

# For Sale: Yakima Triangle Center

Retail Center  
\$2,825,000

1214 - 1230  
South First St.  
Yakima, WA  
98901



Exclusively Represented By:  
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# **OFFERING HIGHLIGHTS: YAKIMA TRIANGLE CENTER**

- ★ **Strong and Stable Long Term Tenants Including Schucks Auto Supply (O'Reilly/CSK), Sherwin-Williams Paint, Yakima Valley Farm Workers, and Rent-A-Center.**
  
- ★ **8% Capitalization Rate.**
  
- ★ **High Traffic Location.**
  
- ★ **Excellent Visibility and Access.**
  
- ★ **Seasoned and Successful Center Built in 1987.**
  
- ★ **100% Leased.**
  
- ★ **Very Low Cost Price per Square Foot: \$138.82/sq ft.**
  
- ★ **Very Low Rent per Square Foot: \$12.01/sq ft.**



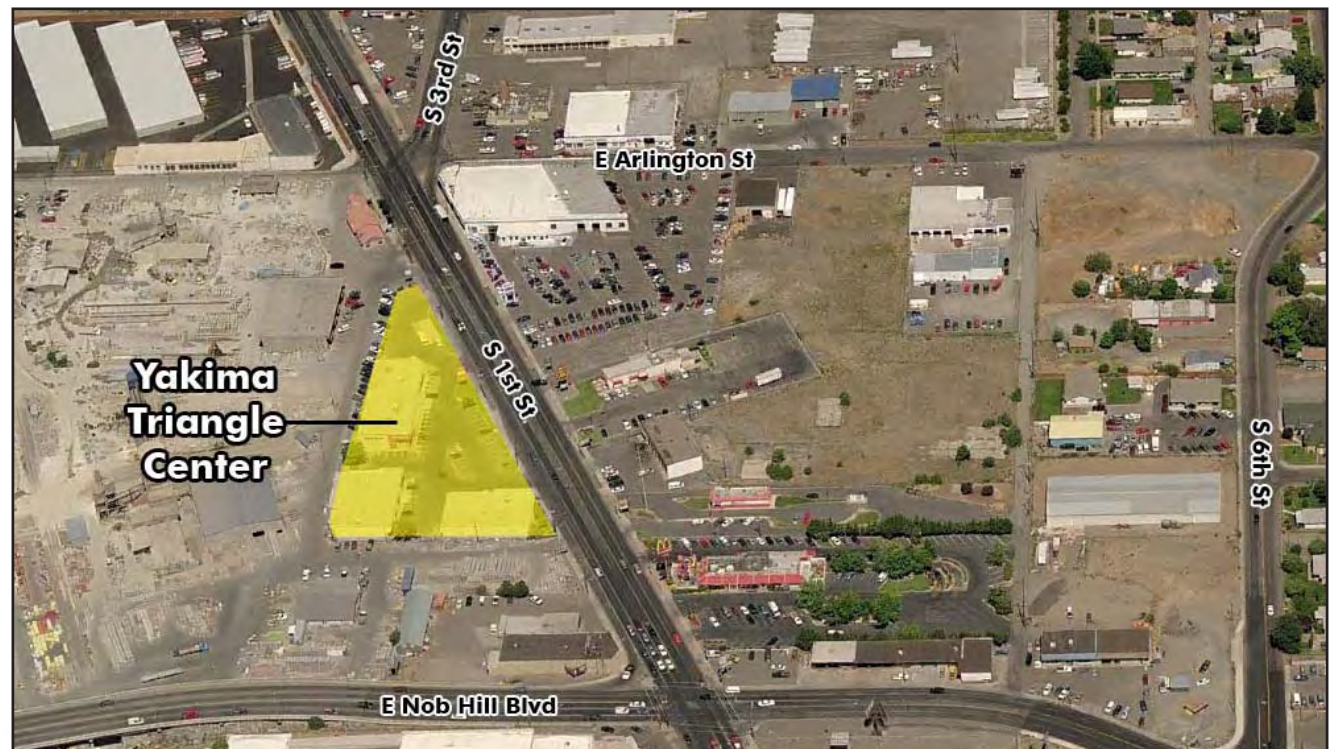
# PROPERTY INTRODUCTION

The sale of the Yakima Triangle Center offers the savvy investor an opportunity to own a seasoned and successful retail center in the heart of one of Washington's fastest growing markets. Since 1987, the Property has had an excellent operating history and a proven tenant mix which includes such stable Tenants as Schucks Auto Supply (O'reilly), Sherwin Williams Paint Center, Yakima Valley Farm Workers and Rent-A-Center Corp. With a very low price per s.f. and rent per s.f., this offering not only produces significant cash flow today but promises considerable upside in the future. Additionally, a very attractive 5.41% interest rate Loan is available for the Buyer's to assume.

The subject property, known as Yakima Triangle Center, is located near the corner of Nob Hill, just across the street from McDonald's. The site area is approximately 1.62 acres, or 70,567 square feet. This prime South First Street location includes 3 separate buildings with Sherwin-Williams Paint, Schuck's Auto Supply, Rent-A-Center and Yakima Valley Farm Workers building.

Parking is accessible from three concrete driveways off of South First Street on the eastern portion of the site. All three structures face the common parking area where, there are 76 parking spaces of which five are reserved for handicap access. The parking lot is surfaced with asphalt paving, except for two areas at the north end of the site where concrete paving is installed. The two concrete areas consist of approximately 1,800 square feet.

Yakima Triangle Center will offer the long term investor a stable and improving asset with a considerably bright future.



# **PROPERTY DETAILS**

<b>Building</b>	<b>Building Area (Square Feet)</b>	<b># of Stories / Building Height</b>	<b>Construction Type</b>
Sherwin Williams	6,000 NRA	1 - story / 20 ft +/-	Type V-N
Schuck's and R.A.C.	8,350 NRA	1 - story / 20 ft +/-	Type V-N
Yakima Valley Farm Workers	6,000 NRA	1 - story / 20 ft +/-	Type V-N

## **Building Construction**

The structures are supported with individual footings set at interior column location and continuous spread footings at the building perimeter. A four to six inch slab on grade overlays the footings and comprises the interior floor substrate.

## **Property Zoning**

The property is zoned GC (General Commercial) by the City of Yakima.

## **Topography**

The site is relatively flat with no major geological features observed.

## **Storm Water Drainage**

Storm water runoff from the roof areas is directed to scuppers and downspouts that are connected to internal leaders that discharge into the municipal storm water system. The parking areas are sloped to direct storm water via sheeting action to catch basins located throughout the parking lot.

