

# Former Michael's Location

## YAKIMA, WA



1729 S 1st Street

## Property Highlights

Great location in the heart of Central Washington

38,260 sf Available

\$10.00 + \$1NNN

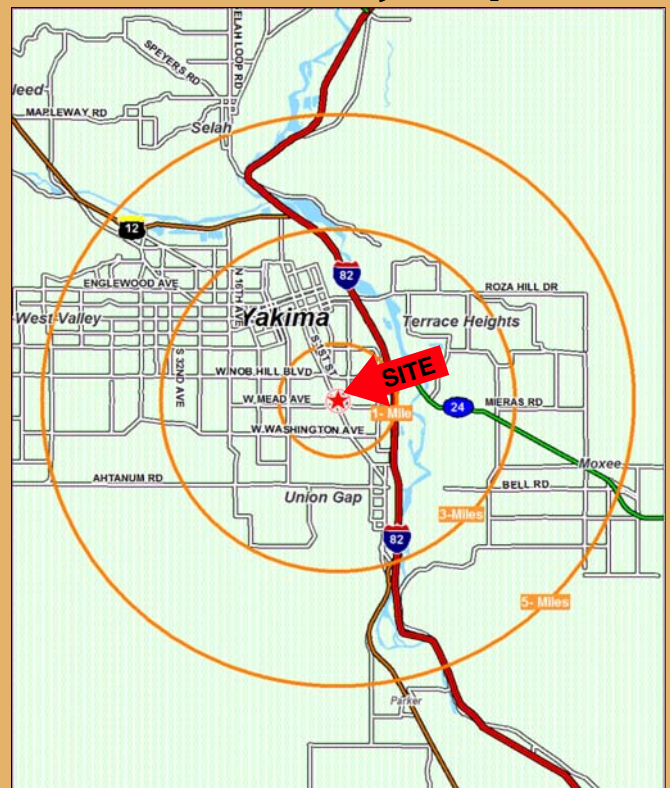
Lots of parking - 88 stalls

Great Visibility on 1st Street  
-- Over 22,000 cars per day

200' of frontage on busy 1st Street

Huge Pylon sign available

## Vicinity Map



## DEMOGRAPHICS

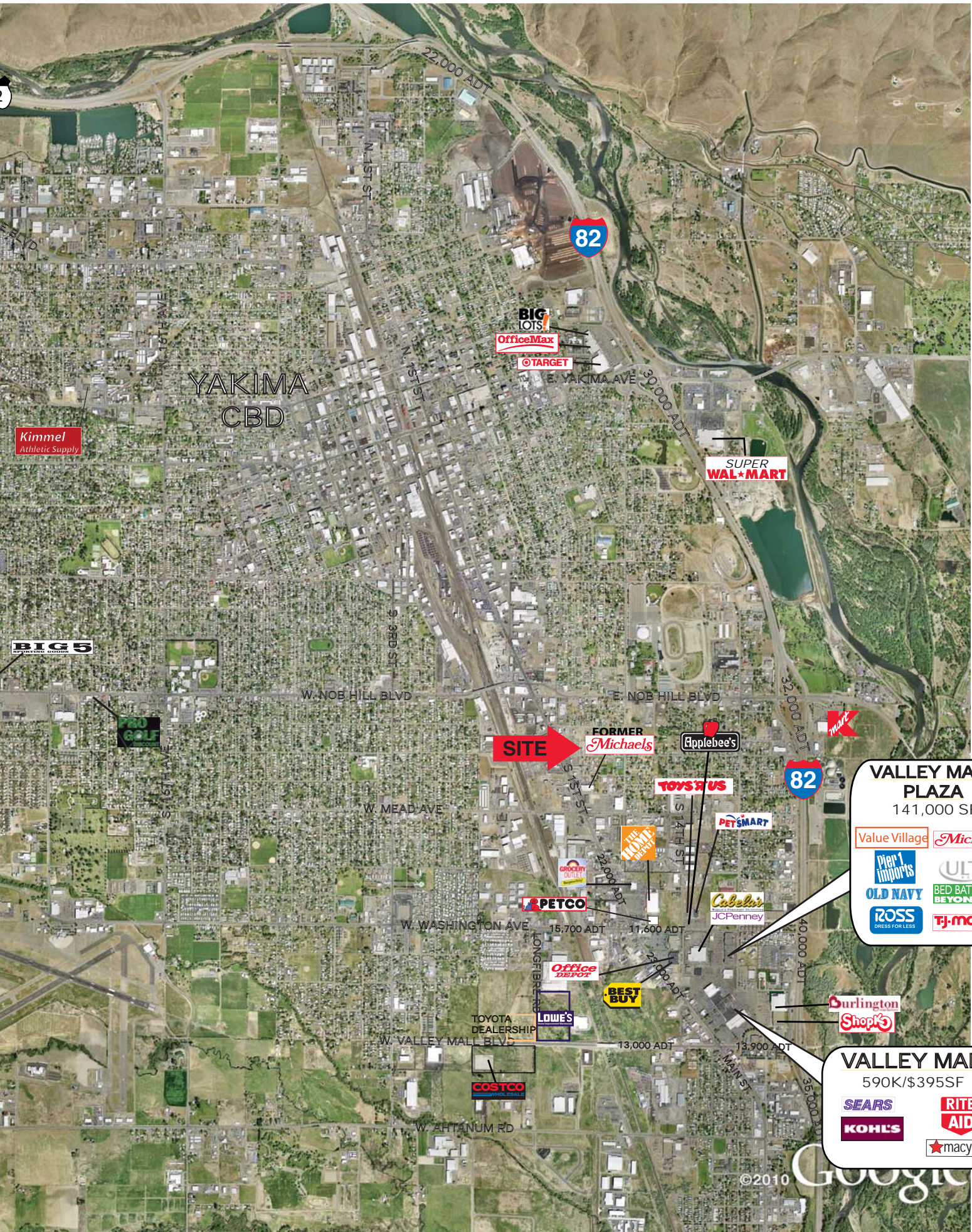
2012 Estimates	1-Mile	3-Mile	5-Mile
Population	10,928	66,269	100,722
Households	3,343	21,848	35,946
Average HH Inc.	\$33,943	\$43,628	\$51,528

