

**FOR SALE**

**Commercial/Retail  
Land Available**



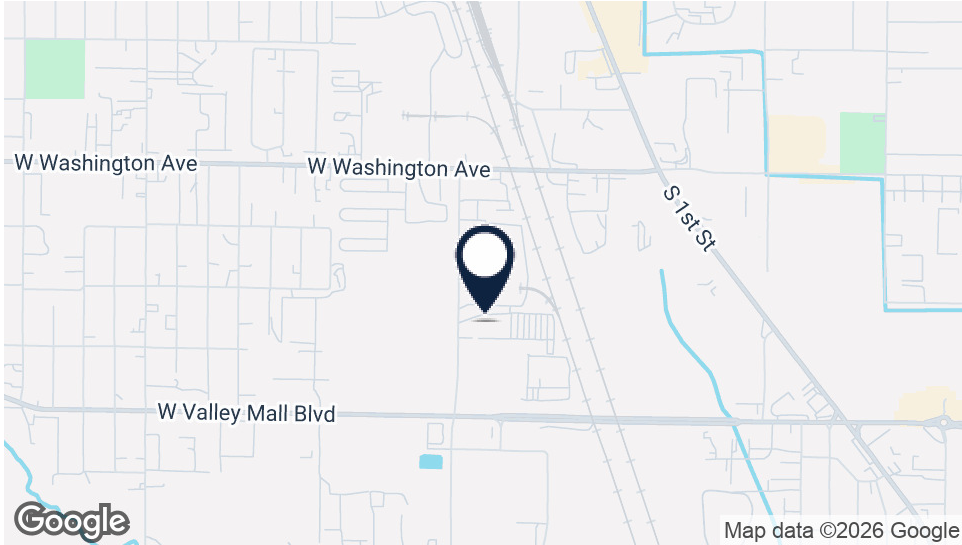
Offered at: \$1,786,831  
Available: 2.93 Acres

2007 Longfibre Ave  
Yakima, WA 98903

218 S Sgt Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.969.8747: C

Chris Sentz  
csentz@almoncommercial.com

# Executive Summary



Sale Price	<b>\$1,786,831</b>
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### OFFERING SUMMARY

Price/SF:	\$14.00
Lot Size:	2.93 acres
Total Square Feet	127,631 +/-
Price / Acre:	\$609,840
Zoning:	Commercial

### PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase 2.93 acres of commercial development land near the growing retail corridor of West Valley Mall Blvd in Union Gap.

Situated in Central Washington’s Retail Hub, this property allows for a multitude of uses including, QSR, retail, office and medical. The Yakima Valley Mall, Panera, Starbucks, Costco, Winco, Lowes and numerous national car dealerships are all in the immediate vicinity.

With convenient access to Interstate 82 this property draws from the Greater Yakima Valley and benefits from the continued retail growth in the area.

