

WEST YAKIMA

MIXED USE DEVELOPMENT



LISTING VIDEO

BUILT-TO-SUIT, SHOP SPACE, GROUND LEASE
LIMITED PADS AVAILABLE



±32 AC
LAND AREA

±1,200'
FRONTAGE | NOB HILL

±300'
FRONTAGE | 72ND AVE

FALL
2026 AVAILABLE

KIEMLEHAGOOD HOGBACK

CHAD CARPER
509.991.2222
chad.carper@kiemlehagood.com

MIXED USE DEVELOPMENT | 64th Ave & 72nd Ave Yakima, WA 98908

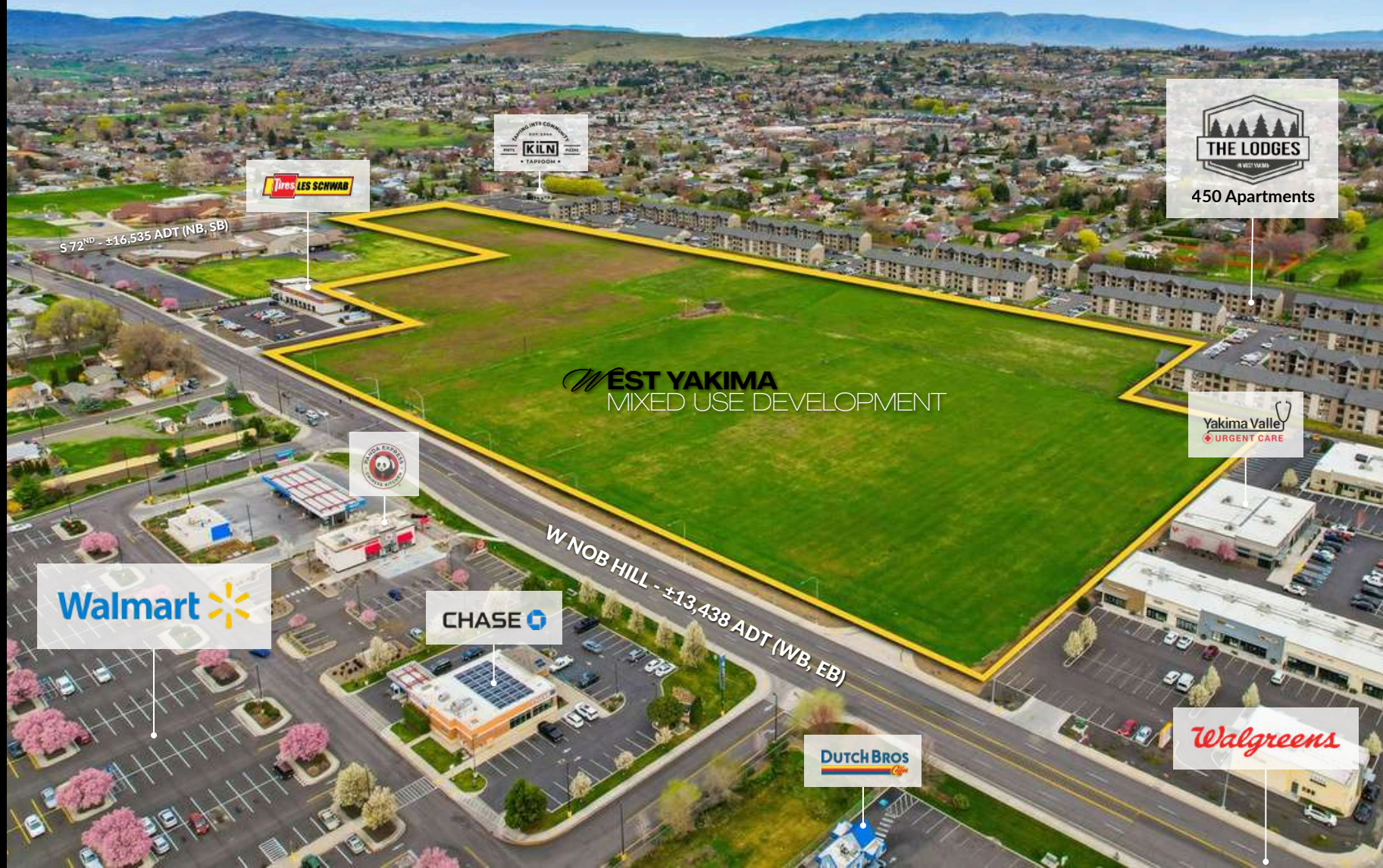
WEST YAKIMA MIXED USE DEVELOPMENT



LISTING VIDEO

64th Ave & 72nd Ave | Yakima, WA 98908

±1,200' of frontage on Nob Hill & ±300' of frontage along 72nd Ave next to The Kiln

