



SALE

West Nob Hill Corner

2312 WEST NOB HILL BLVD.

Yakima, WA 98902

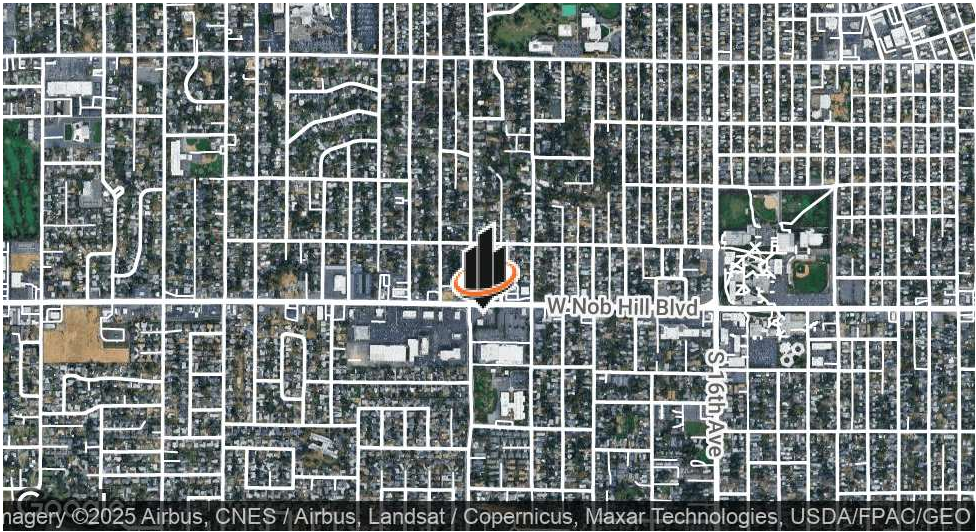
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

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

PROPERTY OVERVIEW

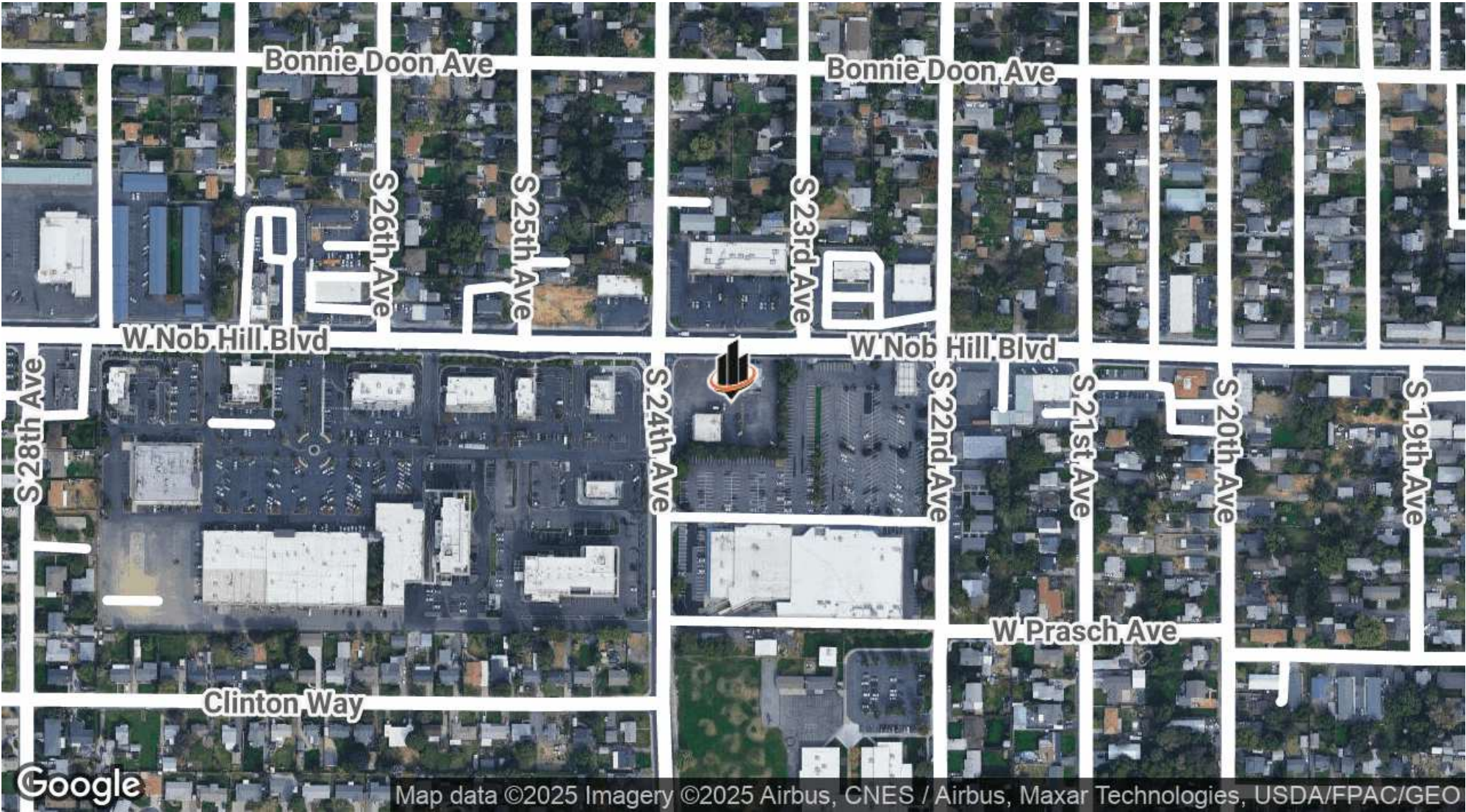
Outstanding corner lot ready for development! 22,823 square feet with all utilites at site., and located on the Southeast corner of the fully controlled intersection of 24th Avenue and West Nob Hill Blvd. in the heart of Yakima. Over 30,000 VPD at this intersection, and the lot is an outparcel of a Safeway/RiteAid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

