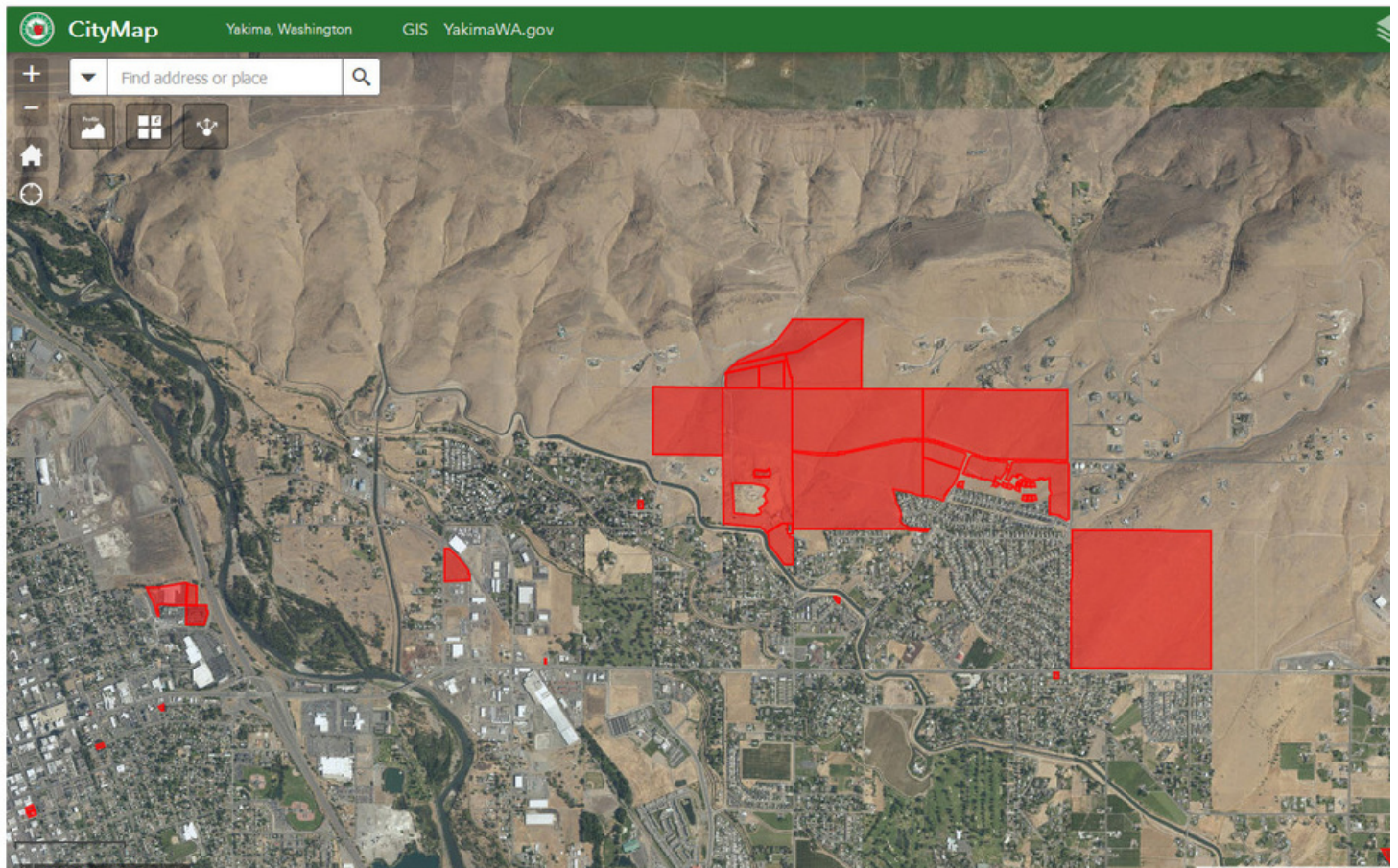
Aerial With Future Traffic Light



As Is Aerial



Development Happenings



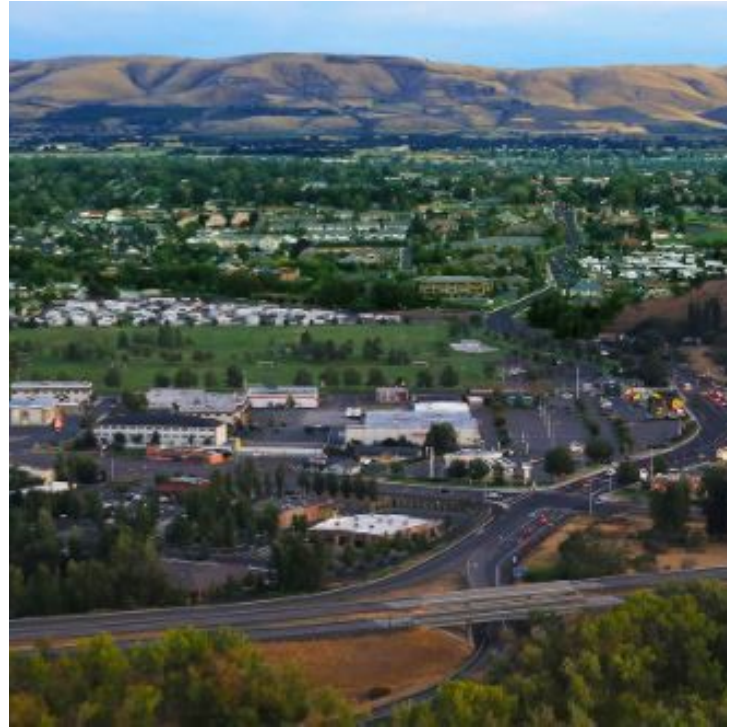
The red parcels are all being developed into housing in Terrace Heights.