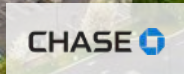


S 72ND - ±16,535 ADT (NB, SB)

WEST YAKIMA MIXED USE DEVELOPMENT



W NOB HILL - ±13,438 ADT (WB, EB)



WEST YAKIMA MIXED USE DEVELOPMENT



LISTING VIDEO

INVESTMENT HIGHLIGHTS

➤ Strategic West Yakima Location

Positioned along W Nob Hill Blvd, this ±32-acre development site offers exceptional visibility within one of Yakima's most active and established retail corridors, benefiting from strong traffic counts and surrounding national tenancy.

➤ Scale & Flexibility

With ±32 acres of commercially zoned land, the property provides a rare opportunity for large-format retail, mixed-use development, or phased projects, accommodating a variety of site configurations and end users.

➤ Strong Demographic Profile

The immediate trade area includes over 105,400 residents and 38,830 households within a 5-mile radius, supported by an average household income of \$74,715 and over \$3.72 billion in annual consumer spending.

➤ Established Retail Ecosystem

The site is surrounded by a dense concentration of national and regional retailers including Walmart, Target, Home Depot, Costco, and numerous quick-service and service-oriented brands, reinforcing long-term viability and consumer draw.

➤ High-Growth Area

Located within a rapidly expanding residential corridor, the property captures consistent population growth and increasing demand for retail, services, and daily-needs amenities.

➤ Excellent Access & Connectivity

The site benefits from direct access via S 72nd Avenue and proximity to major arterial routes, providing seamless connectivity across West Yakima and the greater metro area.

➤ Retail Corridor Performance

W Nob Hill Blvd serves as a primary commercial spine for Yakima, with sustained tenant demand and strong historical performance compared to other regional retail corridors.

➤ Development-Ready

Zoned commercial with multiple parcel configurations, the site is well-positioned for near-term development, offering flexibility for investors, developers, and owner-users alike.

