

Tieton Dr.



OFFERING MEMORANDUM

3802 TIETON, YAKIMA, WA 98902

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Tieton Dr.

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Exclusively Marketed by:



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Brokerage License No.: 23037957

TIETON DR.

01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	3802 Tieton Yakima WA 98902
COUNTY	Yakima
BUILDING SF	3,183 SF
LAND ACRES	0.29
LAND SF	12,632 SF
YEAR BUILT	1973

FINANCIAL SUMMARY

PRICE	\$650,000
PRICE PSF	\$204.21

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	16,321	85,949	124,781
2025 Median HH Income	\$76,546	\$64,630	\$64,737
2025 Average HH Income	\$100,736	\$85,648	\$85,583

- Discover a well-maintained, pride-of-ownership 3,100 SF commercial building on Tieton Drive — ideal for professional offices, medical use, or any business needing a clean, functional layout. Guests are welcomed by a comfortable customer waiting room and reception area, creating a solid first impression. The interior features 8 private offices or exam rooms, 3 bathrooms (including one full bathroom), and a dedicated break room for staff. This property has been cared for the right way. Major systems have already been handled: New HVAC installed in 2023, Roof replaced in 2021. Storage is abundant, with generous main-level storage plus extensive basement storage that gives you all the room you need for equipment, files, or supplies. If you're looking for a clean, updated, and truly move-in-ready commercial space, this one delivers.



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TIETON DR.

02

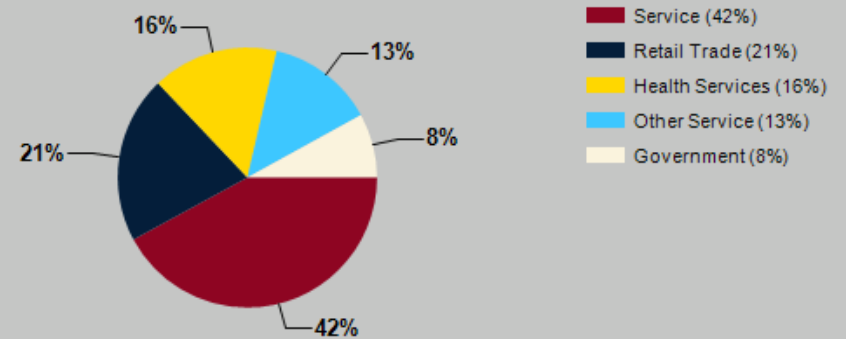
Location

Location Summary

Traffic Counts

- The property at 3802 Tieton is located in the city of Yakima, WA, known for its vibrant agricultural industry, particularly apples, cherries, and hops. Yakima is also recognized for its proximity to outdoor recreational activities such as hiking, fishing, and skiing.
- The surrounding area features a mix of commercial and residential properties. Nearby commercial establishments include grocery stores like Safeway and shopping centers like Valley Mall, providing convenience for residents and workers in the area.
- Yakima is home to various cultural attractions, with the Yakima Valley Museum showcasing the region's history and the Capitol Theatre hosting a range of performances, adding to the area's cultural vibrancy.
- The property's location offers easy access to major roads like Highway 12 and Interstate 82, facilitating transportation and connectivity to other parts of Yakima and beyond. This accessibility can be advantageous for businesses seeking visibility and customer traffic.
- Yakima's economy is diverse, with industries ranging from agriculture and food processing to healthcare and manufacturing. This economic diversity can contribute to a stable and resilient local market, potentially benefiting businesses operating in the area.

