



FOR SALE

9.7 Acres / 422,532 SF

1815 Ahtanum Rd | Union Gap, WA 98903

\$5.00 SF/YR | \$2.1M

Exclusively listed by:

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Property Information

This 9.7-acre prime commercial parcel on Valley Mall Boulevard in Union Gap, WA, is now available. Strategically positioned in the heart of Yakima County's premier retail corridor, this property offers a high-visibility development opportunity within a rapidly expanding business hub, just west of the Yakima Valley Mall and major I-82 interchanges. National retailers nearby include Costco, Lowe's, WinCo Foods, Yakima Chrysler Dodge Jeep Ram Fiat, McCurley Subaru of Yakima, and Bud Clary Toyota.



	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	17,414	39,255	59,714
TOTAL POPULATION	51,833	108,082	167,177
AVERAGE HH INCOME	\$66,437	\$74,098	\$83,057

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RETAILER MAP

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