## **Utilities**

All utilities are provided via underground services except for electrical, which is fed overhead from adjacent power lines. All utilities adequately service the property.

<b>Utility</b>	<b>Provider</b>
Electric	Pacific Power
Sewer and Water	City of Yakima
Gas	Cascade Natural Gas
Telephone	Qwest Communications



# **PROPERTY DETAILS**

(Continued)

## **Site and Building Signage**

The tenant addresses are mounted either on the storefront glazing or aluminum frame with stick-on numbering. Tenant signage is illuminated from behind and mounted on the parapet walls addressing the parking lot areas and South First Street. Two illuminated monument signs that are approximately 25 feet tall are set in the landscape areas at the east end of the Property and address traffic traveling along South First Street.

## **Traffic Counts**

Historical data indicates that traffic has grown at approximately 2.5% annually. The counts are 24-hour counts (both directions) taken on a weekday during normal conditions by the Traffic Engineering Department of the City of Yakima Public Works. The Public Works department is in the process of updating the traffic counts.

### **2009 Traffic Data for South 1st Street**

Between Nob Hill Blvd and E Mead Ave : 22,032 (an increase of 1,032 cars from 2005)

Between Nob Hill Blvd and Pacific Ave : 17,356 (an increase of 1,456 cars from 2005)

### **2005 Traffic Data for Nob Hill Blvd**

Between South 3rd Ave and South 1st Street: 26,775

Between 1st Street and 6th Street: 20,456

The average speed of these cars traveling the road is 39 mph

**According to the Department of Public Works the Yakima Triangle Center is one of the most visible locations in the city of Yakima.**



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# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# AERIAL PHOTOGRAPH



# AERIAL PHOTOGRAPH



# RENT ROLL 2010

Tenant	Sq. Ft	Monthly Rent	Annual Rent	Annual Rent / SF	Leased From	Leased To	Option Term
Shucks Auto Supply (O'Reilly/CSK)	5,400	\$6,390.00	\$76,680.00	\$14.20	2/1/1988	1/31/2014	3 Five Year
Rent-A-Center Inc.	2,950	\$4,501.10 *	\$54,013.20 *	\$18.31 *	10/1/1993 *	9/30/2011 *	None
Sherwin-Williams Company	6,000	\$5,472.00 **	\$65,664.00 **	\$10.94	7/1/1987	8/31/2017	1 Five Year
Yakima Valley Farm Workers	6,000	\$4,000.00	\$48,000.00	\$8.00	1/1/2010	12/31/2014	5 One Year
<b>Total</b>	<b>20,350</b>	<b>\$20,363.10</b>	<b>\$244,357.20</b>	<b>\$12.01</b>			

\* - Shucks Auto Supply (O'Reilly/CSK) has the option to lease the 2,950 s.f. currently leased to Rent-A-Center beginning on September 30, 2011.

The rent for Shucks will be \$3,508.58 per month (NNN) for this additional space until January 31, 2014.

\*\* - Sherwin Williams rent increases to \$6,100 per month on 9/1/2012.  
Sherwin-Williams lease option: On 9/1/2017 rent would increase to \$6,995.00 monthly.



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# FINANCIAL SUMMARY

## Yakima Triangle Center 2010

Financial and Building Summary		Loan Information	
Price:	\$2,825,000	Loan Amount:	\$1,550,000 (Assumable)
Down Payment:	\$1,275,000	Interest Rate:	5.41%
Capitalization Rate:	8.0%	Amortization:	30 year
Approx. Gross Square Feet:	20,350	Maturity Date:	Due in full 1-11-2015
Approx. Rentable Square Feet:	20,350		
Cost per Rentable Square Foot:	\$138.82		
Annual Rent per Square Foot:	\$12.01 (NNN)		
Approximate Year Built/Age:	1987		
Approximate Lot Size:	70,567 s.f.		
Parking:	76 stalls		
2010 Annualized Operating Data (Proforma)		2010 Budgeted Annualized Expenses (Estimated)	
<b>Scheduled Gross Income:</b>	<b>\$244,357</b>	Taxes:	NNN
Plus Expense Recapture (estimate):	\$122,100	Insurance:	NNN
<b>Total Income:</b>	<b>\$366,457</b>	Maintenance:	NNN
Less Vacancy Factor: (5%)	\$18,323	Utilities:	NNN
<b>Gross Operating Income:</b>	<b>\$348,134</b>	Management:	NNN
Less Expenses:	\$122,100	Janitorial/Supplies:	NNN
<b>Net Operating Income:</b>	<b>\$226,034</b>	Landscaping:	NNN
Less Loan Payments:	\$107,934	Supplies/Miscellaneous:	NNN
<b>Cash Flow Before Principal Reduction:</b>	<b>\$118,100</b> 9.3% *	<b>Total Budget Estimated Expenses:</b>	<b>\$122,100</b>
Plus Principal Paydown:	\$21,912	Per Rentable Sq. Ft. / Year:	\$6.00
<b>Total Return:</b>	<b>\$140,012</b> 11% *		
* as a percent of down payment			

