

Walmart

CHASE



PRIME COMMERCIAL
ACREAGE FOR SALE

verizon
Dutch Bros
Coffee
SHERWIN-WILLIAMS

Walgreens

Speculative
Strip Building
cricket
wireless



W Nob Hill Blvd

HAPO
COMMUNITY CREDIT UNION

S 64th Ave

ALMON COMMERCIAL

REAL ESTATE

Offered at: \$11 - \$15/SF
Available: 1 - 33 acres

66th Ave at W Nob Hill Blvd
Yakima, WA 98908

218 S Sgt Pendleton Way 509.966.3800
Yakima, WA 98901 509.961.7575

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Summary Offering

OFFERED PRICE: \$11 - \$15/SF

(< 4 ACRES): \$15/SF

(> 4 ACRES): \$11/SF

SIZE: 1 - 33.37 acres

ZONING: GC

PARCEL NUMBERS: 181329-14416

14417 & 14420

THIS OFFERING is for the opportunity to purchase prime commercial acreage suitable for retail, professional or medical uses in western Yakima's preeminent commercial location. Fronting both W Nob Hill Blvd and S 72nd Ave, the total site includes up to 33.37 divisible acres and is home to numerous existing and planned retail and medical projects.

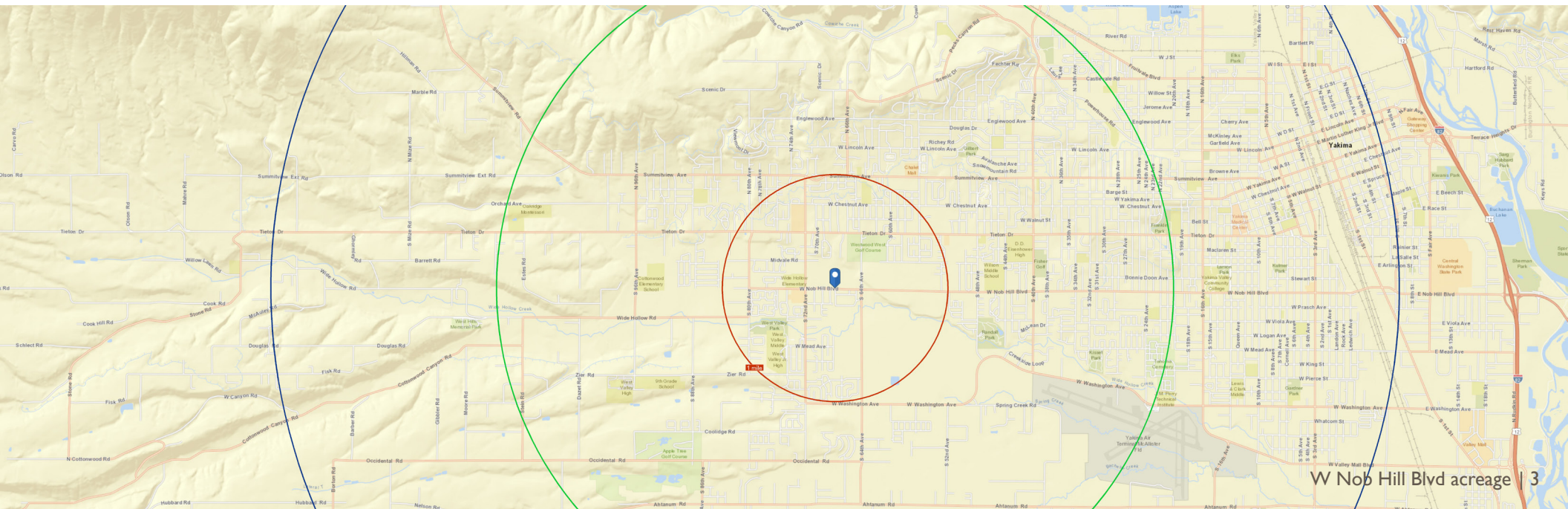
The site benefits from nearby ever-expanding residential subdivisions, including a 438-unit multi-family development breaking ground on the south end of the property in the fall of 2018, which combine to provide for some of Yakima's strongest demographics.

While pricing is generally offered as parcels consisting of either fronting W Nob Hill Blvd or containing 4-acres or less being at \$15/SF and purchases above 4-acres or fronting S 72nd Ave being at \$11/SF, final pricing will be upon terms to be negotiated based on factors such as location, size, use and compatibility within the overall project.