WEST YAKIMA MIXED USE DEVELOPMENT



LISTING VIDEO

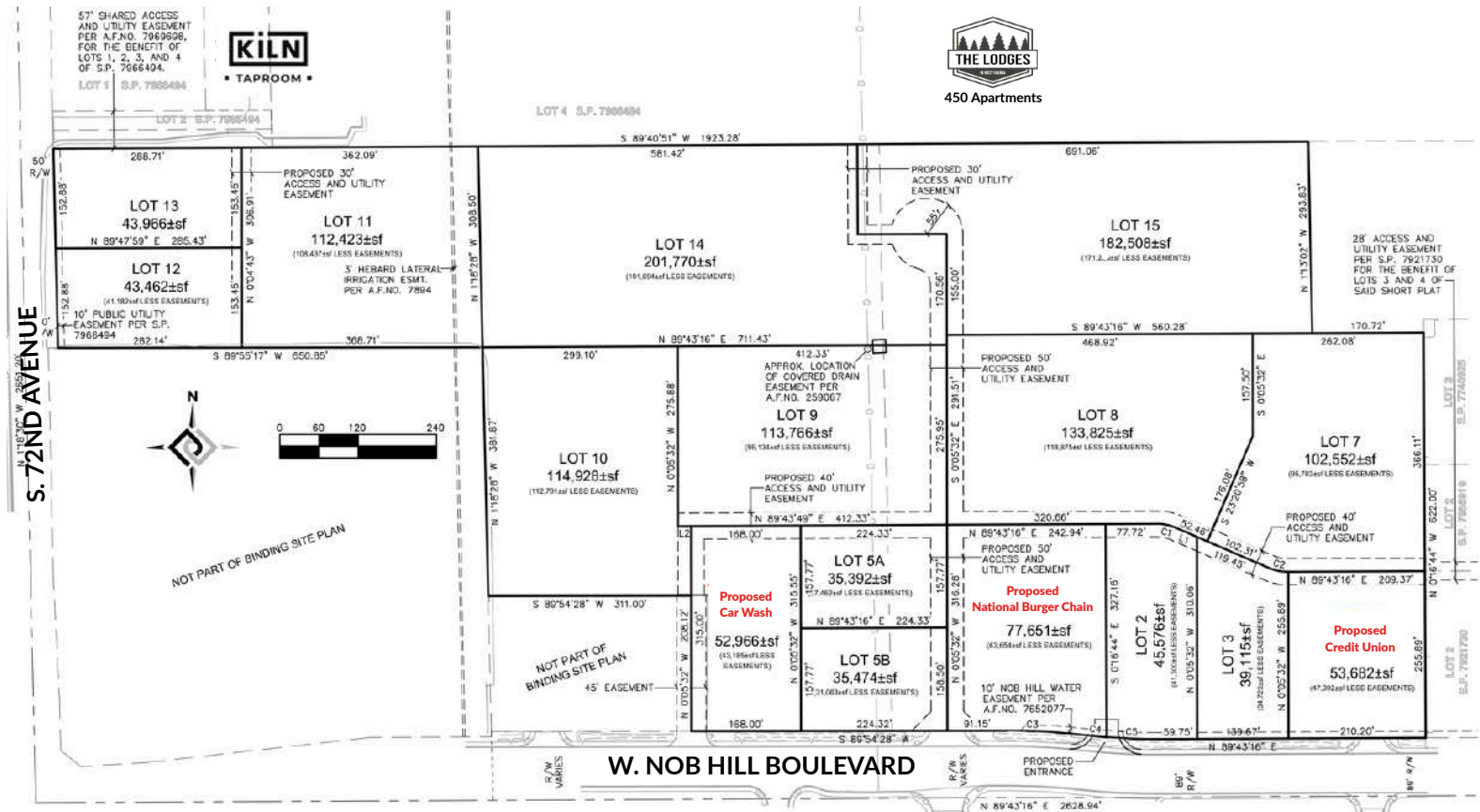
PROPERTY ADDRESS	LAND AREA (AC)	±32 Acres	ZONING	Commercial
64th Ave & 72nd Ave Yakima, WA 98908	LAND AREA (SF)	±1,389,128 SF	FRONTAGE	±1,200' of frontage on Nob Hill ±300' along 72nd Ave
BTS, Shop Space, Ground Lease Limited Pads Available	PARCELS	Up to 13 Parcels Available	AVAILABLE	Fall 2026
	PARCEL NO.'s.	18132914417, 18132914420	LEASE TYPES	NNN, Ground Lease



WEST YAKIMA MIXED USE DEVELOPMENT



LISTING VIDEO



ENGINEER/SURVEYOR

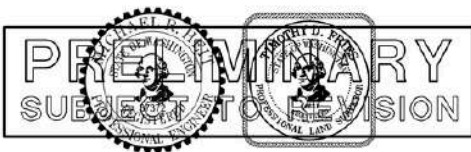
HLA ENGINEERING & LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 966-7000

DEVELOPER

HOGBACK WEST YAKIMA, LLC
2550 BORTON ROAD
YAKIMA, WA 98903
JOHN BORTON (509) 945-3715
DUANE ROGERS (509) 930-2406
JON KINLOCH (509) 945-3712

NOTES:

- SUBJECT PROPERTY IS ZONED CC - GENERAL COMMERCIAL.
- STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
- SEWER IS PROVIDED BY CITY OF YAKIMA.
- ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH CITY OF YAKIMA STORMWATER ENGINEERING DIVISION REQUIREMENTS.
- WATER IS PROVIDED BY NOB HILL WATER ASSOCIATION.
- POWER, TV CABLES, TELEPHONE CABLES AND NATURAL GAS MAINS ARE NOT SHOWN ON THESE PLANS BUT ARE TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. DEVELOPER TO COORDINATE WITH THE SERVING UTILITY COMPANY FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.



