



**SALE**

# West Nob Hill Corner

**2312 WEST NOB HILL BLVD.**

Yakima, WA 98902

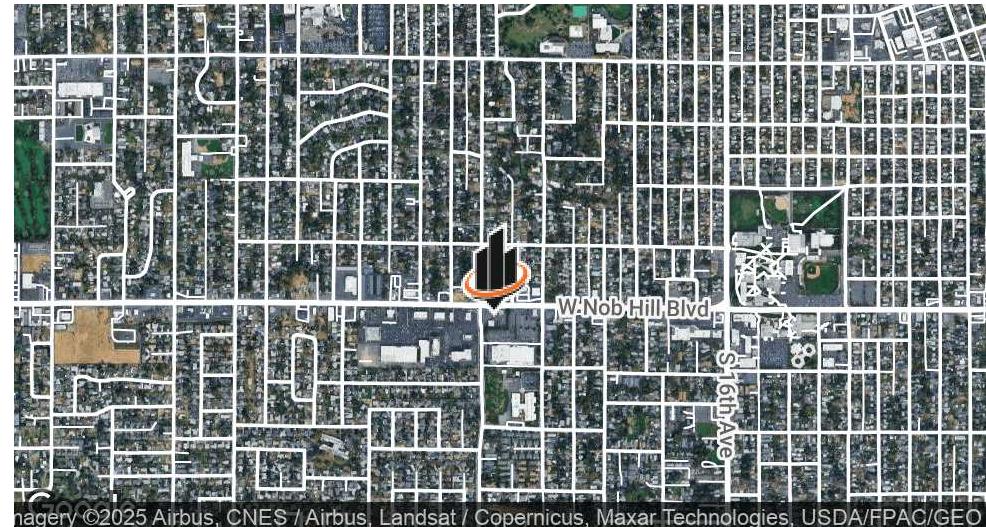
**PRESENTED BY:**

**KEN DAVIS**

O: 509.949.0860

ken.davis@svn.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>AVAILABLE SF:</b>	22,823
<b>LOT SIZE:</b>	0.51 Acres
<b>PRICE / ACRE:</b>	\$882,353
<b>ZONING:</b>	B2
<b>MARKET:</b>	Yakima
<b>APN:</b>	181326-42051

## PROPERTY OVERVIEW

Outstanding corner lot ready for development! 22,823 square feet with all utilities at site., and located on the Southeast corner of the fully controlled intersection of 24th Avenue and West Nob Hill Blvd. in the heart of Yakima. Over 30,000 VPD at this intersection, and the lot is an outparcel of a Safeway/RiteAid anchored retail center.

