

GLENWOOD SQUARE

5110 TIETON DRIVE, YAKIMA, WA 98908



→ VIRTUAL TOUR

km Kidder
Mathews

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INVESTMENT SUMMARY

Section 01

INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire Glenwood Square, an irreplaceable and historic multi-tenant neighborhood shopping center in Yakima's affluent West Valley submarket.

Glenwood Square is anchored by 3 of Yakima's most popular and long-time established restaurants, offering stable and differentiated rental income at an attractive 8.72% current CAP Rate, generating an immediate 11% cash on cash return with traditional financing.

Located within the affluent West Valley submarket—Yakima's highest-income submarket—The property benefits from strong surrounding demographics, with a county population exceeding 250,000 residents and approximately 85,000 households.

The building itself offers a distinctive architectural character, featuring exposed rustic beams and heavy hardwood flooring that create an inviting and authentic environment well-suited for a variety of retail and service-oriented uses.

ADDRESS	5110 Tieton Drive, Yakima, WA 98908
OCCUPANCY	87%
CASH ON CASH RETURN	11%
RENTABLE SF	52,275
PRICE PER SF	\$77
LAND AREA	2.39 Acres
PARKING SPACES	213



INVESTMENT HIGHLIGHTS

PROVEN MIXED-USE ASSET WITH LONG-TERM OPERATING HISTORY

Glenwood Square offers over 20 years of successful operations in the heart of Yakima, demonstrating stability and long-term tenant demand.

STRONG IN-PLACE TENANCY WITH DESTINATION DRAW

The property is anchored by well-established, locally recognized tenants that generate consistent daily traffic and contribute to a vibrant, experiential environment.

VALUE-ADD OPPORTUNITY THROUGH LEASE-UP

Existing vacancy provides an opportunity to increase cash flow and improve overall returns as remaining space is leased at market rates.

RECENT CAPITAL IMPROVEMENTS

Ownership has completed recent upgrades to the property, a roof replacement in 2016, interior fire sprinklers and suppression, enhancing overall condition and reducing near-term capital expenditure requirements for a new investor.

ADAPTIVE REUSE WITH UNIQUE ARCHITECTURAL CHARACTER

Originally an apple warehouse, the building features exposed beams and hardwood floors, creating a distinctive setting that appeals to retail, restaurant, and creative office tenants.

ADDITIONAL REVENUE POTENTIAL

Second-floor theater/media space offers upside through events, entertainment programming, or alternative uses.

PRIME WEST VALLEY LOCATION

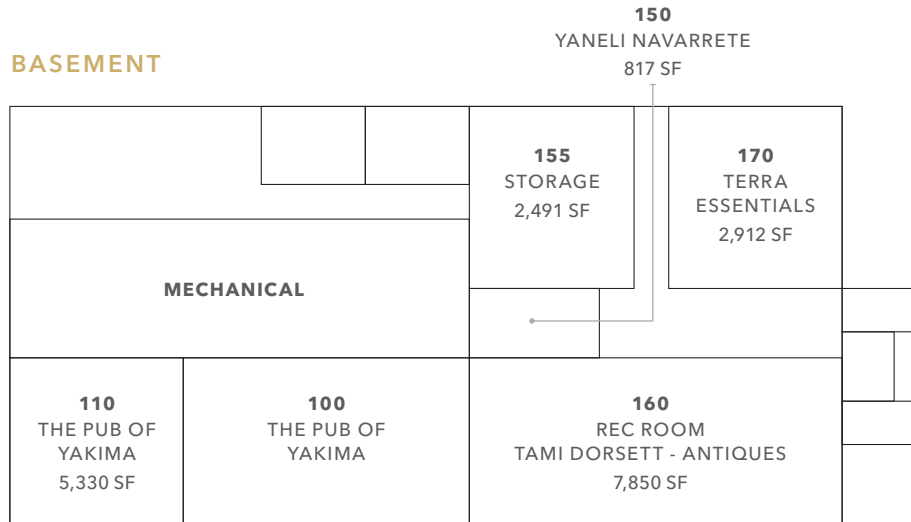
Situated in one of Yakima's most affluent submarkets, with strong surrounding demographics and convenient access from across the city.