WEST YAKIMA MIXED USE DEVELOPMENT



LISTING VIDEO

LOCAL DEMOGRAPHICS



WEST *Yakima*



105,400

5 MILE RADIUS
EST POPULATION 2025



38,830

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$74,715

5 MILE RADIUS
MEIDAN HH INCOME 2025



\$3.72 B

5 MILE RADIUS
TOTAL HH SPEND 2025



WEST YAKIMA MIXED USE DEVELOPMENT

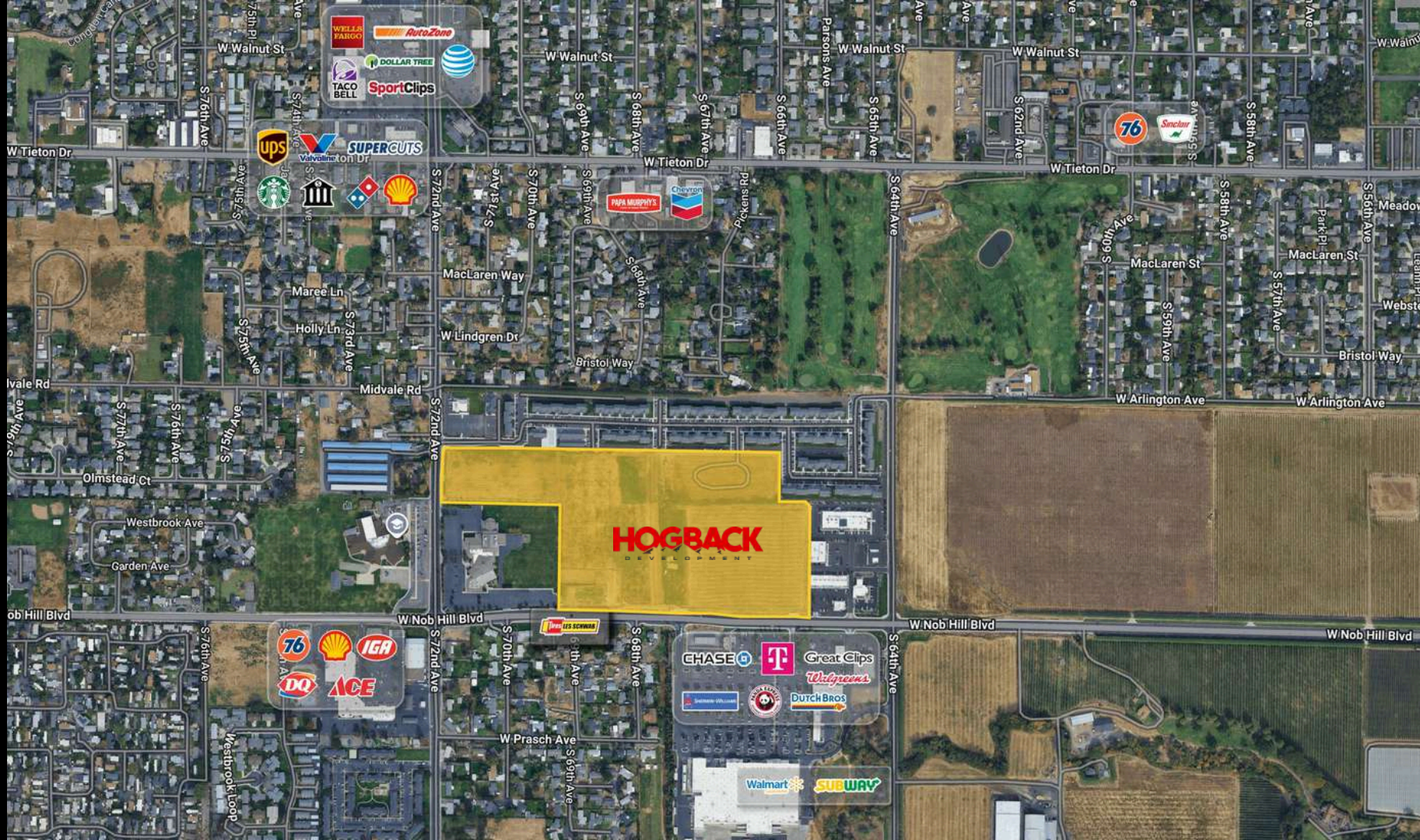


LISTING VIDEO

SITE PHOTOS



MIXED USE DEVELOPMENT | 64th Ave & 72nd Ave Yakima, WA 98908



WEST YAKIMA **MIXED USE DEVELOPMENT**



LISTING VIDEO

CHAD CARPER

509.991.2222

chad.carper@kiemlehagood.com

KIEMLEHAGOOD

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.