**SeaPac**

*Courtesy to Brokers*

**Randy Boss**

Seattle Pacific Realty, Inc.  
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253-279-8877 Cell



YAKIMA  
CBD

Kimmel  
Athletic Supply

BIG 5  
RECREATION SPORTS EQUIPMENT

PRO GOLF

SITE

FORMER  
Michaels

Applebee's

TOYS'R US

PETSMART

GROCERY  
WILEY

PETCO

Cabelas  
JCPenney

Office  
DEPOT

BEST BUY

TOYOTA  
DEALERSHIP

LOWE'S

COSTCO  
WHOLESALE

**VALLEY MALL  
PLAZA**  
141,000 SF

Value Village	Michaels
Pier 1 Imports	ULTA
OLD NAVY	BED BATH & BEYOND
ROSS DRESS FOR LESS	TJ-MAXX

**VALLEY MALL**  
590K/\$395SF

SEARS	RITE AID
KOHL'S	macy's

82

82

22,000 ADT

30,000 ADT

32,000 ADT

15,700 ADT

11,600 ADT

15,700 ADT

11,600 ADT

13,000 ADT

13,900 ADT

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# FULL DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For



Seattle Pacific Realty, Inc.

Lat/Lon: 46.57929/-120.49187

March 2016

RF1

Former Michaels - 1729 1st St Yakima, WA		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2011 Estimated Population	10,928	66,269	100,722
	2016 Projected Population	12,115	71,653	109,124
	2010 Census Population	10,594	64,769	98,772
	2000 Census Population	9,891	60,537	91,868
	Historical Annual Growth 2000 to 2011	1.0%	0.9%	0.9%
	Projected Annual Growth 2011 to 2016	2.2%	1.6%	1.7%
<b>HOUSEHOLDS</b>	2011 Est. Households	3,343	21,848	35,946
	2016 Proj. Households	3,606	22,930	37,864
	2010 Census Households	3,267	21,559	35,603
	2000 Census Households	3,244	21,039	33,888
	Historical Annual Growth 2000 to 2011	0.3%	0.3%	0.6%
	Projected Annual Growth 2011 to 2016	1.6%	1.0%	1.1%
<b>AGE</b>	2011 Est. Population 0 to 9 Years	16.4%	17.0%	17.2%
	2011 Est. Population 10 to 19 Years	16.0%	15.0%	15.4%
	2011 Est. Population 20 to 29 Years	12.8%	13.0%	13.0%
	2011 Est. Population 30 to 44 Years	16.0%	18.5%	18.1%
	2011 Est. Population 45 to 59 Years	23.6%	20.8%	20.1%
	2011 Est. Population 60 to 74 Years	10.5%	10.5%	10.6%
	2011 Est. Population 75 Years Plus	4.7%	5.2%	5.6%
	2011 Est. Median Age	32.7	33.1	32.7
<b>MARITAL STATUS &amp; SEX</b>	2011 Est. Male Population	48.8%	50.7%	49.7%
	2011 Est. Female Population	51.2%	49.3%	50.3%
	2011 Est. Never Married	29.4%	30.1%	26.5%
	2011 Est. Now Married	45.9%	44.6%	48.4%
	2011 Est. Separated or Divorced	18.0%	19.2%	18.0%
	2011 Est. Widowed	6.7%	6.1%	7.1%
<b>INCOME</b>	2011 Est. HH Income \$200,000 or More	0.1%	0.8%	1.4%
	2011 Est. HH Income \$150,000 to 199,999	0.8%	1.0%	1.7%
	2011 Est. HH Income \$100,000 to 149,999	1.1%	4.0%	6.7%
	2011 Est. HH Income \$75,000 to 99,999	4.6%	7.8%	9.6%
	2011 Est. HH Income \$50,000 to 74,999	10.9%	15.9%	17.5%
	2011 Est. HH Income \$35,000 to 49,999	26.4%	18.7%	17.7%
