

700 W VALLEY MALL BLVD

UNION GAP, WA 98903



OFFERING MEMORANDUM \$0.75/SF NNN



Keller Williams Sunset Corridor | Each Office Independently Owned and Operated

700 W VALLEY MALL BLVD UNION GAP, WA 98903

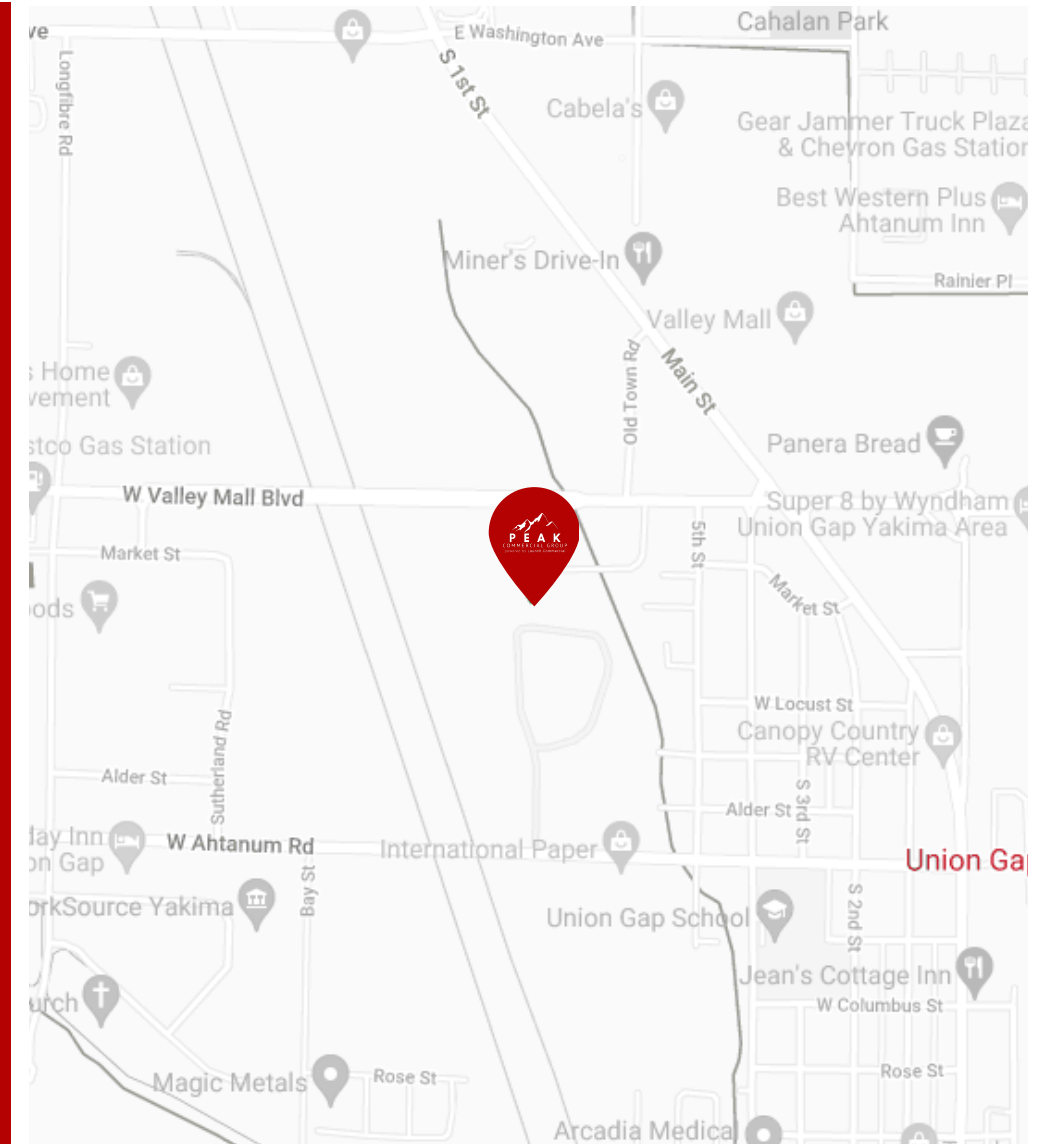
PROPERTY DESCRIPTION

Welcome to 700 W Valley Mall Blvd., Suite 300, Yakima, WA 98903, your next business destination!

This prime lease space boasts a rentable area of 22,070 rentable square feet, as delineated in the attached floor plan for your convenience. Positioned within the bustling heart of Yakima, this location offers unparalleled visibility and accessibility.