# Highlights



## PROPERTY HIGHLIGHTS

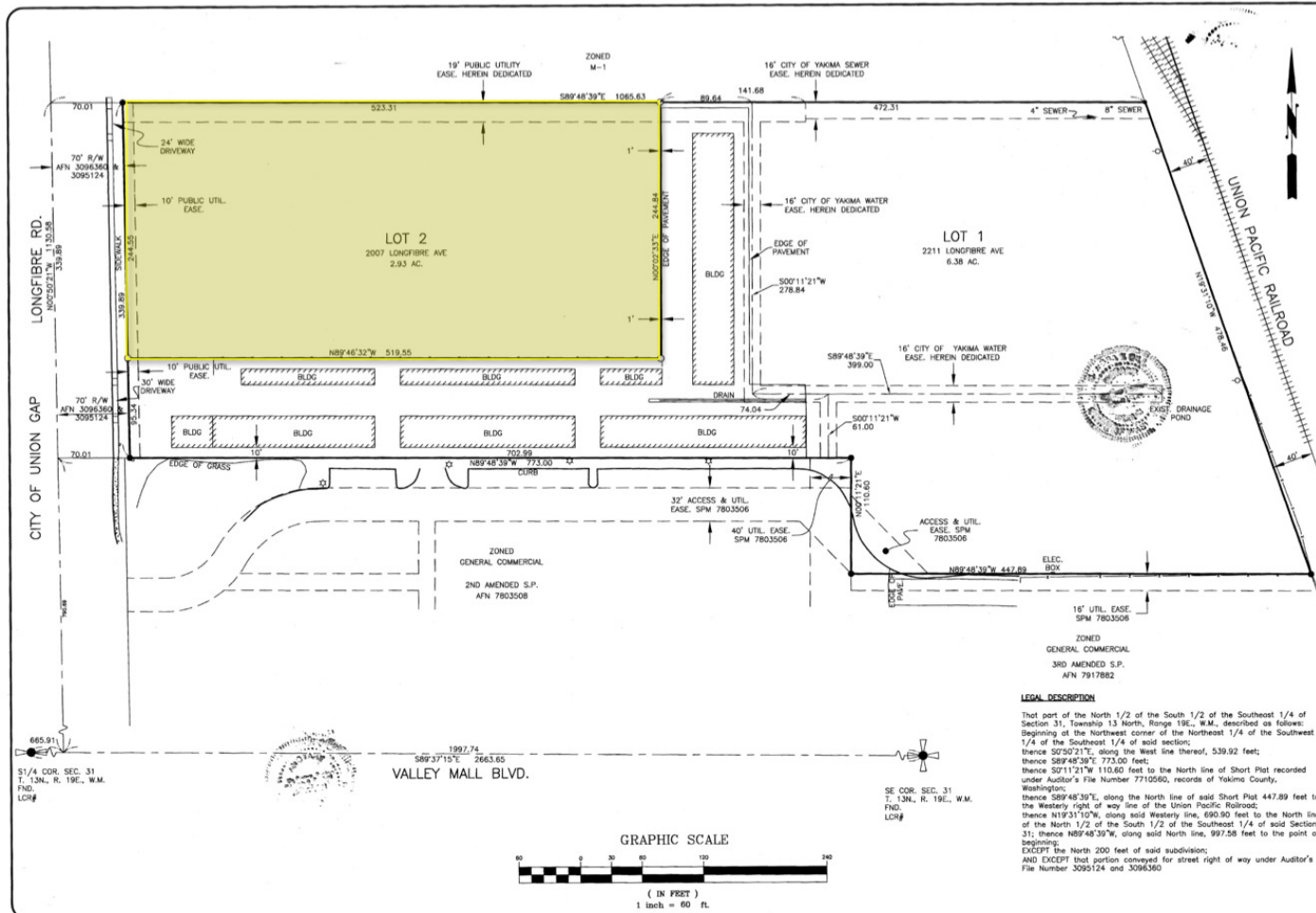
- Located in a strong and expanding retail hub of Central WA with convenient access to Interstate 82.
- All utilities believed available to the property, however, Buyer is to satisfy themselves as to the location and availability of utilities.
- Sidewalks, gutters and street lights already exist along property frontage.
- Flat and level site

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,864	8,828	18,984
Total Population	4,878	26,151	52,746
Average HH Income	\$54,703	\$48,814	\$54,179

# Retailer Map



# Site Plan



<p><b>EQUIPMENT AND PROCEDURES USED:</b>                  01: 5 SEC. EDM TOTAL STATION                  02: FIELD TRAVERSE                  03: MONS VISITED DATE OF SURVEY</p> <p>DATE: _____ REVISIONS: _____</p>	<p><b>AUDITOR'S CERTIFICATE</b>                  FILED FOR RECORD THIS <u>9<sup>th</sup></u> DAY OF <u>Oct.</u> 20<u>17</u>                  AT <u>3:55 P.M.</u> UNDER AUDITOR'S FILE NUMBER <u>1995339</u></p> <p>RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF _____</p> <p><i>Charles Ross</i>                  COUNTY AUDITOR BY DEPUTY</p>	<p><b>SURVEYOR'S CERTIFICATE</b>                  THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AS REQUESTED BY _____</p> <p>GARY SKOV                  SURVEYOR                  DATE <u>9-17-18</u></p>	<p>● CORNER FOUND AS NOTED                  ○ REBAR W/CAP #16009 SET                  ✕ NAIL WITH WASHER SET</p> <p><b>GSE</b>                  Gray Surveying &amp; Engineering, Inc.                  P.O. Box 510 • 2706 River Road                  Yakima, WA 98902 • (509) 575-6434</p>	<p>NAME: <b>GARY SKOV</b>                  P.O. BOX 2923 YAKIMA, WA 98907</p> <p>SECTION: <b>SW1/4 SE1/4 SEC. 31, T. 13N., R. 19E., W.M.</b></p> <p>DRAWING TYPE: <b>SHORT PLAT</b></p> <p>DRAWN BY: <b>MM</b> SCALE: 1" = 60'                  CHECKED BY: <b>D.S.G.</b> DATE: 10/23/2017                  PROJECT NO. 17090 SHEET 1 OF 2                  PARCEL NO. 191331-43007</p>
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## Additional Photo

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## Additional Photo

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## Meet The Team

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**CHRIS SENTZ**

Broker

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csentz@almoncommercial.com