	2011 Est. HH Income \$25,000 to 34,999	16.5%	12.5%	11.7%
	2011 Est. HH Income \$15,000 to 24,999	19.3%	18.3%	15.5%
	2011 Est. HH Income \$0 to 14,999	20.4%	21.0%	18.3%
	2011 Est. Average Household Income	\$ 33,943	\$ 43,628	\$ 51,528
	2011 Est. Median HH Income	\$ 30,096	\$ 34,851	\$ 40,855
	2011 Est. Per Capita Income	\$ 10,988	\$ 14,972	\$ 19,022
	2011 Est. Number of Businesses	659	3,574	5,014
2011 Est. Total Number of Employees	8,585	43,125	60,495	

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<b>RACE</b>	2011 Est. White Population	51.6%	59.7%	66.7%
	2011 Est. Black Population	2.6%	1.9%	1.6%
	2011 Est. Asian & Pacific Islander	0.6%	0.9%	1.2%
	2011 Est. American Indian & Alaska Native	2.3%	2.4%	2.2%
	2011 Est. Other Races Population	42.9%	35.2%	28.3%
<b>HISPANIC</b>	2011 Est. Hispanic Population	7,175	35,909	44,135
	2011 Est. Hispanic Population Percent	65.7%	54.2%	43.8%
	2016 Proj. Hispanic Population Percent	71.4%	60.8%	50.6%
	2010 Hispanic Population Percent	63.9%	52.3%	41.9%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Older)	6,601	40,635	61,099
	2011 Est. Elementary (0 to 8)	23.2%	17.9%	14.3%
	2011 Est. Some High School (9 to 11)	18.2%	16.3%	13.6%
	2011 Est. High School Graduate (12)	26.9%	27.4%	28.1%
	2011 Est. Some College (13 to 16)	20.3%	20.3%	22.2%
	2011 Est. Associate Degree Only	4.3%	6.3%	6.7%
	2011 Est. Bachelor Degree Only	4.9%	8.0%	9.5%
	2011 Est. Graduate Degree	2.1%	3.8%	5.6%
<b>HOUSING</b>	2011 Est. Total Housing Units	3,530	23,078	37,804
	2011 Est. Owner Occupied Percent	50.0%	47.7%	51.4%
	2011 Est. Renter Occupied Percent	44.7%	46.9%	43.7%
	2011 Est. Vacant Housing Percent	5.3%	5.3%	4.9%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	0.4%	0.9%	1.2%
	2000 Homes Built 1995 to 1998	3.7%	4.3%	5.7%
	2000 Homes Built 1990 to 1994	5.0%	5.0%	6.7%
	2000 Homes Built 1980 to 1989	8.0%	9.2%	10.7%
	2000 Homes Built 1970 to 1979	19.0%	17.5%	19.8%
	2000 Homes Built 1960 to 1969	10.2%	13.5%	14.0%
	2000 Homes Built 1950 to 1959	17.8%	15.0%	15.2%
	2000 Homes Built Before 1949	35.8%	34.5%	26.7%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.2%	0.4%	0.6%
	2000 Home Value \$400,000 to \$499,999	0.7%	0.4%	0.5%
	2000 Home Value \$300,000 to \$399,999	-	0.6%	1.5%
	2000 Home Value \$200,000 to \$299,999	-	2.8%	6.3%
	2000 Home Value \$150,000 to \$199,999	-	5.8%	13.4%
	2000 Home Value \$100,000 to \$149,999	13.0%	28.4%	35.4%
	2000 Home Value \$50,000 to \$99,999	68.3%	53.6%	37.1%
	2000 Home Value \$25,000 to \$49,999	17.2%	7.2%	4.5%
	2000 Home Value \$0 to \$24,999	0.6%	0.7%	0.5%
	2000 Median Home Value	\$ 74,900	\$ 95,937	\$ 115,340
	2000 Median Rent	\$ 359	\$ 345	\$ 396

