



SIZE

86,407 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,611	48,368	102,112
Households		
4,259	19,393	37,891
Median HH Income (\$)		
77,060	76,869	63,705

MAJOR TENANT(S)

Rosauers Supermarkets
Wells Fargo
Starbucks
Taco Bell

LEASING CONTACT

Josh O'Toole
Mobile (801) 698-8080
jotoole@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

420 South 72nd Avenue | Yakima, WA 98908

PROPERTY HIGHLIGHTS

- Anchored by Rosauers, a high-end subsidiary of United Retail Merchants
- Additional national tenants include Auto Zone, Dominos Pizza, Wells Fargo Bank, Starbucks, Supercuts, and The UPS Store
- Located on 72nd Avenue and Tieton Drive in Yakima, Washington, with a population exceeding 48,300 in a three-mile radius



THE ORCHARDS

420 South 72nd Avenue | Yakima, WA 98908

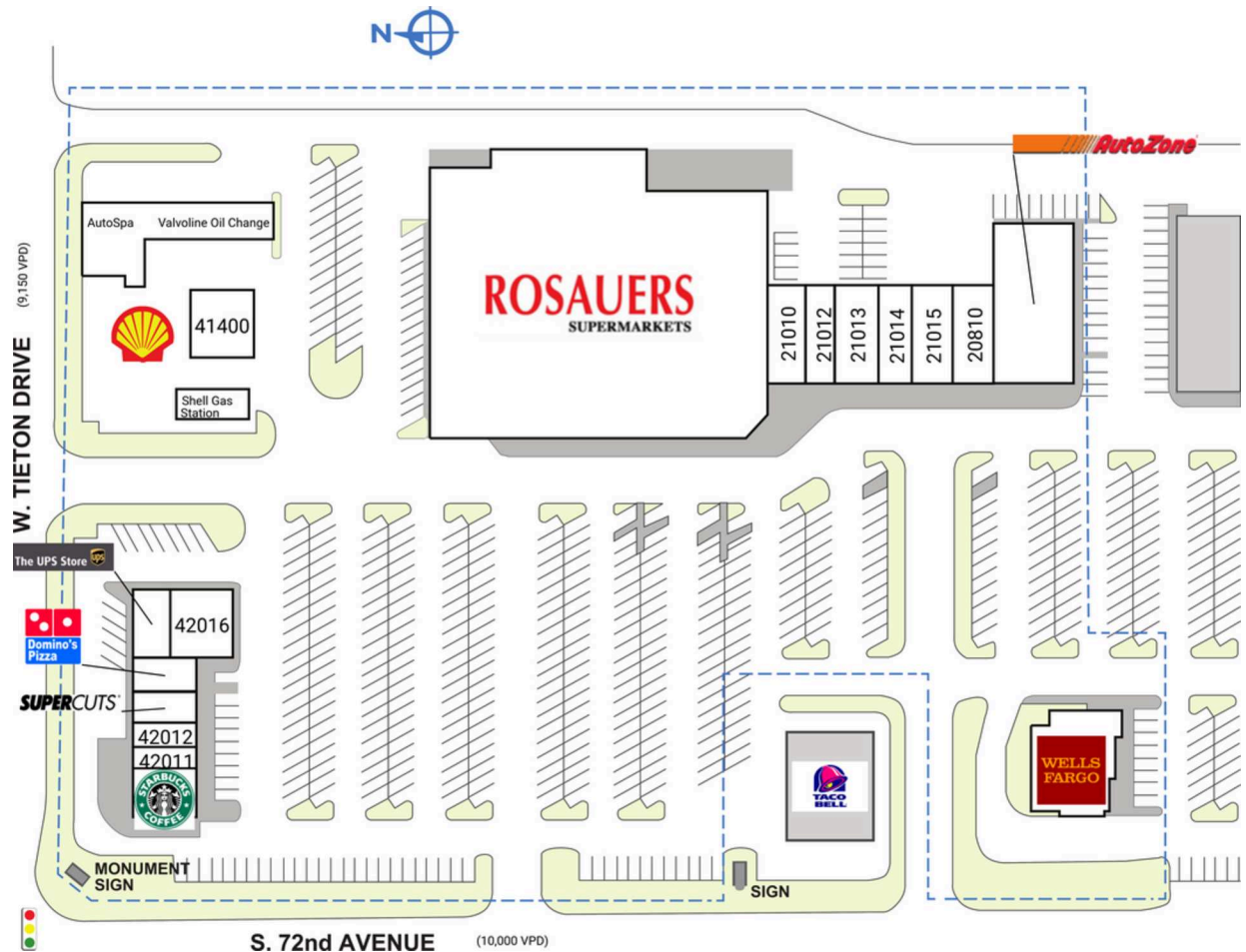
SPACE TENANT

SQ. FT.

OUT	Taco Bell	
20000	Wells Fargo	5,100 SF
20810	Central Washington Pool and Spa	2,000 SF
20811	AutoZone	7,200 SF
21010	Chez Torrez	1,756 SF
21012	Lucky Nails	1,267 SF
21013	Therapeutic Associates Physical Therapy	2,220 SF
21014	In and Out Smoke Shop	1,550 SF
21015	New York Teriyaki	2,050 SF
41000	Rosauers Supermarkets	51,484 SF
41400	Auto Spa	2,496 SF
42010	Starbucks	1,522 SF
42011	Navigate Wireless	834 SF
42012	Yakima Fit Foods	886 SF
42013	Supercuts	1,200 SF
42014	Domino's Pizza	1,349 SF
42016	Captain Crab and Ramen	2,200 SF
42018	The UPS Store	1,293 SF
TOTAL SQ. FT.		86,407

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



THE ORCHARDS

420 South 72nd Avenue | Yakima, WA 98908



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 46.594525

Longitude: -120.606325

The Orchards Yakima, WA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,611	48,368	102,112
	2028 Projected Population	11,340	51,039	106,187