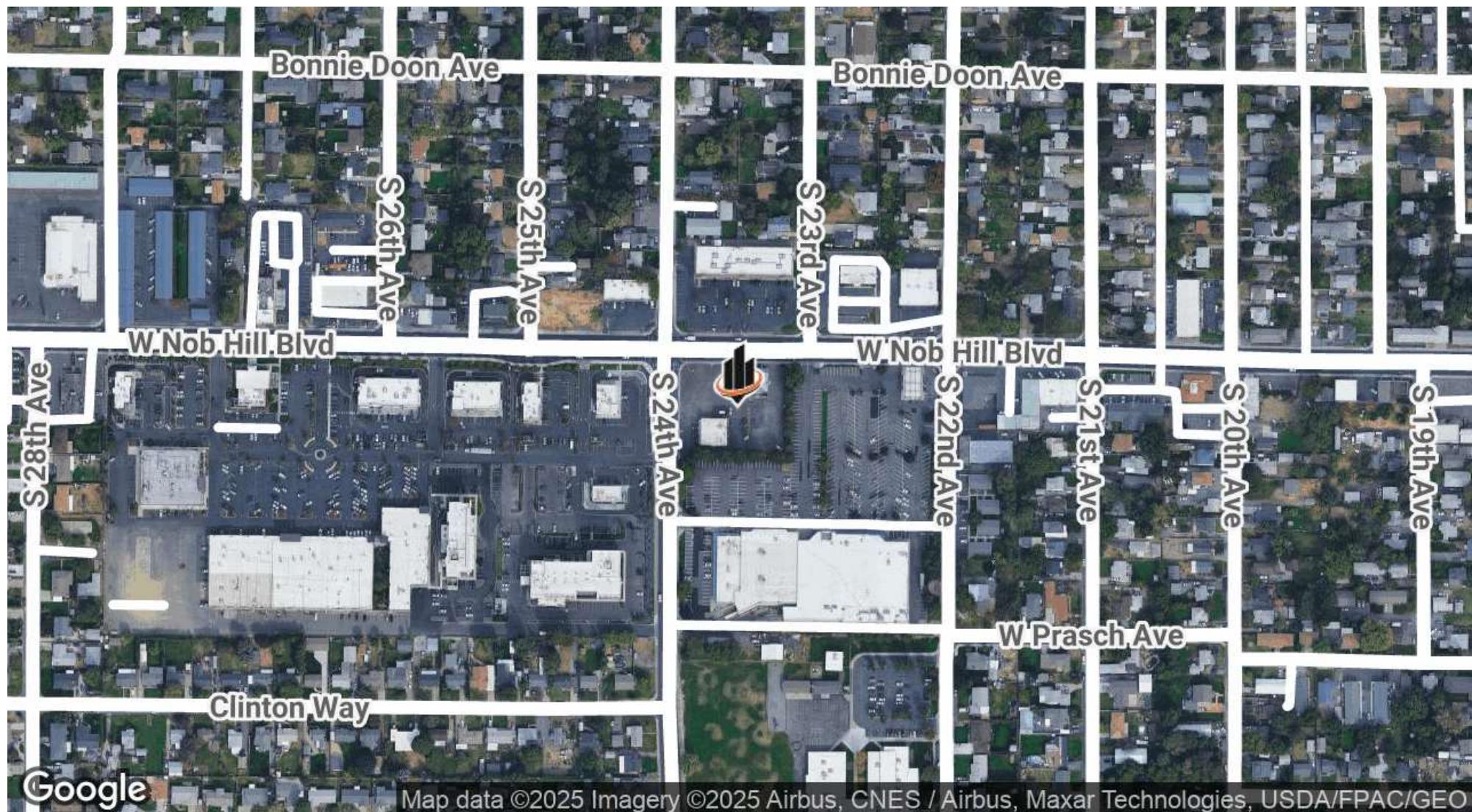
## PROPERTY HIGHLIGHTS

- 22,823 square foot corner lot
- All utilities are at the site
- Over 30,000 VPD
- Fully controlled intersection
- Strong demographics

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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

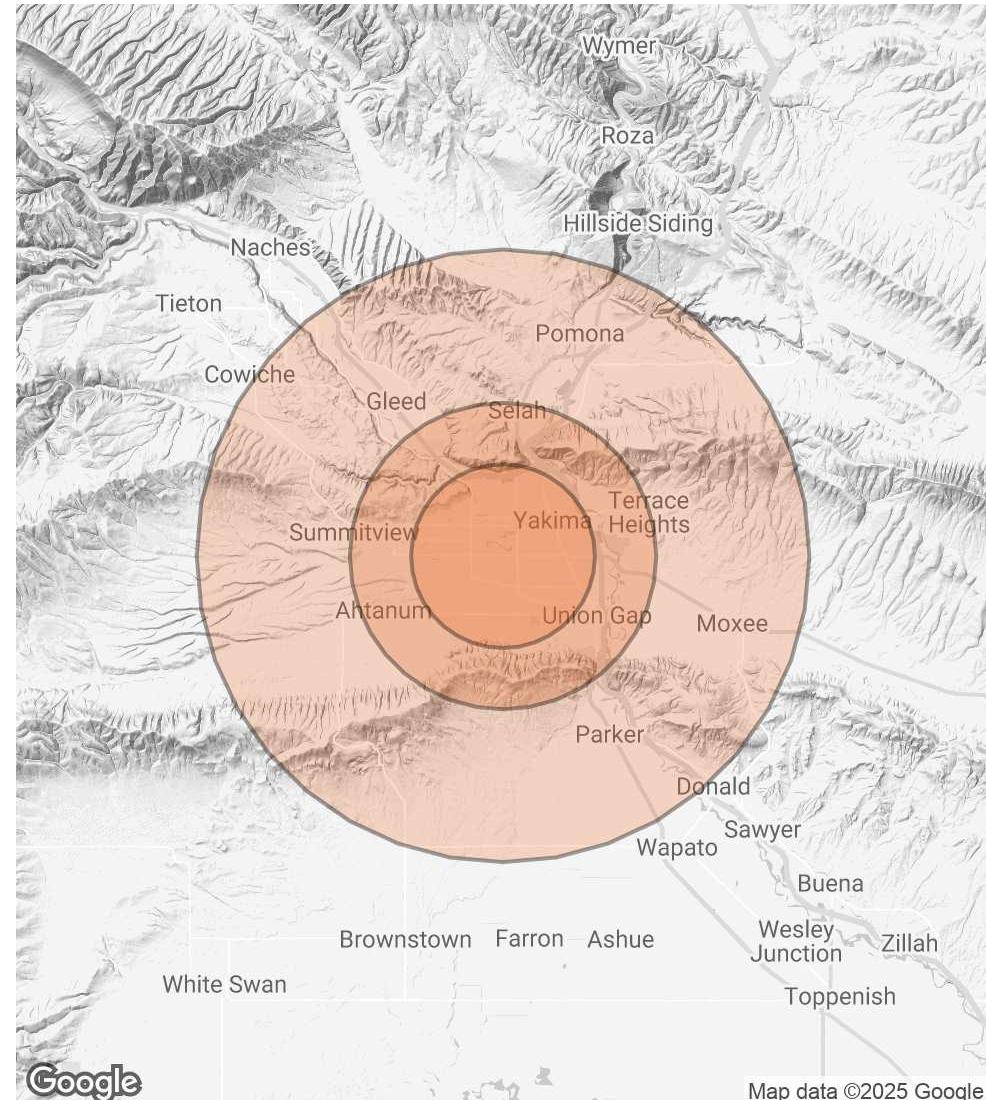
## POPULATION

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	89,291	123,298	159,607
<b>AVERAGE AGE</b>	38	38	39
<b>AVERAGE AGE (MALE)</b>	37	37	38
<b>AVERAGE AGE (FEMALE)</b>	38	39	39

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	32,560	45,167	57,837
<b># OF PERSONS PER HH</b>	2.7	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$71,413	\$77,811	\$83,577
<b>AVERAGE HOUSE VALUE</b>	\$289,261	\$317,287	\$338,417

\* Demographic data derived from 2020 ACS - US Census



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