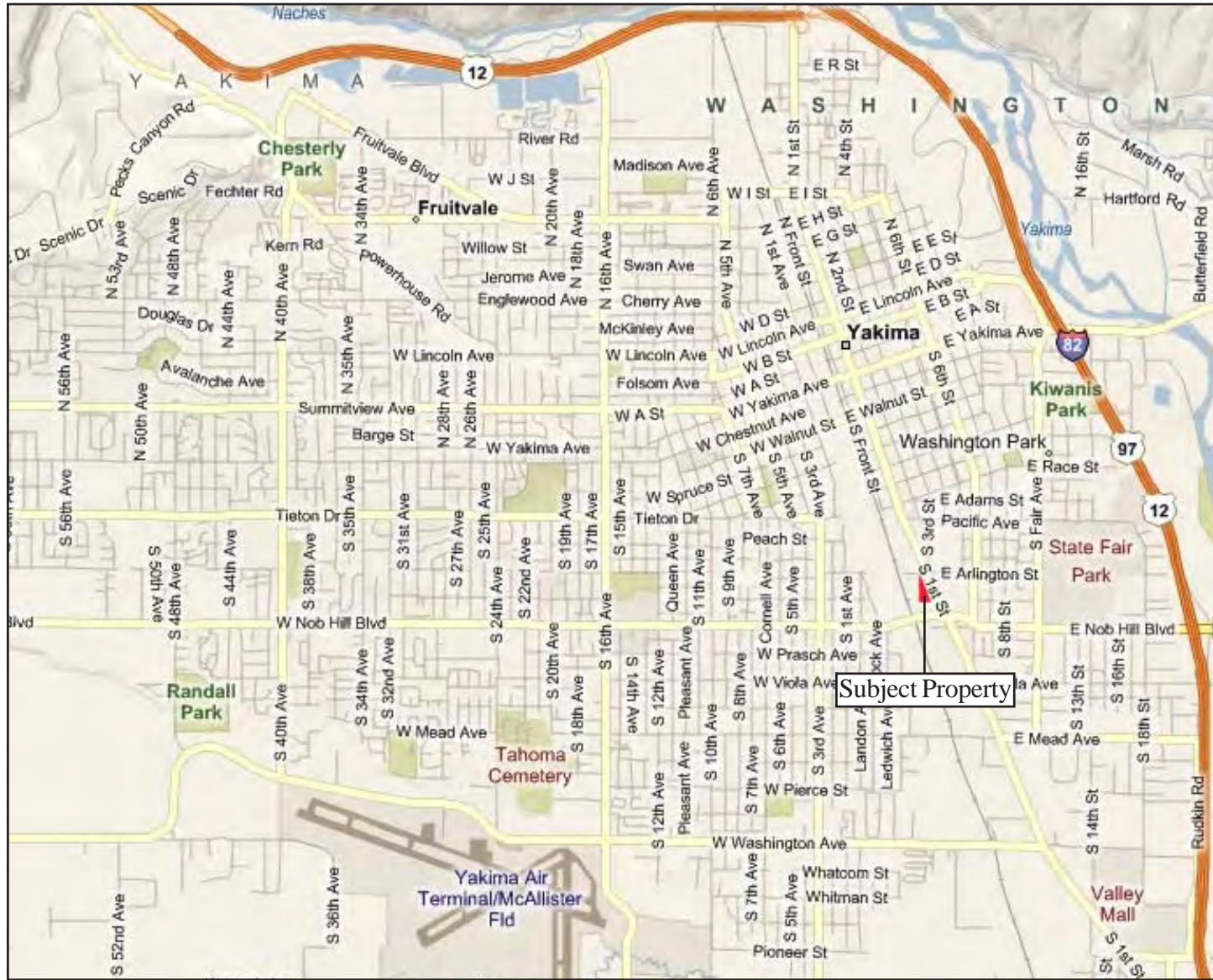


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# REGIONAL AERIAL



# REGIONAL STREET MAP





# TENANT PROFILES

## **Schucks Auto Supply (O'Reilly Corp)**

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both professional installers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the Company operated 3,421 stores as of December 31, 2009.

(Dollar Sales in thousands)

2009 Sales: \$4,847,062

2008 Sales: \$3,576,553

2007 Sales: \$2,522,319

2006 Sales: \$2,283,222

44,822 Employees as of January 31, 2010

3,421 stores in over 38 states



## **Sherwin Williams**

The Sherwin-Williams Company, founded in 1866, and its consolidated wholly owned subsidiaries (collectively, the "Company") are engaged in the development, manufacture, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers primarily in North and South America with additional operations in the Caribbean region, Europe and Asia.

Sherwin-Williams Co. (NYSE: SHW) had total revenues of \$7.09 billion, a net income of \$435 million and a net worth of \$1.49 billion. Sherwin-Williams has an S&P credit rating of A-."

(Dollar Sales in thousands)

2009 Sales: \$7,094,249

2008 Sales: \$7,979,727

2007 Sales: \$8,005,292

2006 Sales: \$7,809,759

29,220 Employees

3,354 stores coast to coast



2007 was the first time in the company's 14 year history that the 8 billion sales mark had been surpassed.

# TENANT PROFILES (CONTINUED)

## Rent-A-Center



Rent-A-Center is the largest rent-to-own operator in the United States with an approximate 39% market share based on store count as of December 31, 2009. At December 31, 2009, Rent-A-Center operated approximately 3,007 company-owned stores nationwide, and in Canada and Puerto Rico.

(Dollar Sales in thousands)

2009 Sales: \$2,752,000

2008 Sales: \$2,884,172

2007 Sales: \$2,906,121

2006 Sales: \$2,433,908

3,081 stores coast to coast



The Yakima Valley Farm Workers Clinic (YVFWC) is the largest community health center in the Pacific Northwest. We are dedicated to providing our patients with the highest quality care and offering them affordable health care options. YVFWC provides comprehensive medical, dental and social services in over 17 Pacific Northwest communities.

Our medical and dental services are complemented by behavioral health services, nutrition services, drug and alcohol treatment, an HIV/AIDS clinic, community health services, the Northwest Community Action Center (which provides employment, training, mentoring and other case management and referral services), and a mobile medical and dental unit. The location at Yakima Triangle Center is for general office use only.

***Our mission celebrates diversity. We are committed to equal opportunity employment.***



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# AREA INFORMATION

Yakima County is located in South Central Washington State. It is bounded to the north by Kittitas County, to the south by Klickitat County, on the west by Thurston, Lewis and Skamania Counties and the east by Benton and Grant Counties. The geography varies from densely timbered, mountainous terrain at the crest of the Cascade Mountain Range in the west to rolling foothills, broad valleys, and arid sagebrush covered regions to the east to fertile valleys in the central and southern parts of the County that has made agriculture the staple of the economy over the last 100 years. The highest point in the county is Mount Adams at 12,277 feet (3,742 meters) above sea level.

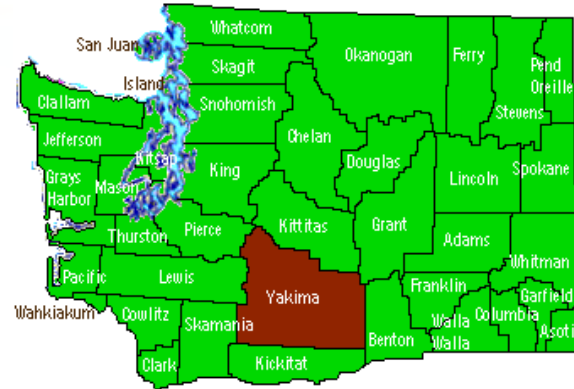
The City of Yakima sits at 1,068 feet. Yakima County is 4,296 square miles, or approximately 2.75 million acres, making it the second largest county out of Washington's 39 counties.

Three entities own over 1.7 million of the total acres of Yakima County. The City of Yakima, the tenth largest city in the State, contains over 35% of the population (81,710). 90% of the States population is within a 3-hour drive from Yakima.