Major Industries by Employee Count

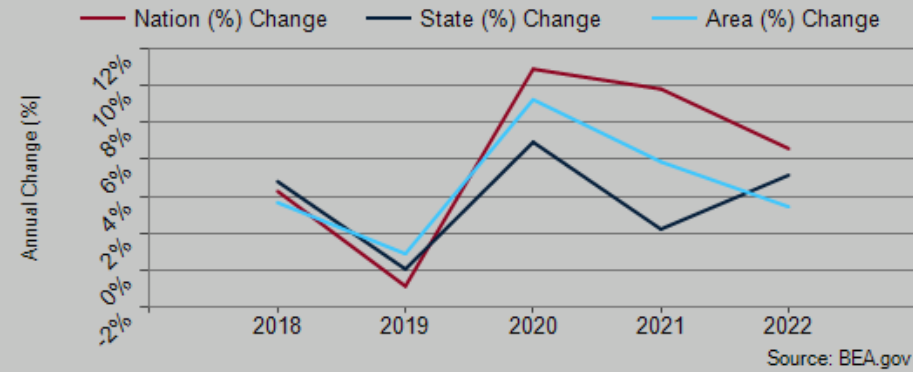


Largest Employers

Virginia Mason Memorial Hospital	2,500
Walmart - Yakima/Sunnyside/Grandview	1,700
Yakima School District No. 7	1,594
Zirkle Fruit	1,500
Washington Fruit	1,500
Yakima County	1,074
Yakima Valley Farm Workers Clinic	1,006
Astria Regional Medical Center	985



Yakima County GDP Trend



Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)

- Green (fast): 85—100 percent of free flow speeds
- Yellow (moderate): 65 to 85 percent of free flow speeds
- Orange (slow): 45 to 65 percent of free flow speeds
- Red (stop and go): 0 to 45 percent of free flow speeds



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TIETON DR.

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	3,183
LAND SF	12,632
LAND ACRES	0.29
YEAR BUILT	1973
# OF PARCELS	1
ZONING TYPE	Professional Business
NUMBER OF PARKING SPACES	0-10
PRIVATE OFFICE/ROOMS	8

MECHANICAL

HVAC	New HVAC-2023
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CONSTRUCTION

ROOF	Roof Replaced-2021
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Floor Plan Created By Shanemartinphoto

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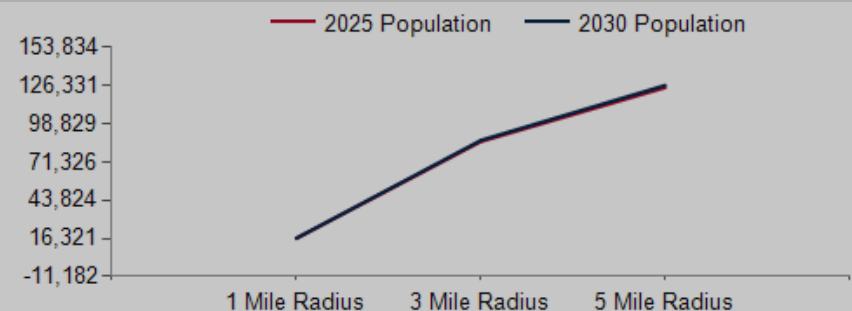
Demographics

General Demographics

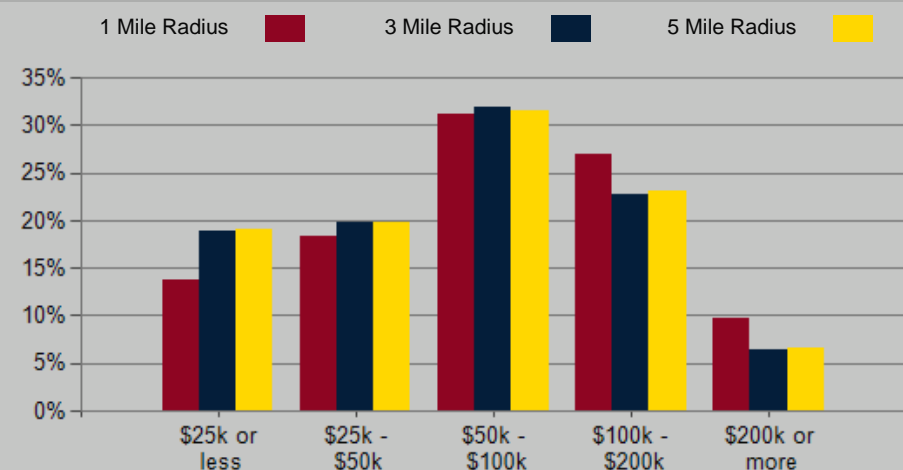
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,213	73,249	104,576
2010 Population	15,464	79,266	113,967
2025 Population	16,321	85,949	124,781
2030 Population	16,429	86,788	126,331
2025 African American	297	1,362	1,833
2025 American Indian	316	2,219	3,166
2025 Asian	286	1,361	1,948
2025 Hispanic	5,639	40,619	59,858
2025 Other Race	2,741	22,653	34,007
2025 White	10,202	44,842	64,576
2025 Multiracial	2,457	13,356	19,046
2025-2030: Population: Growth Rate	0.65%	0.95%	1.25%