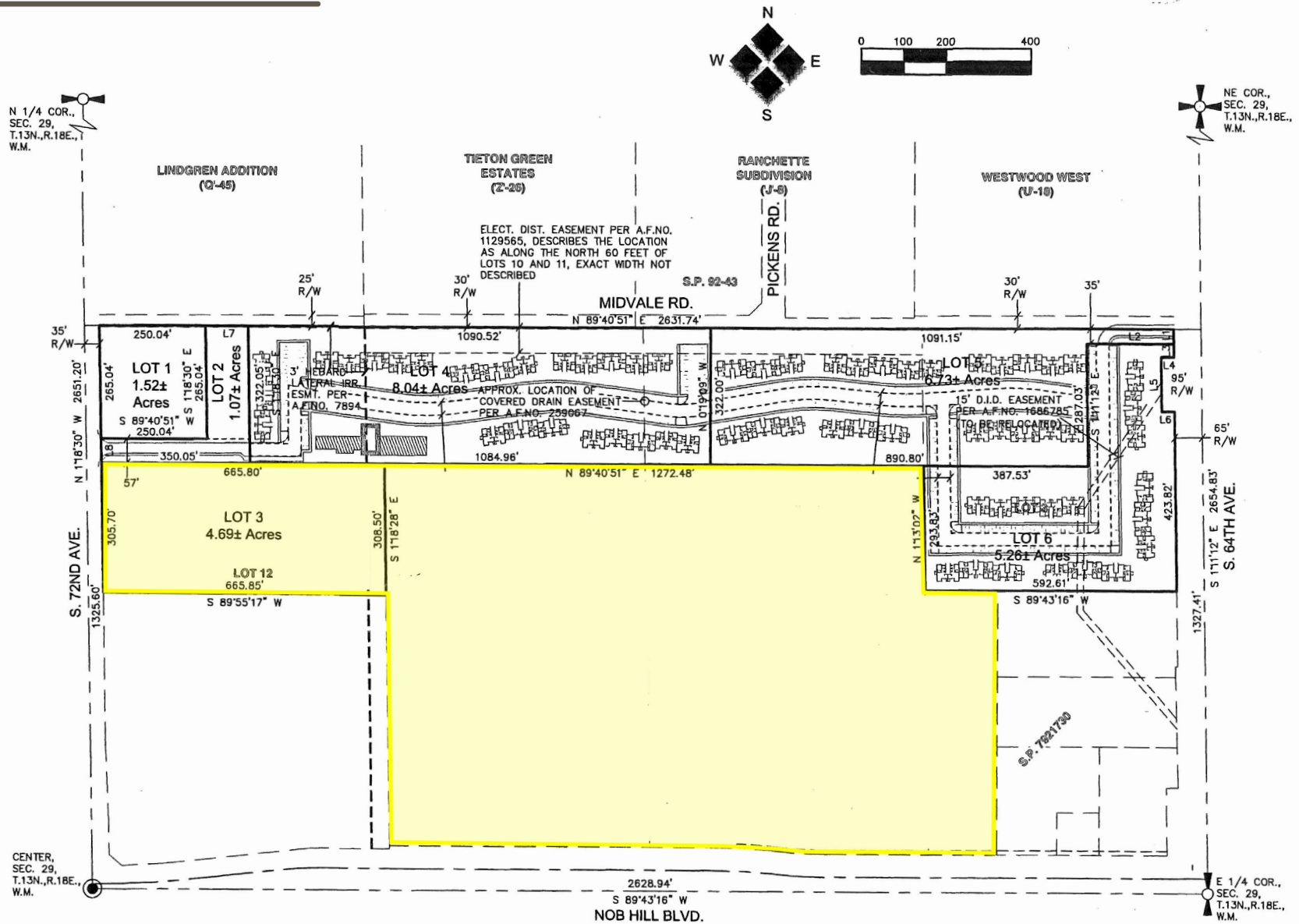


Highlights

- Strong existing and rapidly growing retail presence immediately adjacent to the property with neighbors including Wal-Mart, Walgreens, Sherwin-Williams, Panda Express, Chase Bank, Verizon, Dutch Brothers Coffee, Verizon, Hapo Credit Union, Volution Fitness and over 22,000SF of speculative retail strip buildings.
- High-end 438-unit apartment complex breaking ground on the north end of the property in 2018, adding significant rooftops and adding to the already strong demographics.
- Growing medical/professional presence with an existing 26,000SF building in place primarily occupied by Chalet Dental, and a second freestanding dental facility of approximately 8,000SF is planned for late 2018.
- Suitably zoned and generally compatible for retail, professional office or medical uses.
- Infrastructure and major utilities in place along W Nob Hill Blvd and S 72nd Ave.
- Owners will entertain ground leasing or build-to-suit upon terms to be negotiated.
- Note, small parcel sales fronting W Nob Hill Blvd are unlikely prior to procuring a junior or mid-box retailer for the rear acreage, but opportunities will nevertheless be considered on a case-by-case basis.
- Site development agreement and seller's right to architectural approval are in place to ensure compatibility within the overall project.



Siteplan



Demographics - 3 mile radius