The County derives its names from the regional Yakama Indian tribes. There are several theories on the meaning of "Yakima," including a native legend about a Chief's daughter from Moxee who fled from her home after breaking tribal rules. The word Yakima in this legend means "runaway." Others believe "runaway" refers to the rivers that surround the valley. Yakima has also been interpreted to mean "wellfed people."

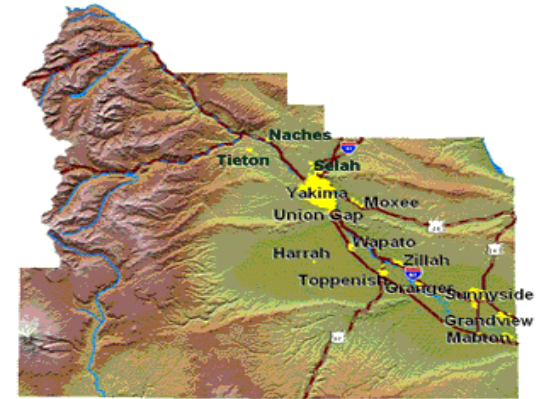
Yakima is the largest city in the county. In addition to the permanent resident base, the county has a large seasonal population related to the agricultural industry. This

temporary population has been estimated at up to 50,000 during peak activity.



## Topography

To the west the terrain is rough, mountainous, densely timbered, and increasingly elevated as it nestles up against the eastern exposure of the Cascade Mountain Range. The mountain range (whose highest point at Mount Adams is 12,307 feet above sea level) forms a barrier against the moisture-laden clouds encroaching from the Pacific Ocean. Once relieved of their watery burden over the Cascades, the lighter clouds pass down into the lowlands known as the upper and lower Yakima Valley.



The western two-thirds of Yakima County are elevated as the terrain descends from steep, dense pine and fir forests to semi-arid foothills and terraces. These are dotted with sagebrush and sparse vegetation that mark the Yakima Valley. The point of division in the valley is around Union Gap. Yakima County is a land of diverse natural beauty. Clear, blue waters of 71 lakes, 14 rivers and numerous streams accent the area's landscape.

# **AREA INFORMATION**

(Continued)

## **Climate**

Sunshine is abundant (an average of 300 days a year) in Yakima County. In the upper and lower Yakima Valley, the precipitation level stays relatively low at seven to eight inches a year, almost half of which occurs mostly as snow falls in the months of November, December, and January. Surrounded by mountains, the basin also retains warm air, creating a climate conducive to agriculture. The eastern two-thirds of the county, however, are less precipitous. North of Union Gap, the weather is somewhat cooler, and crops mature a little later than in the lower valley.

The average temperature in the winter is 37°, spring 63°, summer 88°, and fall 64°.



This perfect weather makes Yakima a leader in Agricultural products, wine growing, outdoor recreation & tourism.

## **Water Supply**

The Yakima River is the life blood of this dry but productive valley. The Yakima River is a 215-mile tributary of the Columbia River connecting the two adjacent basins. It is fed by waters held collectively in the Lake Cle Elum, Kachess, and Keechulus reservoirs. Secondary water sources, namely the Naches and Tieton rivers, are fed by the waters in the Bumping Lake and Tieton reservoirs. Just outside of Yakima City, the Naches and Tieton rivers merge and join the Yakima River to supply over 2,100 miles of irrigation canals and laterals. With the combination of abundant water, roughly 300 days of sunshine per year, and rich volcanic soil, the Yakima Valley has emerged as a strong agricultural region.

## **Residential Real Estate**

Yakima County's real estate sector continues to shine despite tough national trends. According to CNN/Money Magazine, Yakima's residential prices posted the second highest percentage gain in the nation over the last part of 2007. Relatively affordable housing prices coupled with sustainable price appreciation makes the region still attractive for home owners or investors. As the Yakima region's economy continues to expand at a healthy clip, the region's residential, commercial, and industrial real estate markets present good opportunities for investors whether they are first time homebuyers or seasoned commercial developers.



Yakima currently has the lowest home prices of any metro area in Washington or Oregon.

Lower than average appreciation in residential real estate over the last decade (52 percent) suggest that Yakima's market is strong and sustainable.

# AREA INFORMATION

(Continued)

## Economic Climate

Yakima's economy is showing strength as agriculture rebounds and new jobs are created in health care and other related industries.

A host of new employers are adding jobs and wealth to the region:

- Adaptis**, Backoffice medical claims center - 40 employees (will grow to 200)
- Maytag Services**, Customer service call center, 265 employees
- Wal-Mart**, Food distribution center, 650 employees (will grow to 700)
- Amtech**, Plastics manufacturer, 170 employees
- TubeArt**, Sign manufacturer, 60 employees
- Direct TV**, Satellite uplink facility, 10 employees
- Italstone**, Marble/Granite Countertop Manufacturer, 25 employees

Existing employers are also expanding and adding to local payrolls:

- Ace Hardware**, distribution center, 300 employees (will grow to 350)
- CubCrafters**, Light airplane manufacturer, 100 employees (will grow to 200)
- Summit Windows**, Window manufacturer, 180 employees
- Thermoforming Systems**, Packaging equipment mfg., 50 employees
- Magic Metals**, Custom metal fabrication, 120 employees
- Smith Aerospace**, Aerospace components mfg., 300 employees
- Can Am Steel**, Truss & Building System Manufacturer, 210 employees
- Jeld-Wen**, Plastic Window Components Manufacturer, 50 employees



# AREA INFORMATION

(Continued)

## Culture/Recreation



Yakima County offers an almost limitless variety of recreational opportunities. Twelve ski resorts within a few hours drive offer excellent downhill and cross-country skiing. 71 lakes, 14 rivers and numbers streams offer stream and lake fishing, white water rafting, boating, swimming, windsurfing and water skiing. Upland bird and big game hunting, backpacking, hiking, bicycling are all available in season. Golfing (three private and six public courses) challenges even the master golfer. At Apple Tree Golf Course, water hazards come into play on twelve holes. The signature hole is #17, a 180-yard, par 3, requiring a tee shot over water to an apple-shaped island green.

"Golf Digest" has rated this as one of the top ten "Best in State" courses. Tennis, baseball and softball are avidly pursued sports. Park and Recreation departments offer varied year round programs for both children and adults. Entertainment events include the annual Central Washington State Fair, Wild West Parades & Rodeos, auto racing, art fairs, and colorful community celebrations and festivals. Yakima is the home to several semi-professional sports teams: The Yakima Bears (baseball - 2000 NWL Champions), the Yakima Reds (soccer - 2000 Western Conference Champions and 2003 Northwest Division Champions) and the Yakama Sunkings (basketball - 2003 & 2006 CBA

Champions). NASCAR sanctioned stock car racing and drag racing can be experienced at the Yakima Speedway or Renegade Raceway. The Yakima Mavericks is the city's only football team operating out of the Evergreen Football League. Touring professional and local performing arts are regularly presented at the beautifully restored Capitol Theatre in Yakima. The Yakima Symphony Orchestra and Chorus perform regularly, and an active community theatre group performs at the Warehouse Theatre.