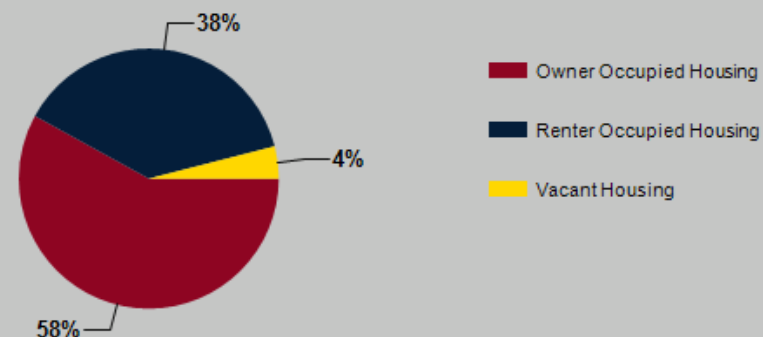
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	309	2,714	4,199
\$15,000-\$24,999	637	3,411	4,544
\$25,000-\$34,999	419	2,609	3,482
\$35,000-\$49,999	850	3,842	5,621
\$50,000-\$74,999	1,153	5,772	8,148
\$75,000-\$99,999	1,001	4,609	6,405
\$100,000-\$149,999	1,224	4,894	7,110
\$150,000-\$199,999	635	2,498	3,486
\$200,000 or greater	674	2,096	3,048
Median HH Income	\$76,546	\$64,630	\$64,737
Average HH Income	\$100,736	\$85,648	\$85,583



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

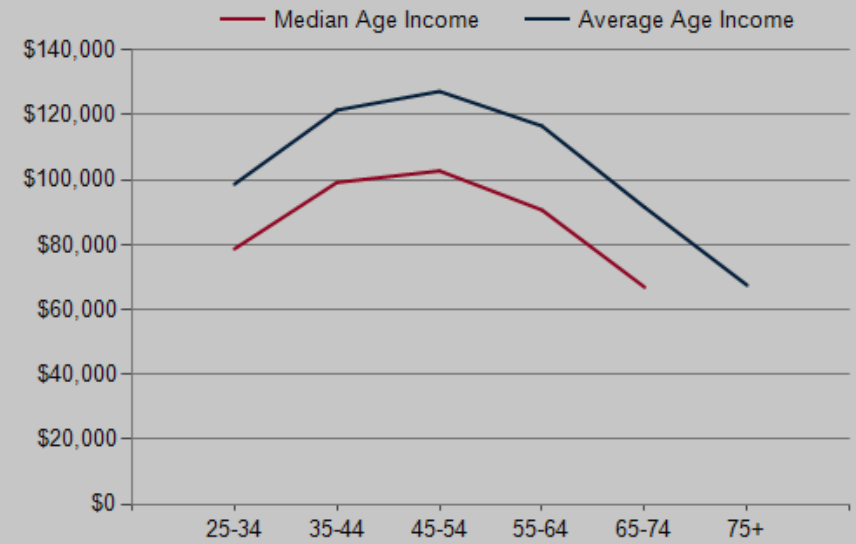
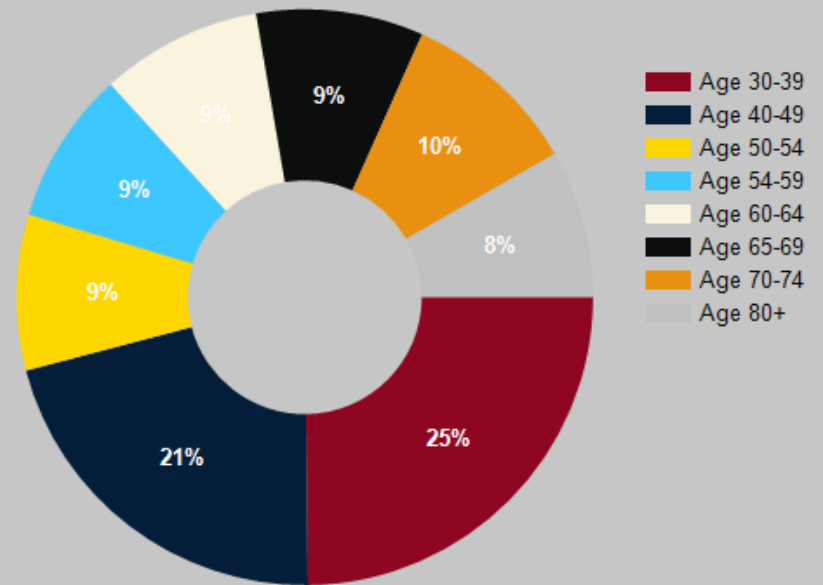