AMPLE ON-SITE PARKING

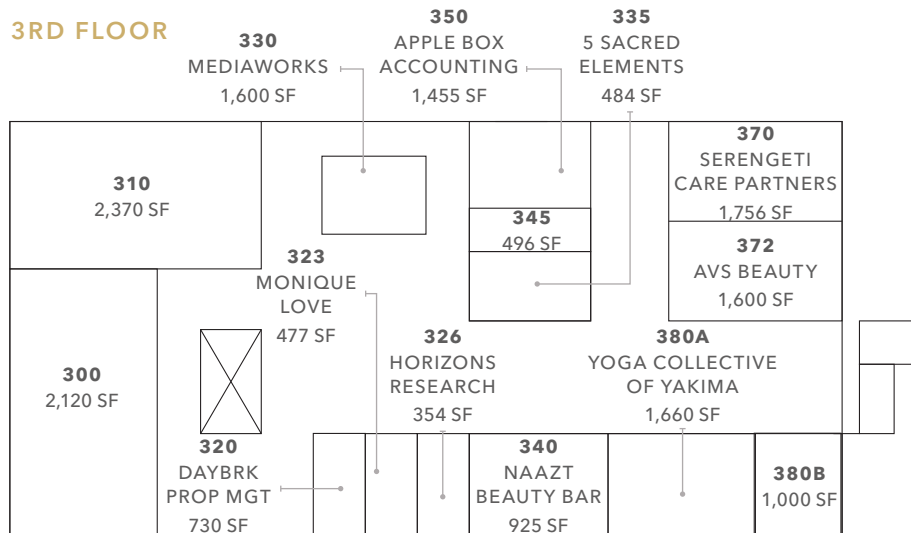
The property includes 213 lighted parking stalls, supporting a wide range of commercial uses and high customer volume.