There are 63 historic and culturally significant sites within Yakima County. Art galleries, libraries, Yakima Museum, Yakama Indian Nation Cultural Center and the Legends Casino, Agricultural Museums, McAllister Museum of Aviation, Fort Simcoe State Park, and the Historical Toppenish Murals enrich the cultural life in Yakima County.

## Community Facilities

### Health Care

Yakima County, the region's medical center, has five hospitals and a number of clinics. The largest two hospitals, *Yakima Regional Medical Center and Yakima Valley Memorial Hospital*, are located in the city of Yakima. Yakima Regional was named among the top 100 cardiovascular hospitals in the nation and also has a hospital in *Toppenish*. *Sunnyside Community Hospital* serves the Lower Valley and is a critical access hospital with a 24 hour emergency room, 4 bed Intensive Care Unit, Medical Surgical Floor, Family Birth Center, Operating Rooms, Laboratory and Diagnostic Imaging (X-Ray, CT Scan, Mobile MRI, Ultrasound, Nuclear Medicine, Bone Density Scan). *Children's Village* is a comprehensive medical facility designed for children with disabilities and special health needs. *North Star Lodge* provides total care outpatient cancer treatment. The *Yakima Regional Cancer Care Center* was opened in 2000 to provide a one-stop location for a wide range of out-patient cancer services.



Approximately 275 physicians from 36 medical specialties support these hospitals, providing surgical, general medical, oncology, coronary care, intensive care, pediatric services and maternity.

# AREA INFORMATION

(Continued)

## Structure of Economy

### Agriculture

In 2007 Yakima County had over 1,600,000 acres of land used for agriculture. The average farm was 466 acres. As the state's leading agricultural county, Yakima has a large and highly varied farm base, complemented by diverse non-agricultural interests. The 2007 Census of Agriculture ranked Yakima County as the State's number one producer of corn, apples, fruits, nuts and berries and one of the top producers of sweet cherries. Washington state is the country's No. 1 producer of hops. **Forty percent** of the world's hops are grown in Washington, most of them in the Yakima Valley. Yakima's wine industry has gained national awareness, producing blue ribbon varieties of Riesling, Merlot, and Syrah wines. Yakima produces 29% of the **nation's** cherries, 42% of the **nation's** pears, and 38% of the **nation's** concord grapes. Yakima County has the largest inventory of bee colonies, cattle and sheep of any county in the state. Washington ranked first in the **nation** for milk production per cow

### Non-Agricultural Industries

It is projected that the Yakima County nonfarm labor market will provide 78,800 jobs in 2008. Between 2003 and 2008, total nonfarm employers generated 3,900 new jobs, a 5.1-percent increase.

### Wholesale/Retail Trade

Trade comprises 22 percent of the non-farm employment, or 13,000 jobs. Yakima County has a high concentration in wholesale trade (i.e. fresh fruit packing houses) reflecting warehousing of food products. They added 700 jobs in 2006; retail sales for the county were over 2.6 billion.

### Construction, Mining, Forestry

Natural resources, mining, and construction added 900 new jobs, an astounding 28.4-percent employment jump between 2003 and 2008. The majority of these new jobs were in construction. In 2006 alone this industry generated 400 new jobs. Expansion slowed in 2007, with only 100 jobs being created.



### Services

The Services industry is the largest employment group in Yakima County employing about 66,500.

Health care comprises 19% of this growing industry, reflecting Yakima's 21 importance as a regional medical center.

### Government

Local government advanced from 12,300 in 2003; to 13,000 in 2008 – up 6.1 percent. This category counts jobs at local public schools; at tribal businesses such as casinos and lumber mills; at police and fire departments; with roads crews; at town, city, and county government offices, etc.

Over 21% of the county's non-farm work force is in government. Of the three levels of government (federal, state and local) the largest numbers of employees are in the local level, specifically in the elementary and secondary school system. The Yakima Training Center, located seven miles north of Yakima, is the Army's premier maneuver training area in the Northwest and has 325 permanent military/civilian personnel.

### Manufacturing

Closely tied with Washington's agricultural tradition is value added manufacturing processes with specific focus on food processing. These activities include milling, blending, packaging, canning, freezing, processing, manufacturing, and refining end products for industrial, business and consumer production. Food processing represents about 40 percent of the manufacturing sector. It's more than 250 firms employ nearly 10,000 workers, and, in 2006, the gross sales for Yakima's food processors exceeded \$1.4 billion. A significant share of manufacturing employment stems from the agricultural sector but lumber & wood products, non-electrical machinery, paper and allied products,

#### Top 16 Employers - 2007

Company	FTEs
Yakima Valley Memorial Hospital	1830
Yakima School District, No. 7	1723
Wal-Mart	1050
Yakima County	1000
Yakima Valley Farm Workers Clinic	950
Yakima Regional-HMA	780
Washington Beef Inc./AB Foods	725
City of Yakima	623
Yakima Valley Community College	590
Yakama Nation Legends Casino	573
Shields Bag & Printing	525
Tree Top	475
Washington Fruit & Producer Co.	430
Yakima Training Center	415
Quality Transportation	410
West Valley School District #208	406

# AREA INFORMATION

(Continued)

transportation equipment, metals, plastics, and fabricated metal products all have a significant impact. Bio-fuel is an emergent industry with a bright future in Yakima County, and includes bio-diesel, bio-gas and ethanol products.

## Education

Yakima County offers a complete range of educational resources. Options range from a private technical college and major university to a number of specialized vocational training programs. Parents can choose from a wide variety of public and private educational settings for their children.

### Primary & Secondary Education

Public School Districts	Enrollment (2006-2007)	Private schools	Enrollment (2006-2007)
East Valley	2,751	Yakima	1,105
Grandview	3,229	Grandview	32
Granger	1,462	Naches	29
Highland	1,177	Sunnyside	305
Mabton	940	Toppenish	90
Mt. Adams	1,015	Zillah	69
Naches Valley	1,525	East Valley	510
Selah	3,467	West Valley	276
Sunnyside	5,742	Mt. Adams	42
Toppenish	3,317	Total	2,458
Union Gap (K-8)	593		
Wapato	3,373		
West Valley	4,774		
Yakima	14,298		
Zillah	1,300		
Total	48,963		

### Higher Education

Over 18,000 people are enrolled in higher education in area colleges and vocational-technical schools. The largest school in the region is Central Washington University,

located within commuting distance in nearby Ellensburg.