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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,178	6,205	8,937
2025 Population Age 35-39	1,099	5,777	8,352
2025 Population Age 40-44	1,031	5,263	7,690
2025 Population Age 45-49	901	4,788	7,060
2025 Population Age 50-54	802	4,560	6,628
2025 Population Age 55-59	789	4,196	6,140
2025 Population Age 60-64	830	4,439	6,484
2025 Population Age 65-69	861	4,364	6,212
2025 Population Age 70-74	919	3,980	5,548
2025 Population Age 75-79	761	3,324	4,401
2025 Population Age 80-84	520	2,152	2,841
2025 Population Age 85+	669	2,162	2,657
2025 Population Age 18+	12,819	65,052	93,523
2025 Median Age	40	37	36
2030 Median Age	41	38	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,741	\$67,120	\$66,980
Average Household Income 25-34	\$98,676	\$83,100	\$82,419
Median Household Income 35-44	\$99,198	\$78,039	\$77,913
Average Household Income 35-44	\$121,499	\$100,113	\$99,946
Median Household Income 45-54	\$102,752	\$79,096	\$78,921
Average Household Income 45-54	\$127,263	\$100,640	\$100,507
Median Household Income 55-64	\$90,681	\$69,735	\$68,468
Average Household Income 55-64	\$116,600	\$93,233	\$92,015
Median Household Income 65-74	\$66,904	\$57,340	\$57,198
Average Household Income 65-74	\$91,564	\$78,812	\$78,688
Average Household Income 75+	\$67,526	\$64,130	\$63,248

Population By Age



TIETON DR.

Company Profile

Advisor Profile

05



Timothy Bush
Commercial Broker

We're TJ and Amanda Bush—Tri-Cities natives and high school sweethearts with deep roots in this community. Married 23 years and though some think it's strange we truly love working with each other. We have 2 boys, 21 and 17, that are truly such a gift. Our faith is extremely important to us, it's what keeps us grounded, humble and accountable.

After spending 20 years working side by side at our family-owned dealership—TJ as General Manager and Amanda as Office Manager—we transitioned our passion for business into real estate. Amanda earned her license in 2020 and has since built a reputation in residential real estate for her thoughtful, relationship-driven approach to every transaction. TJ brings over a decade of experience in commercial development, having built, managed, and invested in a wide range of properties and businesses. His perspective as both a developer and commercial investor gives him a unique understanding of the market from all sides—owner, tenant, and now, commercial agent. While we're not affiliated with a large corporate brokerage, that's by design. We believe in a more personal, hands-on approach where every client and property gets the time, care, and strategy it deserves. We're committed, driven, and deeply invested in helping our clients succeed and our community grow.

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