

**FOR SALE - COMMERCIAL &
MULTI-FAMILY ZONED ACREAGE**



ALMON COMMERCIAL
REAL ESTATE

Offered at: \$9,234,720
Available: 48 acres +/-

**6408 Tieton Dr
Yakima, WA 98908**

Bill Almon, Jr., CCIM
wcalmon@almoncommercial.com
218 SSGT Pendleton Way 509.966.3800
Yakima, WA 98901 509.961.7575

OFFERED PRICE: **\$9,234,720**

OFFERED PRICE/SF: **\$4.42/SF +/-**

SIZE: **48 acres +/-**

ZONING:

B-1: **6 acres +/-**

SCC: **15 acres +/-**

R-3: **13 acres +/-**

R-2: **9 acres +/-**

R-1: **5 acres +/-**

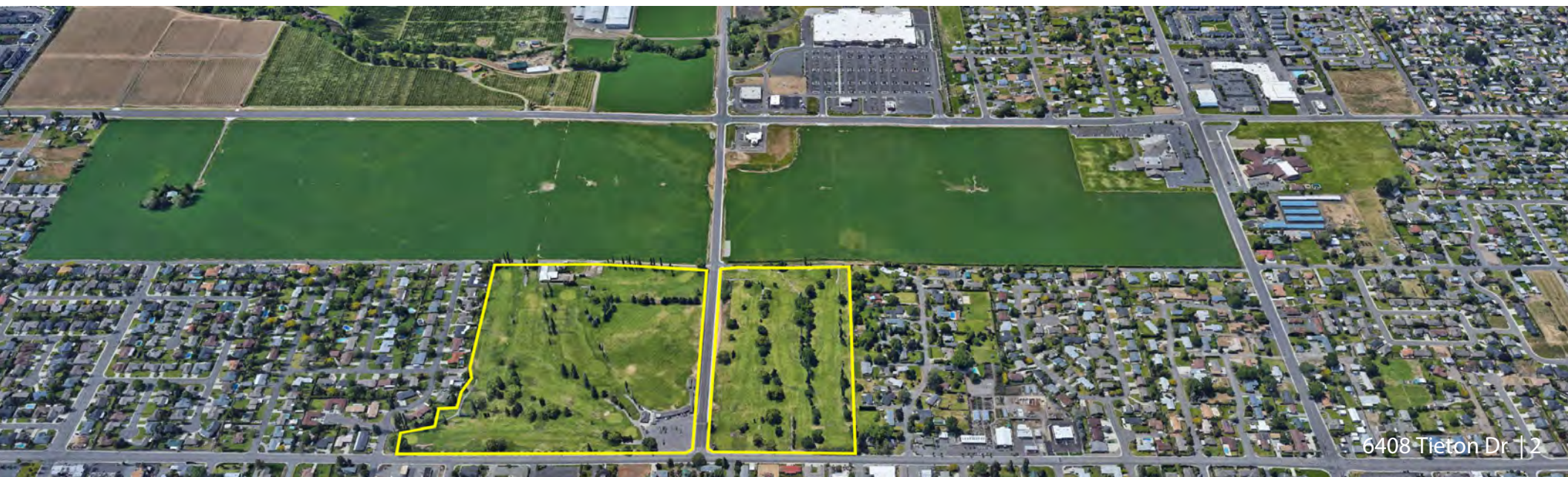
PARCELS: **16**

Summary Offering

THIS OFFERING is for the unique opportunity to purchase a large blended zoning site in west Yakima suitable for retail, professional, medical and multi-family uses. Fronting both Tieton Dr and S 64th Ave at a newer controlled intersection, the site totals approximately 48 acres and benefits by being the low-cost alternative to similarly zoned acreage to the south that's commanding significantly higher prices where numerous retail and medical projects have recently located.

The site further benefits from nearby ever-expanding residential subdivisions, including a 438-unit multi-family development breaking ground immediately adjacent to the southwest border of the property, which combine to provide for some of Yakima's strongest demographics.

