

# UNION GAP

Retail & Ground Lease / Build to Suit

RETAIL FOR LEASE

17 E Valley Mall Boulevard, Union Gap WA 98903



## THE OPPORTUNITY

Highly visible retail opportunities adjacent to Valley Mall in the heart of Yakima County's retail trade area, estimated to be over 300,000 people.

Located at a high traffic interchange of Interstate-82 and East Valley Mall Boulevard. Prime retail and ground lease or build to suit opportunities.

Join other national retailers in this retail destination, including Macy's, Cabela's, Best Buy, Hobby Lobby, Burlington, Ross, Sears, Home Depot, Lowes, Costco, Petco, Petsmart, Majestic Theaters, and more!



Tiffini Connell

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

# UNION GAP

Retail & Ground Lease / Build to Suit

RETAIL FOR LEASE

17 E Valley Mall Boulevard, Union Gap WA 98903



Tiffini Connell

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

# UNION GAP

Retail & Ground Lease / Build to Suit

RETAIL FOR LEASE

17 E Valley Mall Boulevard, Union Gap WA 98903



Rainier Pl

DICK'S  
SPORTING GOODS

GARDA WORLD

Burlington

COMING SOON!  
at home  
The Home Décor Superstore

Rudkin Rd

3,772 SF  
AVAILABLE

AVAILABLE

6,402 SF  
AVAILABLE

see detail on next page

NOW OPEN!  
Party City

Panera  
BREAD

NOW OPEN!  
Yakima Valley  
URGENT CARE

NOW OPEN!  
MATTRESS  
depotUSA

W Valley Mall Blvd

Estimated  
56,000 SF  
GROUND LEASE  
OR BTS

Estimated  
54,000 SF  
GROUND LEASE  
OR BTS



56,000 & 54,000 SF

**Build to Suit Opportunity or  
Ground Lease.**

Ideal location along W Valley Mall Boulevard  
at high traffic interchange with I-82.



6,402 SF - will divide

**Highly Visible Inline Retail.**

Great visibility along W Valley Boulevard,  
adjacent to a new Party City, Urgent Care  
(coming soon) and Panera Bread.



3,772 SF

**Inline retail opportunity.**

## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment



Tiffini Connell

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

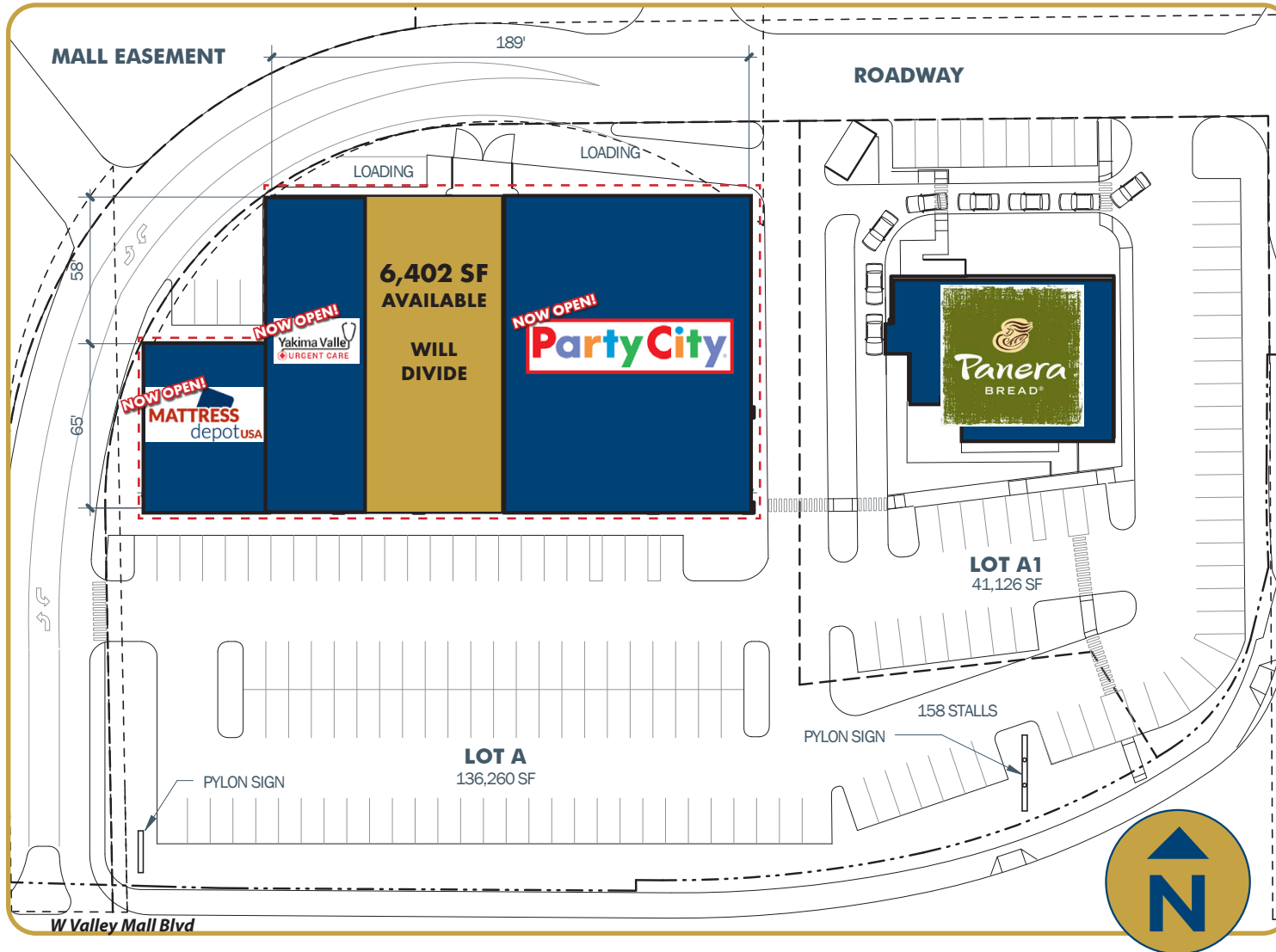
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

# UNION GAP

Retail & Ground Lease / Build to Suit

RETAIL FOR LEASE

17 E Valley Mall Boulevard, Union Gap WA 98903



AVAILABLE

**6,402 SF**

HIGHLY VISIBLE RETAIL

WILL DIVIDE



## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment



Tiffini Connell

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC