

FOR SALE

Prime West Yakima Commercial Acreage



Offered at:
Available:

\$15/SF
4.59 acres +/-

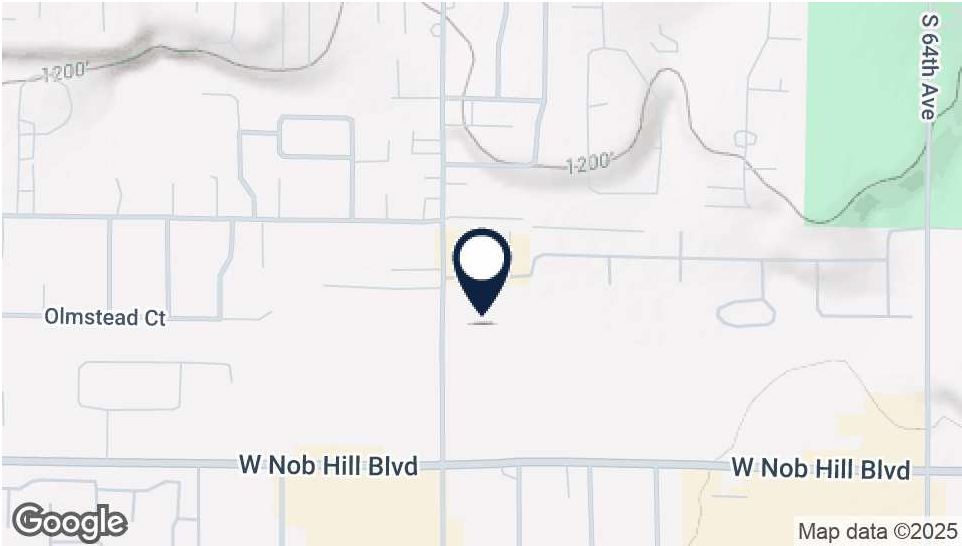
905 S 72nd Ave
Yakima, WA 98908

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509.961.7575: C

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price/SF:	\$15/SF
Total Price:	\$2,999,000
Lot Size:	4.59 acres +/-
Zoning:	GC
Parent Parcel Number:	181329-14420

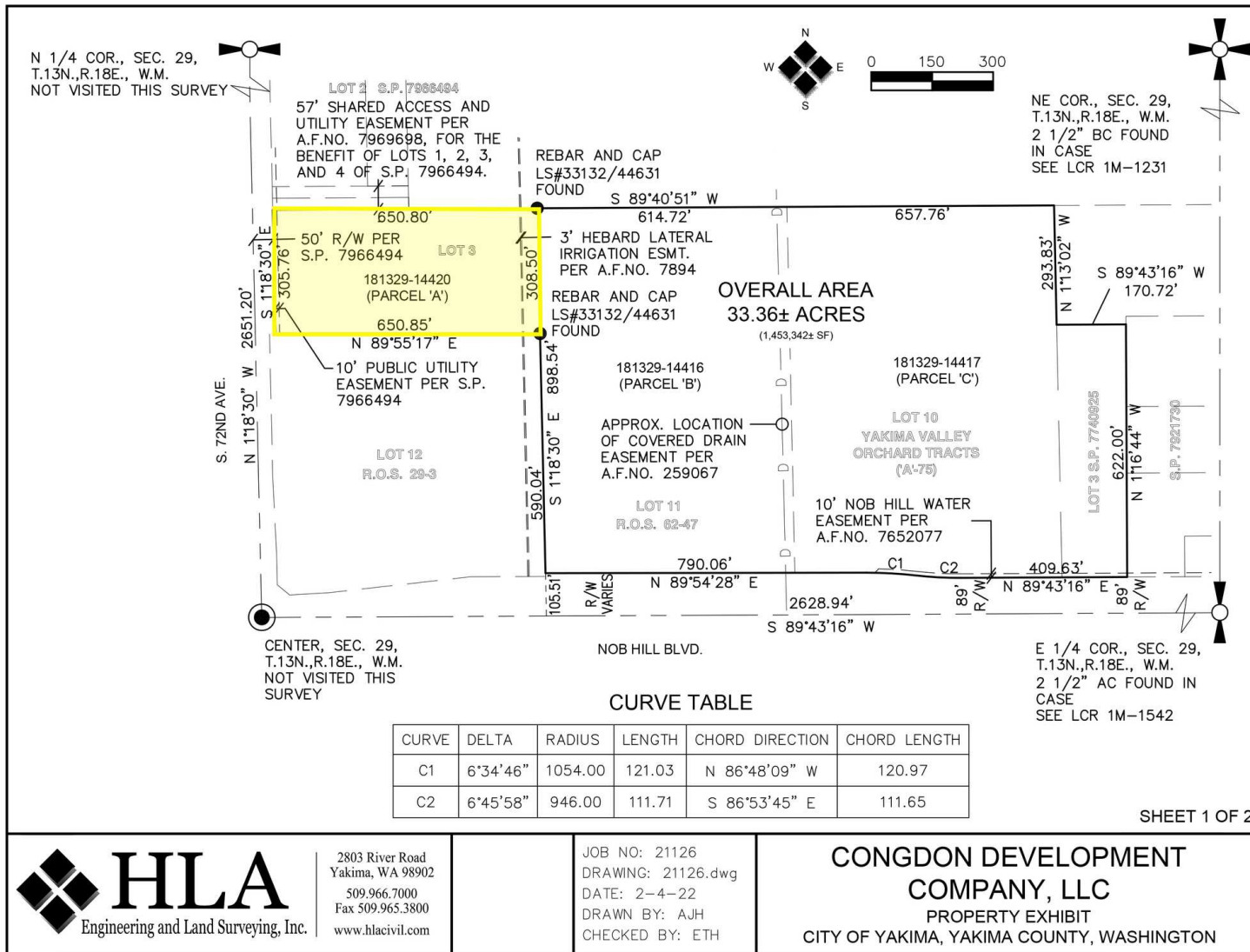
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase prime commercial development acreage suitably located and zoned for retail, professional or medical uses.

Located at the western entrance to a rapidly expanding submarket area of high demand with approximately 305-feet of frontage along S 72nd Ave and at the westernmost access to a prominent mixed-use development, this is the only currently available commercial site of this size and caliber in west Yakima. Nearby retailers include Walmart, Walgreens, Les Schwab, Panda Express, Sherwin Williams and others, while a newer 426-unit apartment complex is within the same development and a golf course adjacent to the development is undergoing a massive repurposing.

Advertised size is approximate and seller will create the parcel with the exact size and configuration to be agreed upon. Seller may entertain selling less than all and reserves the right to maintain access to the private road to the north as a condition of any sale.

Survey



Highlights



PROPERTY HIGHLIGHTS

- Excellent large commercial development site suitably located and zoned for retail, professional or medical uses.
- Acreage is estimated with the exact size and configuration to be mutually agreed upon.
- Utilities are believed to be available at or near the property lines, however, buyers are to satisfy themselves as to the availability and capacity of such.
- Seller may entertain selling less than all of the acreage.
- As a condition of any sale, seller reserves the right to retain access to the private road on the north side of the property upon terms to be agreed upon.
- Approximately 305-feet of frontage along S 72nd Ave.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,821	20,838	36,551
Total Population	9,374	52,378	98,396
Average HH Income	\$87,868	\$94,814	\$84,141

Additional Photo



Additional Photo



Nearby Retailers



Aerial

