

UNION GAP RETAIL

*For Ground Lease, BTS
or Purchase in Yakima*

E WASHINGTON AVE
UNION GAP, WA 98903

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**km Kidder
Mathews**



PROPERTY OVERVIEW

Ground Lease, Build-to-Suit or Purchase

Sale price: \$2,000,000

79,121 SF land (1.82 acres), parcel 191332-24411

7,000 - 16,809 SF

Located just off I-82

Four full access points

Pad ready delivery condition

Yakima is the county seat of Yakima County, Washington, and the state's 11th most populous city, with a 2020 population of 96,968 and a metropolitan population of 256,728. Located approximately 60 miles southeast of Mount Rainier, the city sits in the agriculturally rich Yakima Valley, a major producer of apples, wine, and hops—accounting for 77% of all U.S. hop production as of 2011. The city's name derives from the Yakaima Nation, whose reservation lies south of Yakima.



UNION GAP RETAIL



7,000

Required Parking 88
Provided Parking 156



10,000

Required Parking 103
Provided Parking 155



16,890

Required Parking 138
Provided Parking 141



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,888	44,318	104,657
2020 CENSUS	14,072	42,145	98,131
2025 ESTIMATED	14,992	43,930	105,378
2030 PROJECTED	14,533	42,616	103,909

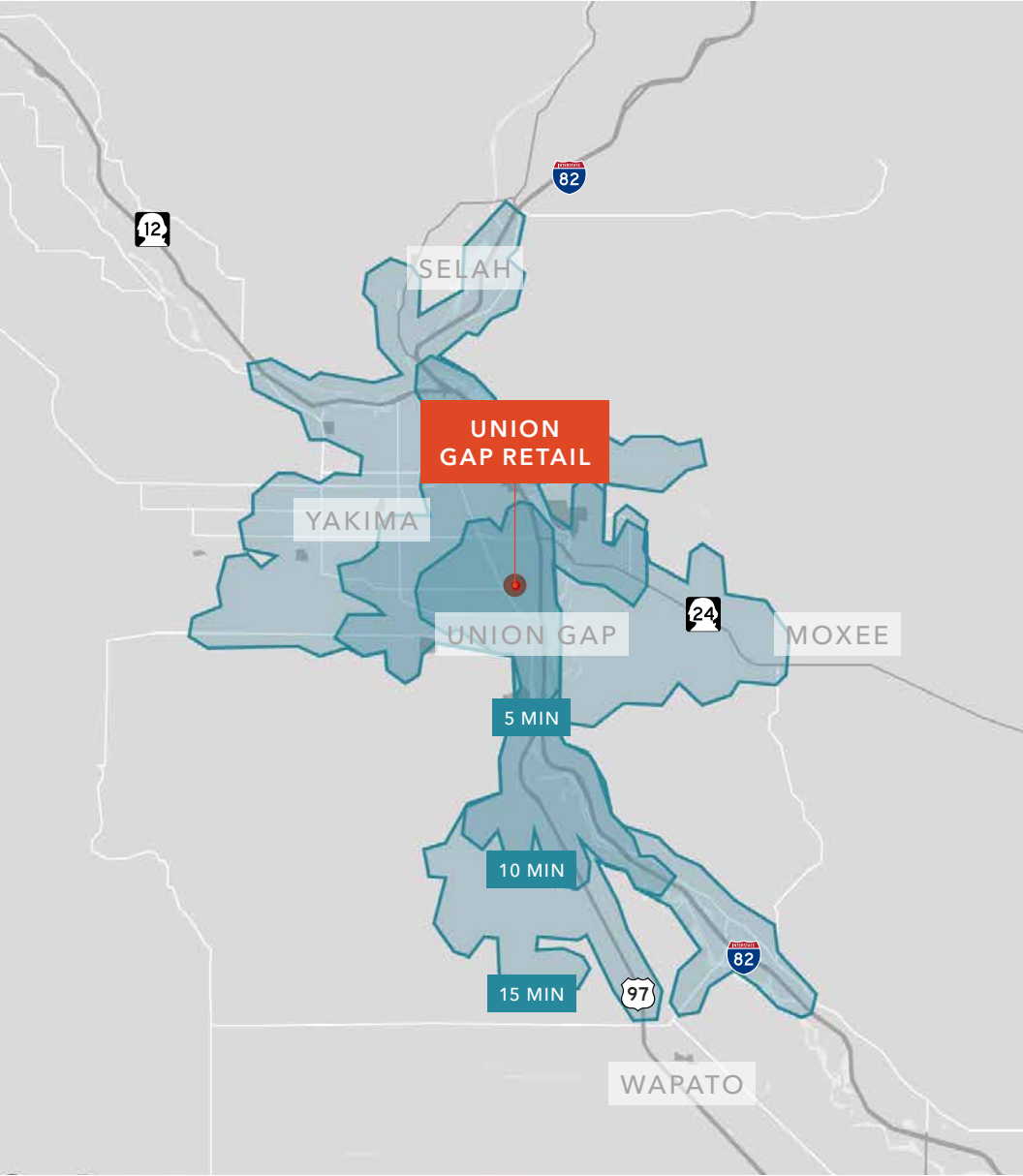
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	31.0	30.5	32.2
% FEMALE	49.7%	48.7%	49.6%
% MALE	50.3%	51.3%	50.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$58,125	\$55,908	\$67,501
2030 MEDIAN PROJECTED	\$57,890	\$55,664	\$67,578
2025 AVERAGE	\$73,007	\$71,517	\$86,682
2030 AVERAGE PROJECTED	\$73,064	\$71,439	\$86,917

Data Source: ©2024, Sites USA





Exclusively listed by

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