	2010 Census Population	9,512	42,268	94,043
	2000 Census Population	8,438	37,536	85,400
	1990 Census Population	6,390	32,003	73,336
	Historical Annual Growth 1990 to 2000	2.82%	1.61%	1.53%
	Historical Annual Growth 2000 to 2010	1.20%	1.19%	0.97%
	Estimated Annual Growth 2010 to 2023	0.80%	0.99%	0.60%
	Projected Annual Growth 2023 to 2028	1.34%	1.08%	0.79%
	Median Age	41.2	42.1	37.8
Households	Q4 2023 Estimated Households	4,259	19,393	37,891
	2028 Projected Households	4,554	20,458	39,447
	2010 Census Households	3,833	17,367	35,145
	2000 Census Households	3,253	15,129	32,255
	1990 Census Households	2,366	12,548	28,683
	Historical Annual Growth 1990 to 2000	3.24%	1.89%	1.18%
	Historical Annual Growth 2000 to 2010	1.65%	1.39%	0.86%
	Estimated Annual Growth 2010 to 2023	0.77%	0.81%	0.55%
	Projected Annual Growth 2023 to 2028	1.34%	1.07%	0.81%
	Population per Household	2.49	2.46	2.65
Population by Race	White	69.9%	65.5%	52.6%
	Black or African American	0.9%	1.0%	1.1%
	Asian & Pacific Islander	1.9%	2.1%	1.4%
	Other Races	4.8%	5.4%	6.0%
	Hispanic Population	22.5%	26.0%	38.9%
Income	Average Household Income	\$85,340	\$92,866	\$82,235
	Median Household Income	\$77,060	\$76,869	\$63,705
	Per Capita Income	\$34,256	\$37,675	\$30,874
Education (Age 25+)	Elementary	2.0%	4.0%	7.9%
	Some High School	5.3%	5.9%	9.3%
	High School Graduate	24.2%	25.4%	26.8%
	Some College	24.9%	24.0%	22.8%
	Associates Degree Only	10.1%	10.8%	10.3%
	Bachelors Degree Only	22.5%	18.6%	14.6%
	Graduate Degree	11.0%	11.4%	8.3%
Business	Number of Businesses	278	1,555	4,054
	Total Number of Employees	2,913	19,465	54,852
	Employees per Business	10.49	12.52	13.53
	Residential Population per Business	38.22	31.10	25.19

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.