The Property encompasses not only the building itself, but also the gated and secured laydown yard that includes four loading docs. The total rentable square footage of all buildings on the Property currently stands at 33,778, providing ample opportunities for synergy and collaboration within this dynamic business community.

With its strategic location, expansive floor area, and comprehensive lease terms, this property offers the ideal foundation for realizing your business ambitions. Don't miss the chance to make 700 W Valley Mall Blvd., Suite 300, the cornerstone of your success story.



PROPERTY DETAILS

| | |
|----------------------|-----------------------|
| PRICE | \$.075/SF NNN |
| RENTABLE SQUARE FEET | 22,070 SF |
| ACRES | 1.45 AC |
| CEILING HEIGHT | 19'4" Fully Sprinkled |
| POWER | 220v 3-Phase Power |



- Leased Premises Area is 22,070 rentable square feet
- Floor Plan Reference outlined on Exhibit A
- Location is 700 W Valley Mall Blvd., Suite 300, Yakima, WA 98903
- 220v 3-phase power

- Total ceiling height of 19'4"
- Property Components include the Building, land upon which the Building is situated, all other improvements on the land, all common areas appurtenant to the Building
- Fully sprinkled



700 W VALLEY MALL BLVD
SUBJECT PROPERTY



An aerial photograph of an industrial park. A large, two-story building with a red roof and white walls is highlighted with a white outline. The building has a sign that says "Pace" on its side. To the left of the red-roofed building is another building with a sign that says "Airgas". The surrounding area includes parking lots with various vehicles, including trucks and trailers, and other industrial buildings in the background. A red banner is overlaid on the image, containing the text "700 W VALLEY MALL BLVD" and "SUBJECT PROPERTY".