PROPERTY HIGHLIGHTS

- 22,823 square foot corner lot
- All utilites 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

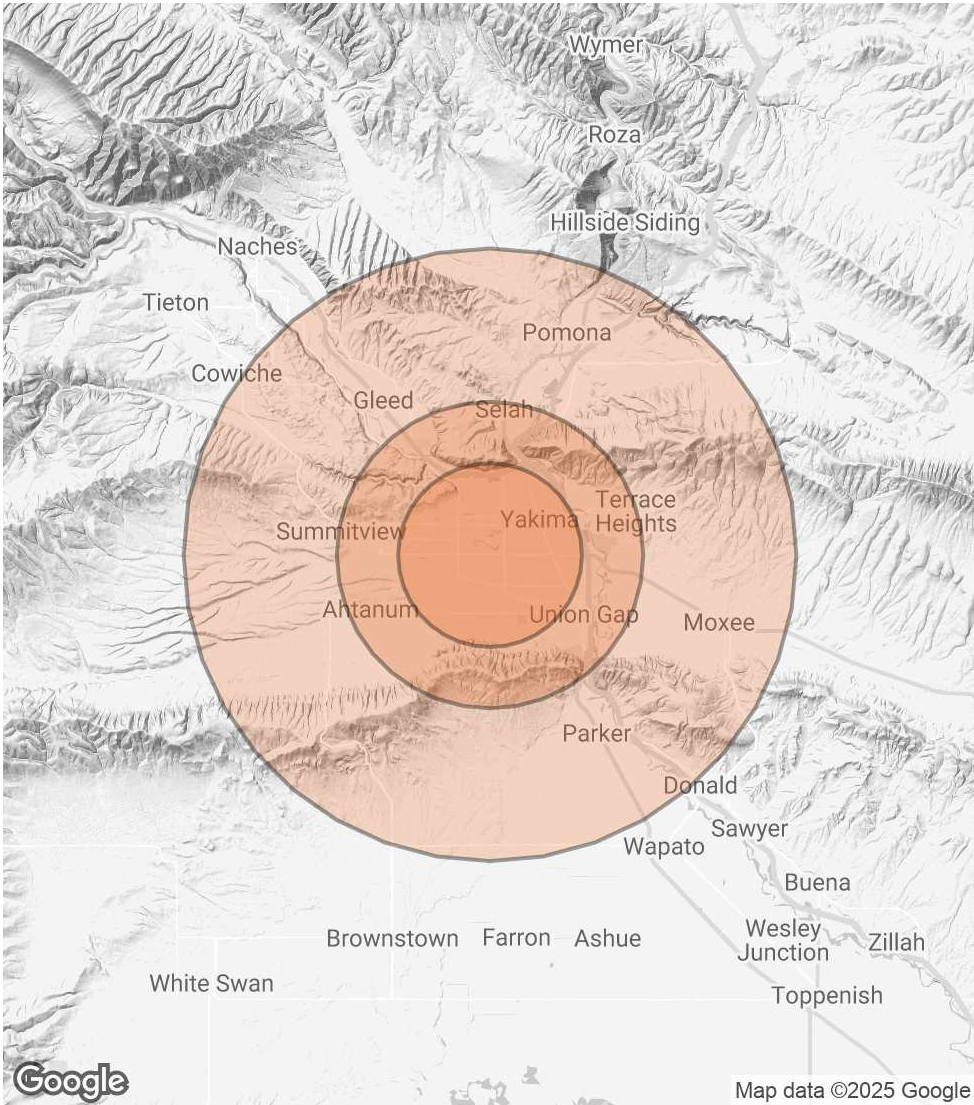
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	89,291	123,298	159,607
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

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

* Demographic data derived from 2020 ACS - US Census



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