The property includes approximately 6 acres of B-1 zoned land, 15 acres of SCC zoned land, 13 acres of R-3 zoned land, 9 acres of R-2 zoned land and 5 acres of R-1 zoned land (the R-1 being buffer areas along the western and easternmost property boundaries).



Zoning

B-1 = 6 Acres +/-

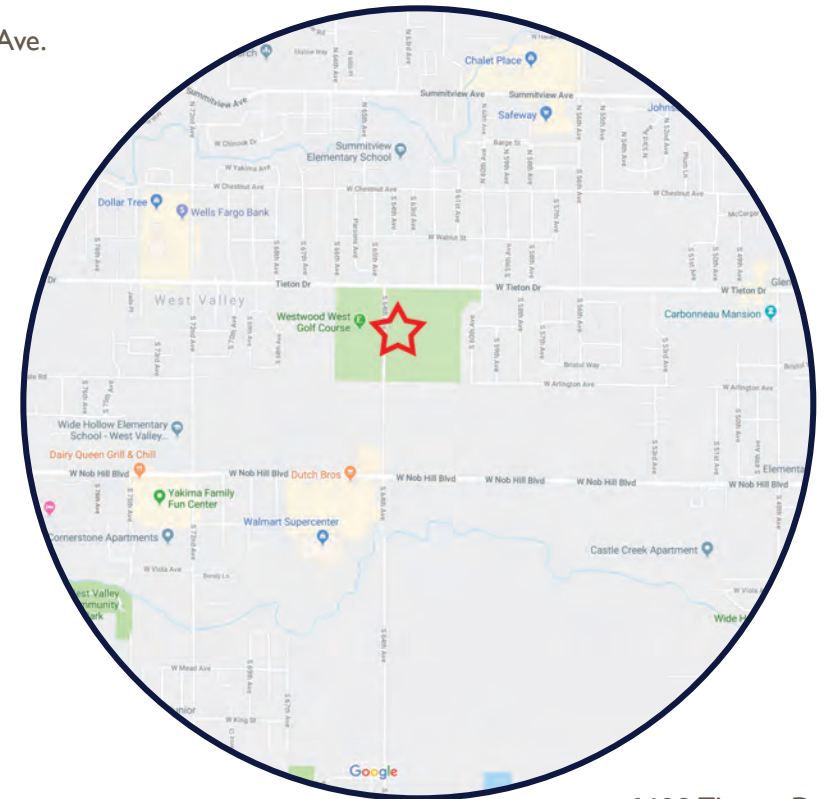
SCC = 15 Acres +/-

R-2 = 9 Acres +/-

R-3 = 13 Acres +/-

Highlights

- Asking price established as \$7.29/SF attributable to the approximately 21 acres of commercially zoned land (6 acres of B-1 and 15 acres of SCC), \$3.50/SF attributable to the approximately 13 acres of dense multi-family zoned land (R-3), \$1.50/SF attributable to the approximately 9 acres of multi-family zoned land (R-2) and \$0 attributable to the approximately 5 acres of single family zoned land (R-1).
- Strong existing and rapidly growing retail presence just south of the property with neighbors including Wal-Mart, Walgreens, Sherwin-Williams, Panda Express, Chase Bank, Verizon, Dutch Brothers Coffee, Verizon, Hapo Credit Union, Volution Fitness and over 22,000SF of speculative retail strip buildings.
- Growing medical/professional presence nearby with an existing 26,000SF building in place occupied by Chalet Dental and Astria Health, and a second freestanding dental facility of approximately 8,000SF.
- High-end 438-unit apartment complex breaking ground on the southwest end of the property in 2018, adding significant rooftops and adding to the already strong demographics.
- Seller is in the process of vacating the previously dedicated interior roads that comprise of approximately 1.5 acres within the B-1 zoned land area that lies west of 64th Ave.
- Infrastructure and major utilities believed to be in place along both Tieton Dr and S 64th Ave.
- Operating business is not for sale (golf course will be closed upon sale of the property).
- Seller is not interested in demising or selling less than all of the property.
- Includes 79 shares of water rights from the Yakima Valley Canal.