700 W VALLEY MALL BLVD
SUBJECT PROPERTY





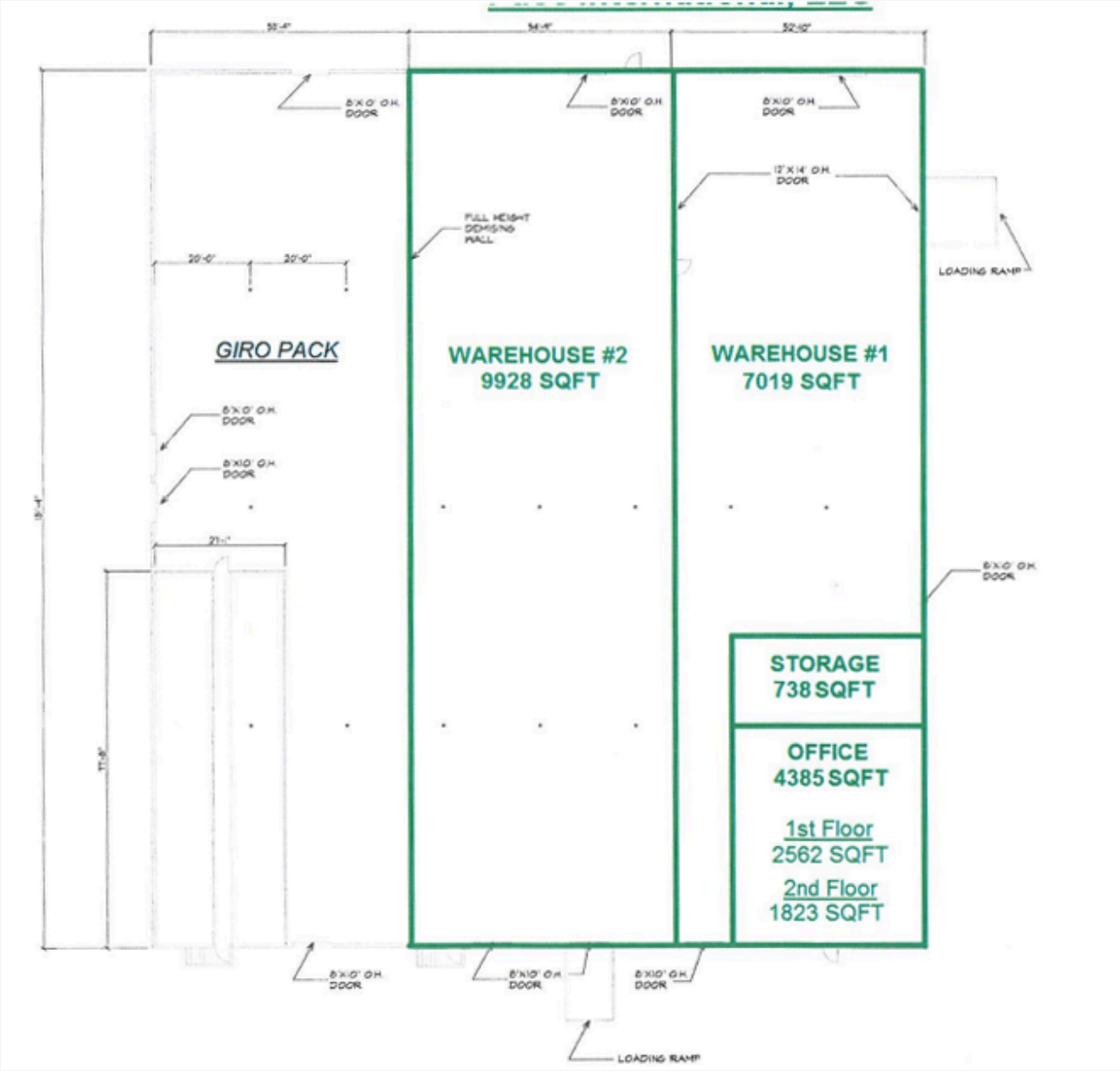
700 W VALLEY MALL BLVD
SUBJECT PROPERTY





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FLOOR PLAN















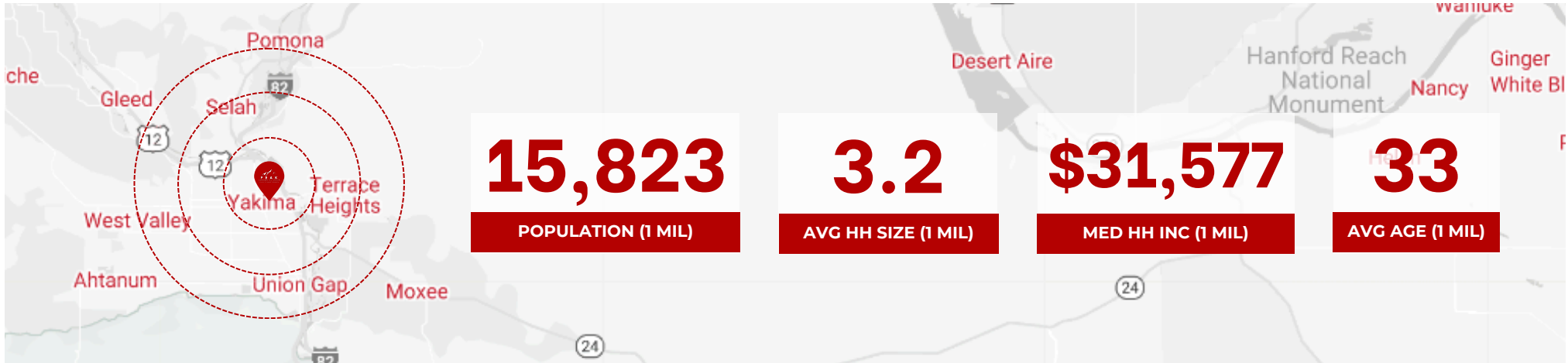




DEMOGRAPHIC OVERVIEW



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15,823

POPULATION (1 MIL)

3.2

AVG HH SIZE (1 MIL)

\$31,577

MED HH INC (1 MIL)

33

AVG AGE (1 MIL)

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| 2023 Population | 15,823 | 75,356 | 116,604 |
| 2028 Population | 16,096 | 76,883 | 119,192 |
| Pop Growth 2023-2028 | 1.7% | 2.0% | 2.2% |
| 2023 Average Age | 33 | 35 | 37 |
| HOUSEHOLD | | | |
| 2023 Households | 4,510 | 26,156 | 42,162 |
| 2028 Households | 4,591 | 26,706 | 43,097 |
| Household Growth 2023-2028 | 1.8% | 2.1% | 2.2% |
| Median Household Income | \$31,577 | \$43,376 | \$51,470 |
| Average Household Size | 3.2 | 2.8 | 2.7 |
| Average Household Vehicles | 2 | 2 | 2 |
| Median Home Value | \$104,651 | \$164,760 | \$210,099 |
| Median Year Built | 1961 | 1964 | 1970 |



POINT OF INTEREST



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TAHOMA CEMETERY

HARBOR FREIGHT
TOOLS FOR SCHOOLS



BROADMOOR PARK



SOZO SPORTS
COMPLETE



AHTANUM YOUTH
ACTIVITIES PARK



SUBJECT PROPERTY