Institute	Enrollment 2006-2007
Central Washington University	9,880
Yakima Valley Community College	6,400
Heritage College	1,400
WSU Learning Center	200
Perry Technical Institute	450

**Central Washington University** is a branch of the state of Washington's higher education system. It is a 4-yr university offering undergraduate degrees in arts and sciences, business, professional education, certain technical fields, and graduate degrees at the master's level in arts and sciences and professional education.

**The Intercollegiate College of Nursing** is one of the state delivery sites for for Nursing Education through the the Washington Higher Education Telecommunication System (WHETS). It provides interactive video courses for undergraduate and graduate level curriculum.

### Yakima Valley Community College

YVCC is a public two-year institution offering 58 programs of study. It provides lower division college arts and sciences, university transfer, and vocational & technical education. YVCC has been designated as a Hispanic-Serving institution by the US Dept. of Education, a Center of Excellence for Allied Health by the State Board of Community & Technical Colleges, and is a participant in "Achieving the Dream," an initiative to help more students succeed.

**Washington State University Learning Center** is a Higher Education Center offering four-year and postgraduate degrees in partnership with Central Washington University and Washington State University. It is located on the campus of Yakima Valley Community College.

### Heritage University

Heritage is a private four-year institution whose major fields of concentration are teacher education, business administration, and social sciences.

### Perry Technical Institute

Perry Tech is a privately endowed, non-profit institute that offers a nationally recognized vocational/technical program. In cooperation with Central Washington University, it offers extension programs in engineering, robotics, and other technology.



# **AREA INFORMATION**

(Continued)

## **Transportation**

### **Major highway system**

Interstate 82 runs through the heart of Yakima County. The modern freeway links with Interstate 90 at Ellensburg, just 35 miles north of Yakima and Interstate 84 to the south. I-90 connects Seattle with New York City. Major highways include US Routes 12 and 97, and State Routes 22, 24, 241 and 410.

### **Local Transit**

Yakima Transit buses connect Yakima, Selah and Union Gap with all downtown services. Buses run every 20 minutes.

### **Airport**

General aviation service is available at Yakima Air Terminal, Sunnyside Airport, and Buena Field. Yakima has a 7,603 and a 4,239 foot asphalt runway. Sunnyside has a 3,500 foot asphalt runway, while the Buena runway is 2,600 feet of turf. Yakima is served by Horizon Air with 6 flights daily to Seattle and by Delta Airlines with 4 flights daily to & from Salt Lake City. There are two full service fixed base operators on the airfield. Airfreight service is available from Federal Express and UPS.

### **Motor freight carriers**

Within Yakima County there are 10 trucking firms for heavy hauling, 1 for liquid or dry bulk, 2 for local cartage, and 38 for motor freight.

### **Railroads**

Rail shipment to and from Yakima County is available via Burlington Northern Santa Fe railroad with 292 active spurs throughout the county.

### **Ports**



Puget Sound is three hours from Yakima County and provides major international ports on the Pacific Ocean. Inland ports are available within two hours on the Columbia River.

### **Bus service**

Greyhound Bus Lines serve daily routes from Grandview, Sunnyside, Granger, Toppenish, Wapato, and Yakima to Seattle, Pasco, and Portland.

## **Utilities**

### **Electric**

Hydroelectric dams on the Columbia and Snake Rivers provide Washington State with the lowest rates in the nation. Yakima County is served by two electric utilities, Pacific Power, an investor-owned utility, and the Benton County Rural Electric Association.

### **Natural Gas**

Cascade Natural Gas Corporation distributes natural gas throughout Yakima County with service available for all types of installations. An ample supply of natural gas from U.S. and Canadian sources is expected to meet all anticipated future demand.

### **Solid Waste Disposal**

Solid waste collection service is available throughout the county either by municipal systems or private companies. There are three solid waste landfills and two transfer station within Yakima County. The area has recycling centers for a number of items.

### **Water**

There are 16 municipal/public water systems in the county. Through interagency agreements, they are able to meet water demands in a more efficient manner.

### **Wastewater**

Each city operates its own wastewater collection system. The Port of Sunnyside operates a system dedicated to the treatment of industrial waste. The regional treatment plant operated by the City of Yakima has a delegated industrial pretreatment monitoring program in place.

### **Telecommunications**

Advanced telecommunication services are available in Yakima County. Competition between local providers has helped improve telecommunications infrastructure dramatically over the past few years. Extensive fiber optic cables are in place in most of the major communities in the region, including Yakima. These fiber-based delivery systems are supported by four different state-of-the-art digital switches. These multimillion dollar investments allow businesses to tap into broadband services that are increasingly required in today's digital economy. US West, GTE Northwest, Cowiche Telephone, Embarq, United Telephone, and Ellensburg Telephone serve Yakima County. Two cellular telephone companies serve Yakima County: Cingular/AT&T and U.S.Cellular.

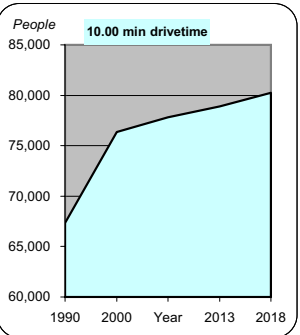
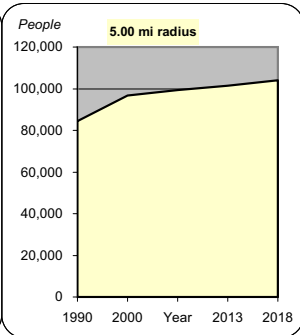
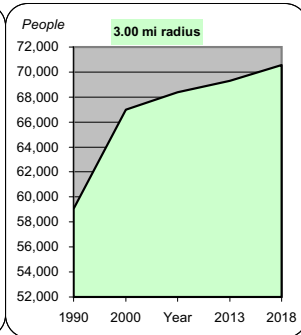
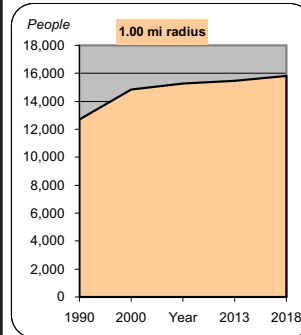
# DEMOGRAPHICS