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<b>LABOR FORCE</b>	2011 Est. Labor: Population Age 16+	8,164	49,219	74,311
	2011 Est. Civilian Employed	48.4%	53.2%	54.7%
	2011 Est. Civilian Unemployed	7.6%	7.0%	5.9%
	2011 Est. in Armed Forces	0.0%	0.1%	0.1%
	2011 Est. not in Labor Force	44.0%	39.7%	39.3%
	2011 Labor Force: Males	47.9%	50.2%	49.2%
	2011 Labor Force: Females	52.1%	49.8%	50.8%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	3,130	22,020	35,709
	2000 Mgmt, Business, & Financial Operations	5.1%	7.2%	9.4%
	2000 Professional and Related	11.6%	14.1%	17.8%
	2000 Service	22.3%	19.5%	17.6%
	2000 Sales and Office	19.9%	22.6%	23.9%
	2000 Farming, Fishing, and Forestry	9.0%	7.2%	5.4%
	2000 Construction, Extraction, & Maintenance	8.6%	9.6%	8.8%
	2000 Production, Transport, & Material Moving	23.6%	19.8%	17.1%
	2000 Percent White Collar Workers	36.5%	43.9%	51.1%
2000 Percent Blue Collar Workers	63.5%	56.1%	48.9%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	73.2%	74.3%	77.7%
	2000 Drive to Work in Carpool	16.4%	15.9%	13.8%
	2000 Travel to Work by Public Transportation	1.9%	1.2%	1.0%
	2000 Drive to Work on Motorcycle	-	0.0%	0.1%
	2000 Walk or Bicycle to Work	3.4%	4.1%	3.3%
	2000 Other Means	1.1%	1.4%	1.1%
	2000 Work at Home	4.0%	3.0%	2.9%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	48.9%	48.6%	48.6%
	2000 Travel to Work in 15 to 29 Minutes	37.6%	36.5%	37.5%
	2000 Travel to Work in 30 to 59 Minutes	9.4%	11.1%	10.4%
	2000 Travel to Work in 60 Minutes or More	4.1%	3.8%	3.5%
	2000 Average Travel Time to Work	16.8	17.0	16.7
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure (in Millions)	\$ 114.6	\$ 870.3	\$ 1,595.1
	2011 Est. Apparel	\$ 5.5	\$ 41.7	\$ 76.3
	2011 Est. Contributions & Gifts	\$ 6.4	\$ 50.1	\$ 95.0
	2011 Est. Education & Reading	\$ 2.7	\$ 21.7	\$ 40.9
	2011 Est. Entertainment	\$ 6.2	\$ 47.8	\$ 88.1
	2011 Est. Food, Beverages & Tobacco	\$ 19.4	\$ 144.9	\$ 261.8
	2011 Est. Furnishings And Equipment	\$ 4.6	\$ 36.1	\$ 67.6
	2011 Est. Health Care & Insurance	\$ 8.7	\$ 64.7	\$ 117.3
	2011 Est. Household Operations & Shelter & Utilities	\$ 34.4	\$ 260.5	\$ 477.1
	2011 Est. Miscellaneous Expenses	\$ 2.0	\$ 14.9	\$ 27.1
	2011 Est. Personal Care	\$ 1.7	\$ 12.8	\$ 23.3
2011 Est. Transportation	\$ 23.0	\$ 175.0	\$ 320.7	

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