The East one is 160 acres. The University is adding a Dental School, which will add 300-500 Staff and Students to the Medical School in Terrace Heights which will add 1000's of Homes

Yakima, WA

AREA HIGHLIGHTS

- A thriving community with a population of more than 93,667, Yakima has seen tremendous growth and development in the last 15 years.
- Aesthetic and recreational charisma surrounded by natural beauty make this desert community rich in agriculture a popular destination.
- Yakima, Washington is a growing metropolitan area in southeast Washington where 300 sun filled days offer visitors a year round outdoor paradise.
- Fun in the sun is a way of life in Yakima—one reason it's among of the most popular spots for Washington vacations.
- The Yakima River runs through Yakima great for recreation and fishing. There is also a 10 mile walking and cycling trail, a park, and a wildlife sanctuary are located at the river's edge. Naches river forms the northern border of the city along with several small lakes.
- Recreation and sports enthusiasts will love everything there is to do in Yakima. You can ski, bike, hike and golf, all in the same day.
- After savoring just one of the local premium wines, visitors will understand why the area has been rightfully called the "Heart of Washington Wine Country." Yakima, Washington boasts more than 120 wineries and five AVA's within a 70-mile radius, producing some of the finest wines in the world, thanks to the climate and geography of the area.
- Yakima is also produces over 75% of our nation's hops which means there wouldn't be craft beer in america without Yakima's farmers.
- East Yakima / Terrace Heights trade area has an average household incomes at nearly \$70,000.



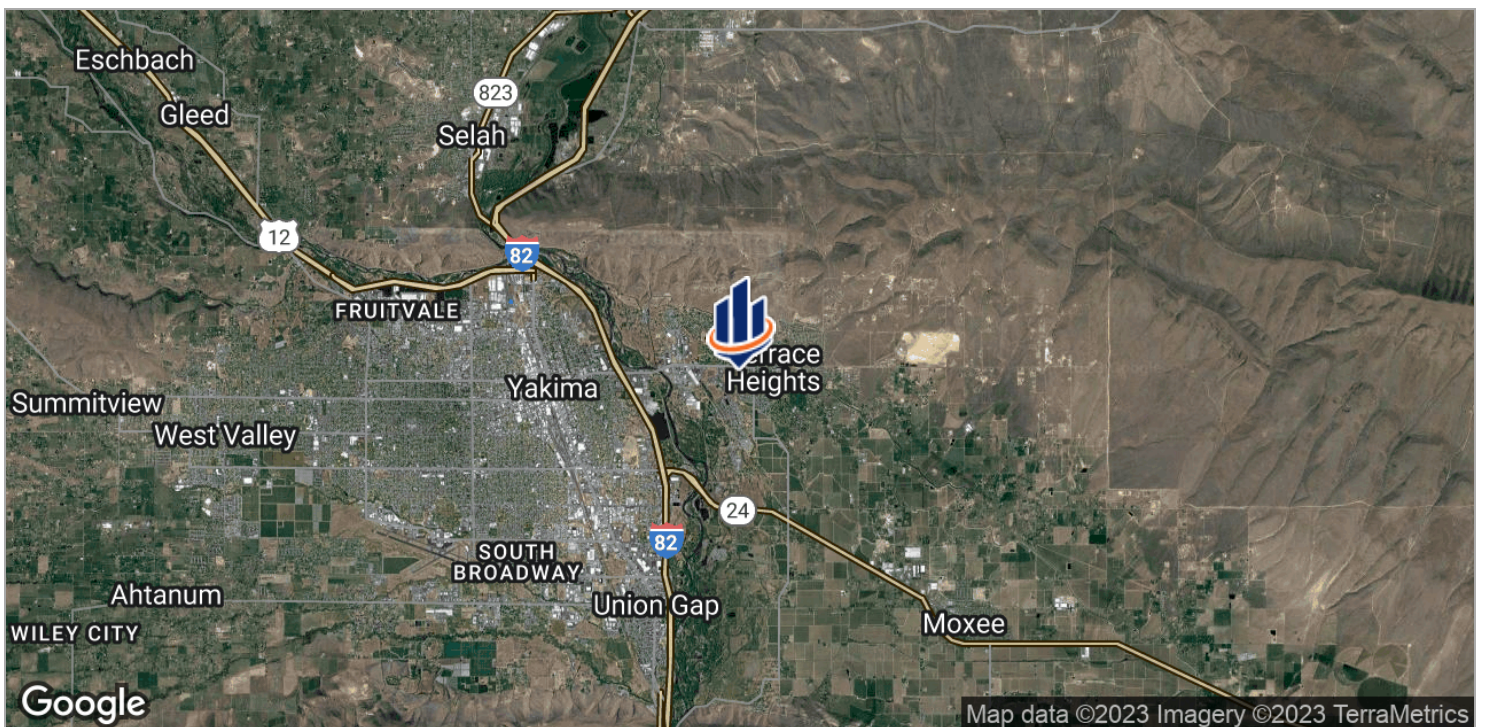
Retailer Map



Google

Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	10 MILES
Total population	2,418	20,751	163,072
Median age	43.5	34.3	33.8
Median age (Male)	44.3	35.8	32.8
Median age (Female)	41.6	32.8	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total households	979	7,306	58,545
# of persons per HH	2.5	2.8	2.8
Average HH income	\$67,357	\$54,242	\$53,260
Average house value	\$203,285	\$178,982	\$175,232

* Demographic data derived from 2020 ACS - US Census

Advisor



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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

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