Demographics

DEMOGRAPHIC SUMMARY

6408 Tieton Dr, Yakima, Washington, 98908



Ring band of 0 - 1 miles

KEY FACTS

9,361
Population

43.7

Median Age



3,807

Households

\$55,613

Median Disposable Income

EDUCATION

8%

No High School Diploma



24%
High School Graduate



39%
Some College



29%
Bachelor's/Grad/Prof Degree

INCOME



\$69,367

Median Household Income



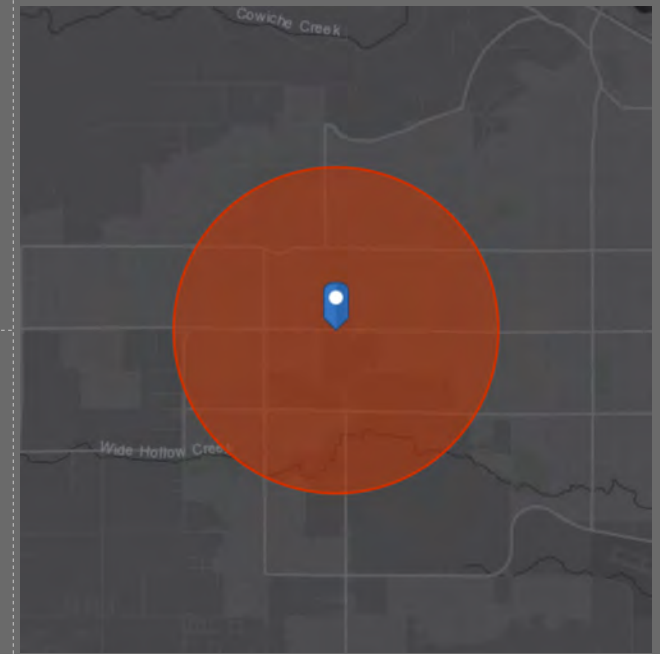
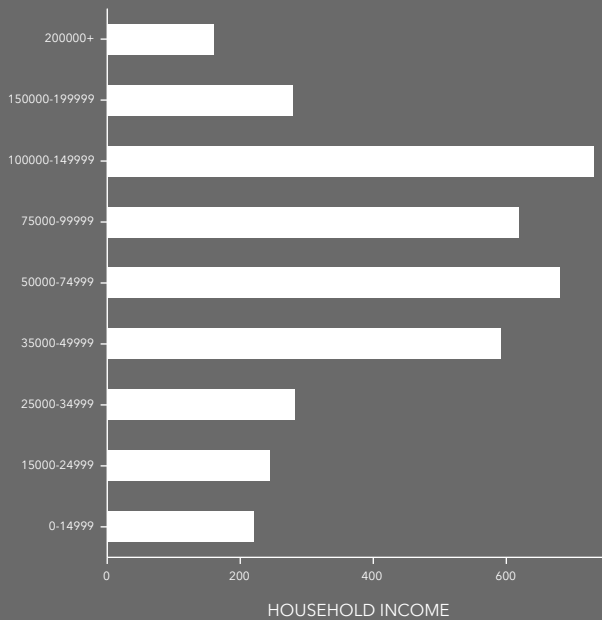
\$35,016

Per Capita Income



\$211,956

Median Net Worth



EMPLOYMENT

75%

White Collar

15%

Blue Collar

10%

Services

4.2%

Unemployment Rate

Sale Comps

\$3.60/SF
21.08 acres sold 1/18



\$8.57/SF
3.55 acres sold 11/16



\$14/SF
.68 acres sold 10/14
GAMACHE
ORTHODONTICS
— BRINGING CONFIDENCE. ONE SMILE AT A TIME —

\$11 - \$15/SF asking price
Between 1 - 33 acres

\$17.32/SF
.80 acres sold 9/10



\$11/SF
3 acres sold 12/15



\$17.80/SF
4 acres sold 8/08



\$16.79/SF
.79 acres sold 6/10



\$4.50/SF
34 acres sold in 07

