

1 W Valley Mall Blvd and  
9 W Valley Mall Blvd -  
Union Gap, WA 98903

ALMON COMMERCIAL



Directly in front of a new Lowes  
Hardware and across the street from  
the only Costco within 90+ miles

Sale Two Parcels: \$2,011,427.00  
Parcel 1: 1.68 acres  
Parcel 2: .816 acres  
Price/SF: \$18.50  
Land Lease: Negotiable  
Zoning: GC



Dynamite pad sites available in this  
fast-growing retail trade destination  
south of Yakima.

Strong retail trade area of over 250,000  
with national and regional retailers in  
place or on their way.

**DEMOGRAPHICS**

**Population**

3 Mile: 45,838

5 Mile: 96,835

10 Mile: 152,752

**Household Income**

3 Mile: \$43,494

5 Mile: \$52,866

10 Mile: \$60,205

**Total Employees**

2 Mile: 11,722



**ALMON  
COMMERCIAL**  
REAL ESTATE

218 SSgt Pendleton Way  
Yakima, WA 98901

509.966.3800 | ph  
509.965.5225 | fax

**Chris Sentz**  
csentz@almoncommercial.com

www.almoncommercial.com