SITE PLANS

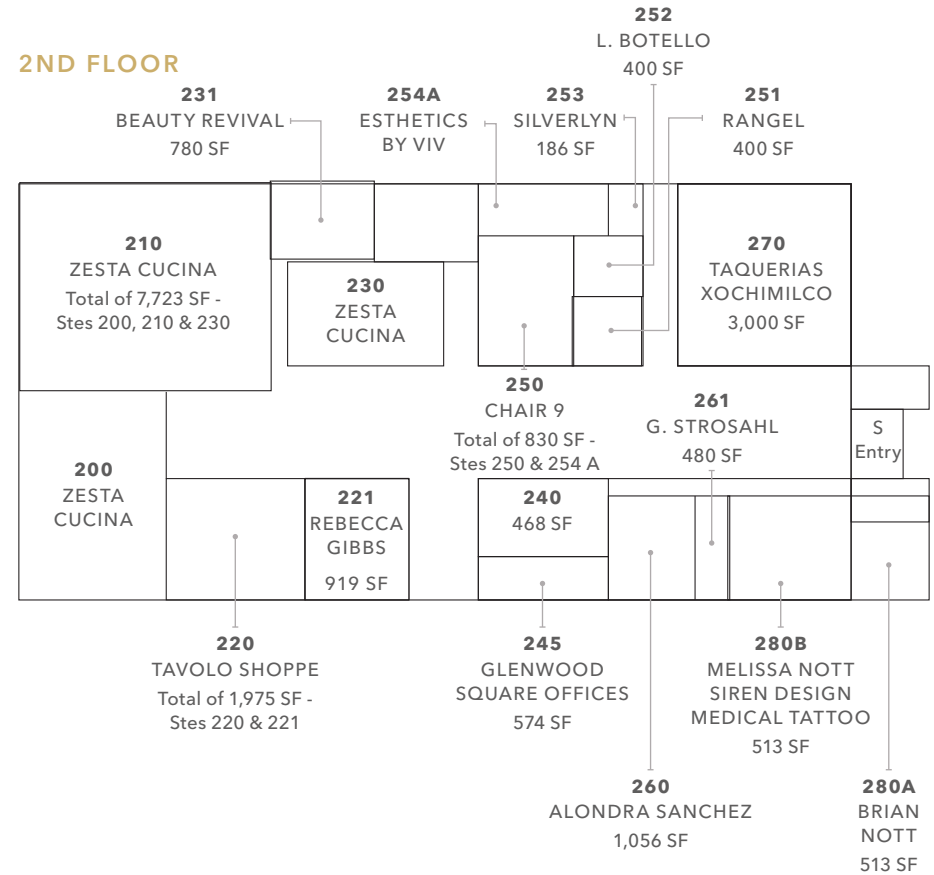
BASEMENT



3RD FLOOR



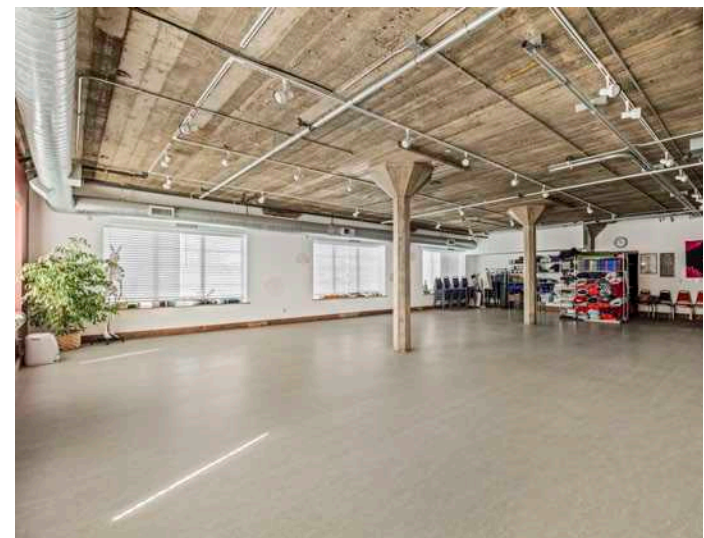
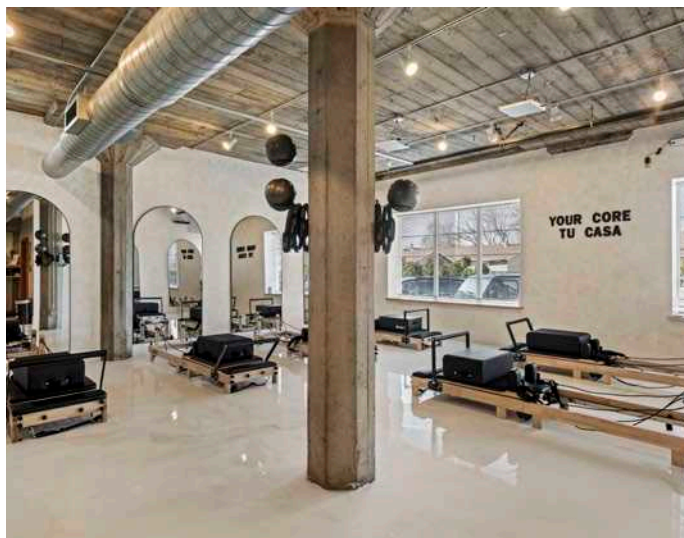
2ND FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION OVERVIEW



YAKIMA

Yakima, Washington is a well-established regional hub located in south-central Washington, serving as the economic, agricultural, and commercial center of the Yakima Valley. Positioned along Interstate 82, Yakima benefits from direct connectivity to the greater Seattle-Tacoma metropolitan area, the Tri-Cities, and key freight corridors throughout the Pacific Northwest. The city's central location supports strong regional draw for retail, healthcare, education, and service-oriented uses.