## 1220-1230 S 1st St Yakima, Washington

1.00 mi radius    3.00 mi radius    5.00 mi radius    10.00 min drivetime

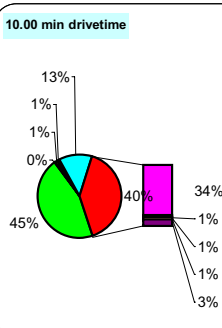
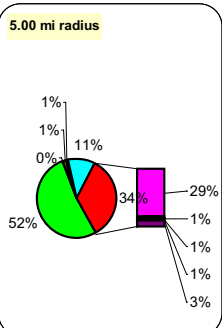
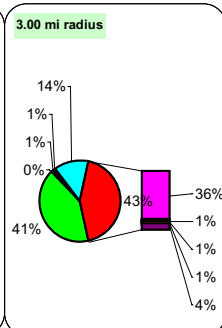
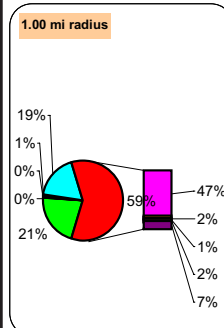
### Population

Census Population (1990)	12,716	59,045	84,454	67,319
Census Population (2000)	14,849	67,010	96,609	76,371
Estimated Population (2008)	15,292	68,397	99,289	77,795
Projected Population (2013)	15,467	69,300	101,331	78,880
Forecasted Population (2018)	15,807	70,553	103,927	80,251
Historical Annual Growth (1990-2000)	2,132    1.7%	7,965    1.3%	12,155    1.4%	9,052    1.3%
Historical Annual Growth (2000-2008)	443    0.4%	1,387    0.3%	2,680    0.3%	1,424    0.2%
Projected Annual Growth (2008-2013)	175    0.2%	903    0.3%	2,042    0.4%	1,084    0.3%
Est. Population Density (2008)	4,870.09 <i>psm</i>	2,491.77 <i>psm</i>	1,286.49 <i>psm</i>	2,214.75 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	27.45 <i>sq mi</i>	77.18 <i>sq mi</i>	35.13 <i>sq mi</i>



### Race & Ethnicity (2008)

Non Hispanic: White	3,263    21.3%	28,320    41.4%	52,156    52.5%	34,979    45.0%
Non Hispanic: Black / African American	52    0.3%	258    0.4%	373    0.4%	300    0.4%
Non Hispanic: Asian & Pacific Islander	65    0.4%	567    0.8%	1,069    1.1%	718    0.9%
Non Hispanic: Amer Indian & AK Native	98    0.6%	586    0.9%	838    0.8%	673    0.9%
Non Hispanic: Other Race	2,829    18.5%	9,487    13.9%	10,933    11.0%	10,085    13.0%
Hispanic: White	7,152    46.8%	24,586    35.9%	28,959    29.2%	26,272    33.8%
Hispanic: Black or African American	371    2.4%	771    1.1%	833    0.8%	805    1.0%
Hispanic: Asian & Pacific Islander	128    0.8%	446    0.7%	506    0.5%	477    0.6%
Hispanic: Amer Indian & AK Native	327    2.1%	952    1.4%	1,018    1.0%	994    1.3%
Hispanic: Other Race	1,006    6.6%	2,423    3.5%	2,604    2.6%	2,494    3.2%



- Non Hispanic: White
- Non Hispanic: Black / African American
- Non Hispanic: Asian & Pacific Islander
- Non Hispanic: Amer Indian & AK Native
- Non Hispanic: Other Race
- Hispanic: White
- Hispanic: Black or African American
- Hispanic: Asian & Pacific Islander
- Hispanic: Amer Indian & AK Native
- Hispanic: Other Race



# DEMOGRAPHICS

1220-1230 S 1st St  
Yakima, Washington

1.00 mi radius

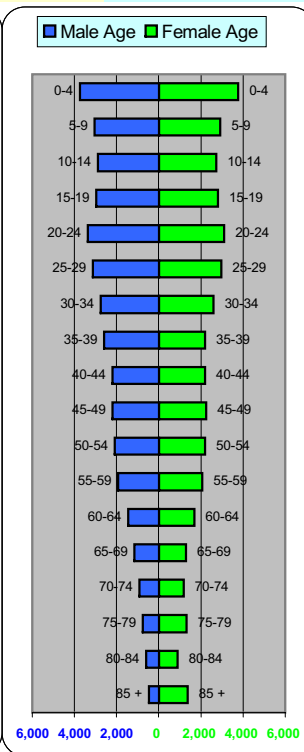
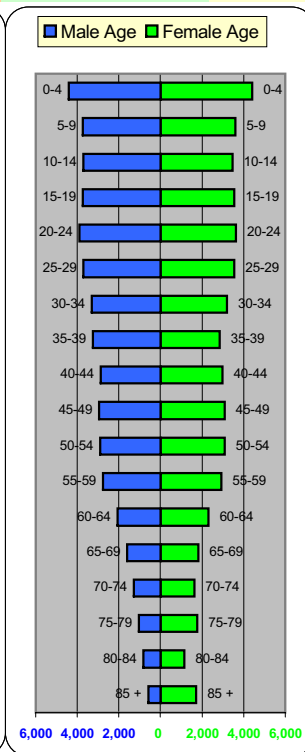
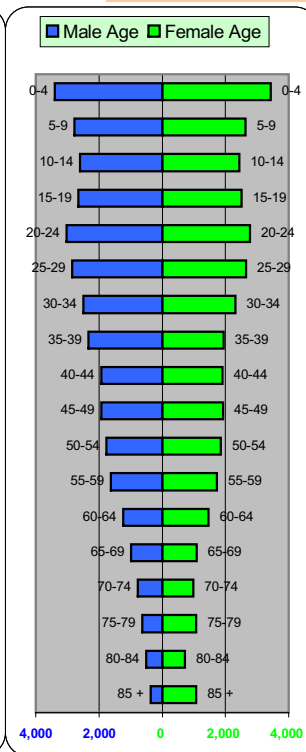
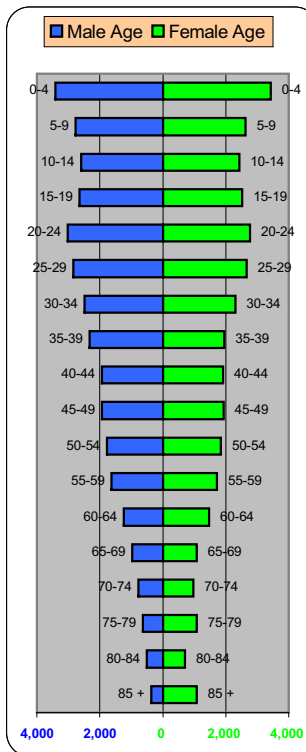
3.00 mi radius

