

# 1600 Pacific Ave

1600 Pacific Ave, Yakima, WA 98901



**Agustina Rankin** EXP REALTY LLC  
Agustina.Rankin@xpRealty.com  
(509) 834-0536

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## 1600 Pacifiv Ave

\$6,900,000

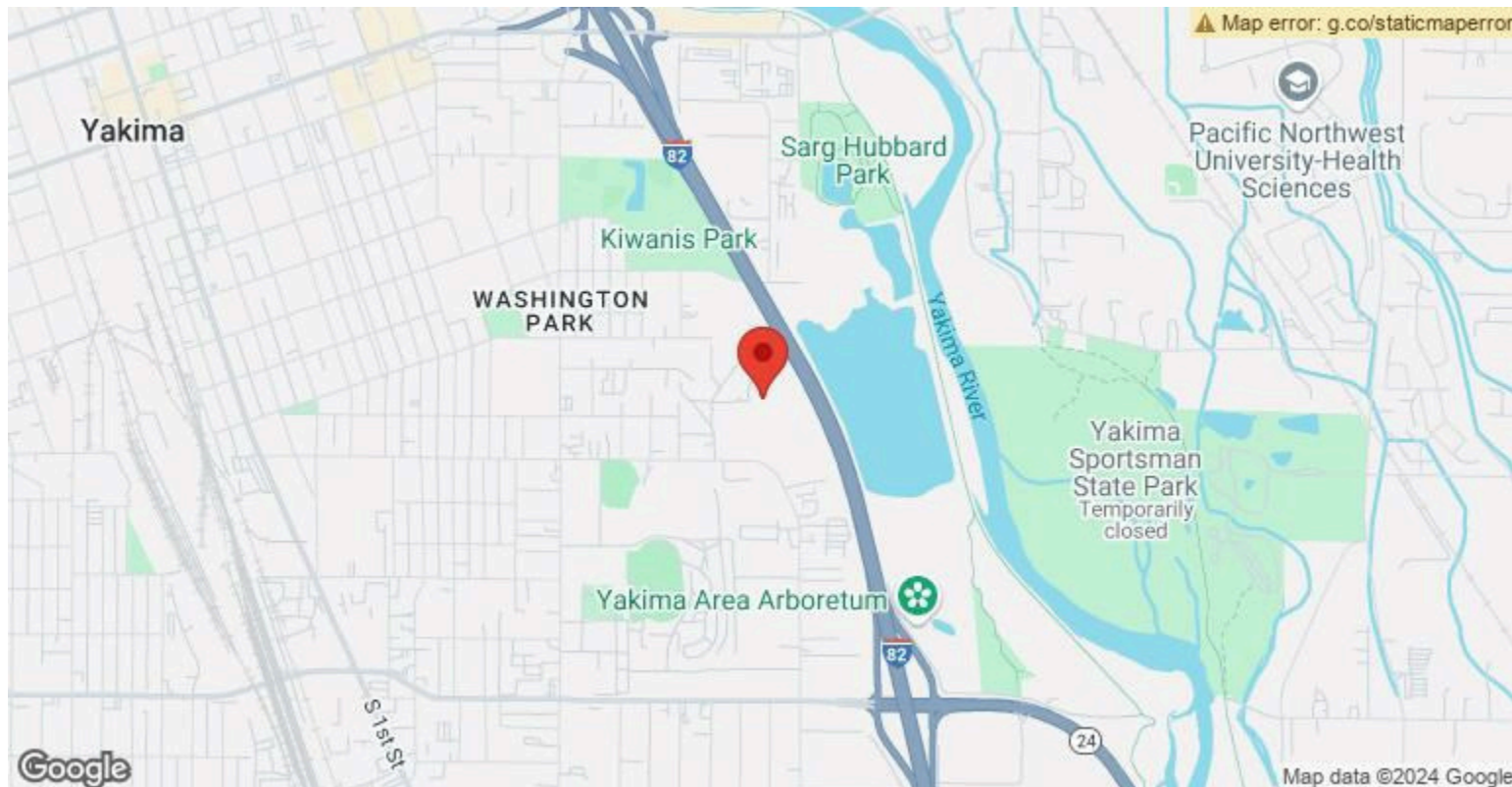
Yakima Ice rink it's included in the sale. 10 parcels included: 191320-31002,191320-31003,191320-31016,191320-31442,191320-33053,191320-34004,191320-34018,191320-34019,191320-34020,191320-31002. Zoning is 'RD', wich per Yakima Mun Code is, 'Regional Development District (RD). The purpose of the regional development district is to provide high visibility from the interstate and state highways of the City of Yakima to provide regional commerce, office campus, recreation,large-scale retail, culture, light manufacturing, processing, research, and large multiple mixed uses. This district is characterized by very intensive development and a variety of land uses including retail sales and service establishments,high-density residential development, financial institutions, professional office buildings, hotels,condominiums, and corporation headquarters.'

- High traffic, right next to HW 82.
- 24.83 acres
- Amazing location



Price:	\$6,900,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial Retail
Sale Type:	Investment or Owner User
Total Lot Size:	24.83 AC
No. Lots:	1
Zoning Description:	General Commercial

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## 1600 Pacific Ave, Yakima, WA 98901

1

**50,387**

2023 Est. daily  
traffic counts

Street: I- 82  
Cross: E Beech St  
Cross Dir: NW  
Dist: 0.38 miles

Historical counts

Year	Count	Type
2017	52,000	AADT
2005	43,334	AADT
2004	44,880	AADT
2003	43,883	AADT

2

**7,726**

2023 Est. daily  
traffic counts

Street: E Nob Hill Blvd  
Cross: I- 82  
Cross Dir: SE  
Dist: 0.1 miles

Historical counts

Year	Count	Type
2021	8,124	AADT
2019	7,300	AADT
2018	7,400	AADT

3

**7,117**

2023 Est. daily  
traffic counts

Street: –  
Cross: –  
Cross Dir: –  
Dist: –

Historical counts

Year	Count	Type
2017	7,100	AADT

4

**7,755**

2023 Est. daily  
traffic counts

Street: Arboretum Dr  
Cross: W Birchfield Rd  
Cross Dir: SE  
Dist: 0.06 miles

Historical counts

Year	Count	Type
2021	8,323	AADT
2019	7,500	AADT
2018	7,600	AADT
2017	6,900	AADT

5

**50,716**

2023 Est. daily  
traffic counts

Street: I- 82  
Cross: Hwy 12  
Cross Dir: NE  
Dist: 0.01 miles

Historical counts

Year	Count	Type
2022	50,297	AADT
2019	52,000	AADT
2018	53,000	AADT
2017	50,000	AADT
2005	41,000	ADT