

# 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)

**WCCR**

West Coast Commercial Realty

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



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Rainier Pl



Rudkin Rd



W Valley Mall Blvd

**6,402 SF AVAILABLE**  
see detail on next page

Yakima Valley URGENT CARE

Party City

Panera BREAD

MATTRESS depot USA

AVAILABLE



**6,402 SF - will divide**  
**Highly Visible Inline Retail.**

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



**56,000 & 54,000 SF**  
**Build to Suit Opportunity or Ground Lease.**  
**PENDING**

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



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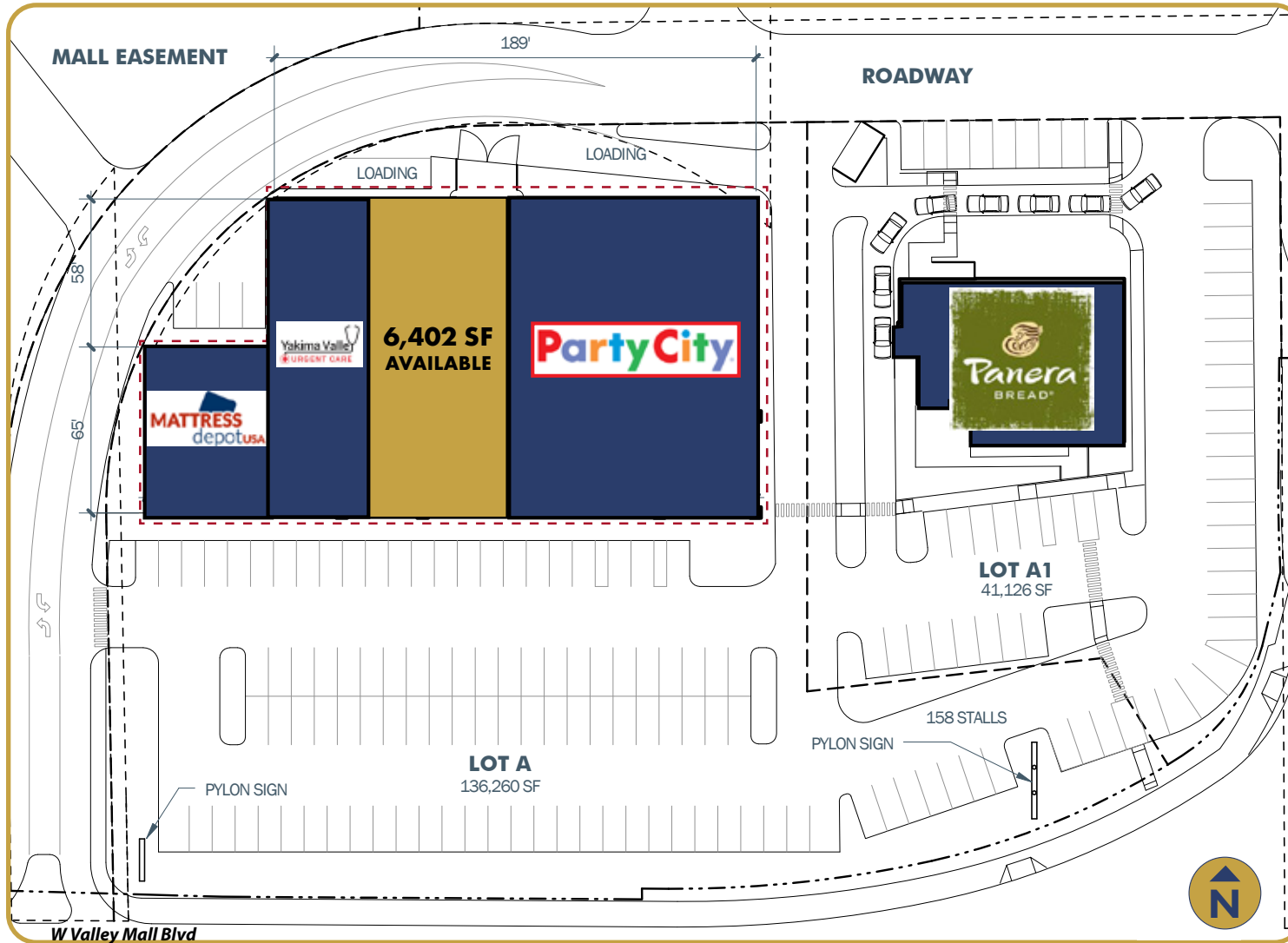
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# RETAIL FOR LEASE

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**6,402 SF**  
HIGHLY VISIBLE RETAIL



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