Yakima is best known as one of the most productive agricultural regions in the country, particularly for

hops, apples, cherries, wine grapes, and other specialty crops. This diverse agricultural base provides long-term economic stability and supports a wide range of related industries, including food processing, logistics, manufacturing, and agribusiness services. In addition to agriculture, major employers include healthcare systems, educational institutions, and government services, contributing to a balanced employment base.

Yakima serves as a retail and service center for surrounding communities throughout Yakima County, drawing customers from a wide

geographic radius. Strong traffic volumes, combined with established commercial corridors and limited competing urban centers nearby, create durable fundamentals for neighborhood and regional retail properties.

With a cost of living that remains favorable relative to larger West Coast metros, Yakima offers an attractive environment for both residents and businesses. Continued investment in infrastructure, coupled with growth in wine tourism, outdoor recreation, and local amenities, further enhances the city's long-term outlook.

LOCATION OVERVIEW



13,600+ VPD



EVANS
FRUIT

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	10,332	73,786	119,709
2030 PROJECTION	10,162	73,571	119,122
2020 CENSUS	10,491	71,347	117,765

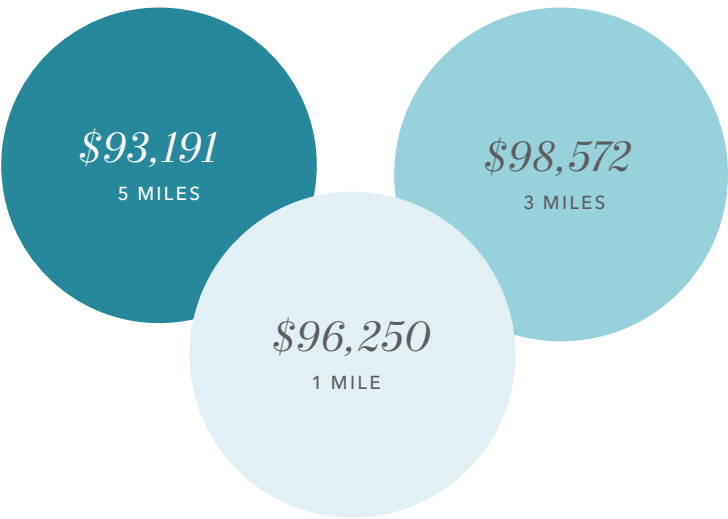
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$72,942	\$76,823	\$72,739
2025 PER CAPITA INCOME	\$41,092	\$37,672	\$33,985
TOTAL BUSINESSES	467	2,452	4,703
TOTAL EMPLOYEES	3,252	20,131	45,921

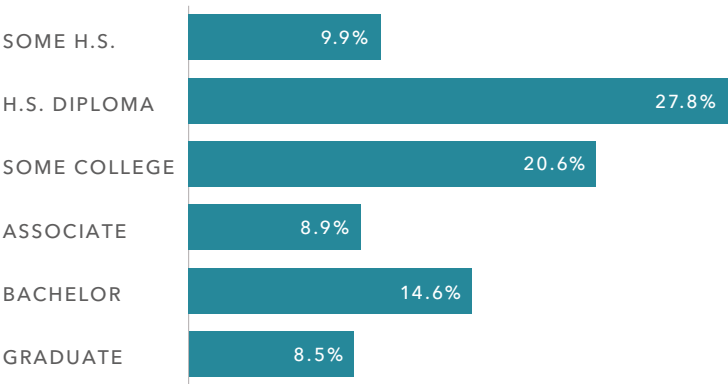
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,394	28,085	43,453
2030 PROJECTED	4,405	28,448	43,977
2020 CENSUS	4,506	27,720	42,926
2025 - 2030 PROJECTED GROWTH	11	363	524

AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2026, Sites USA

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