5.00 mi radius

10.00 min drivetime

## Age Distribution (2008)

	1.00 mi radius		3.00 mi radius		5.00 mi radius		10.00 min drivetime	
Total Population	15,292		68,397		99,289		77,795	
Age 0 to 4 yrs	1,771	11.6%	6,844	10.0%	8,818	8.9%	7,499	9.6%
Age 5 to 9 yrs	1,412	9.2%	5,404	7.9%	7,327	7.4%	5,983	7.7%
Age 10 to 14 yrs	1,286	8.4%	5,027	7.3%	7,153	7.2%	5,623	7.2%
Age 15 to 19 yrs	1,292	8.5%	5,169	7.6%	7,279	7.3%	5,769	7.4%
Age 20 to 24 yrs	1,429	9.3%	5,803	8.5%	7,532	7.6%	6,471	8.3%
Age 25 to 29 yrs	1,349	8.8%	5,502	8.0%	7,254	7.3%	6,112	7.9%
Age 30 to 34 yrs	1,087	7.1%	4,801	7.0%	6,503	6.5%	5,339	6.9%
Age 35 to 39 yrs	1,015	6.6%	4,279	6.3%	6,111	6.2%	4,801	6.2%
Age 40 to 44 yrs	830	5.4%	3,845	5.6%	5,835	5.9%	4,394	5.6%
Age 45 to 49 yrs	768	5.0%	3,856	5.6%	6,045	6.1%	4,444	5.7%
Age 50 to 54 yrs	672	4.4%	3,621	5.3%	5,983	6.0%	4,266	5.5%
Age 55 to 59 yrs	625	4.1%	3,351	4.9%	5,698	5.7%	3,971	5.1%
Age 60 to 64 yrs	529	3.5%	2,708	4.0%	4,377	4.4%	3,141	4.0%
Age 65 to 69 yrs	353	2.3%	2,067	3.0%	3,411	3.4%	2,447	3.1%
Age 70 to 74 yrs	302	2.0%	1,748	2.6%	2,900	2.9%	2,120	2.7%
Age 75 to 79 yrs	240	1.6%	1,709	2.5%	2,817	2.8%	2,078	2.7%
Age 80 to 84 yrs	169	1.1%	1,219	1.8%	1,966	2.0%	1,496	1.9%
Age 85 yrs plus	163	1.1%	1,445	2.1%	2,279	2.3%	1,841	2.4%
Median Age	25.8 yrs		30.8 yrs		33.7 yrs		31.9 yrs	



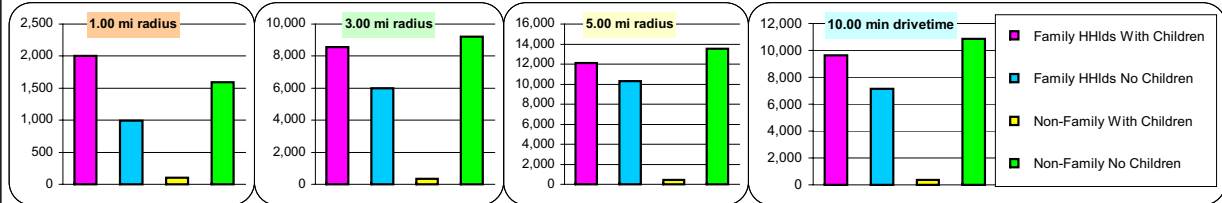
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## 1220-1230 S 1st St Yakima, Washington

1.00 mi radius    3.00 mi radius    5.00 mi radius    10.00 min drivetime

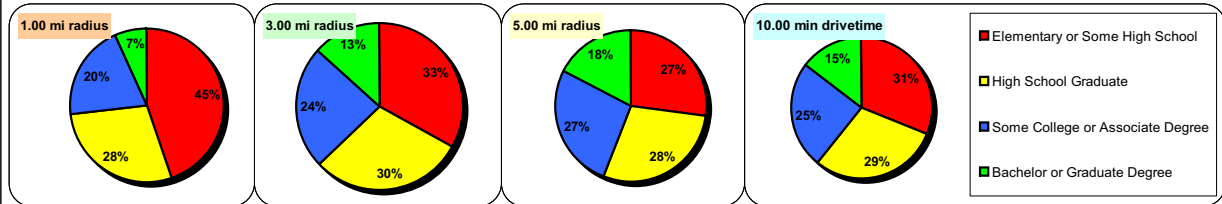
### Household Type (2008)

	1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 min drivetime
Total Households	4,686	24,089	36,400	27,990
Family Households	2,996 63.9%	14,553 60.4%	22,446 61.7%	16,774 59.9%
Family HHlds With Children	2,002 66.8%	8,549 58.7%	12,132 54.1%	9,613 57.3%
Family HHlds No Children	994 33.2%	6,004 41.3%	10,314 45.9%	7,162 42.7%
Non-Family Households	1,690 36.1%	9,536 39.6%	13,954 38.3%	11,215 40.1%
Non-Family With Children	102 6.0%	327 3.4%	444 3.2%	369 3.3%
Non-Family No Children	1,588 94.0%	9,209 96.6%	13,510 96.8%	10,846 96.7%



### Educational Attainment (2008)

	1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 min drivetime
Elementary or Some High School	3,619 44.7%	13,285 33.1%	16,627 27.2%	14,497 31.2%
High School Graduate	2,292 28.3%	11,974 29.8%	17,533 28.7%	13,608 29.3%
Some College or Associate Degree	1,649 20.3%	9,585 23.9%	16,268 26.6%	11,456 24.7%
Bachelor or Graduate Degree	541 6.7%	5,306 13.2%	10,753 17.6%	6,889 14.8%



### Household Income (2008)

	1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 min drivetime
Est. Average Household Income	\$35,527	\$41,901	\$49,869	\$44,350
Est. Median Household Income	\$28,720	\$36,603	\$43,041	\$38,233
HH Income \$0 to \$9,999	855 18.3%	3,075 12.8%	3,835 10.5%	3,382 12.1%
HH Income \$10,000 to \$34,999	1,996 42.6%	9,271 38.5%	12,350 33.9%	10,457 37.4%
HH Income \$35,000 to \$49,999	753 16.1%	4,065 16.9%	5,936 16.3%	4,706 16.8%
HH Income \$50,000 to \$74,999	643 13.7%	3,925 16.3%	6,458 17.7%	4,608 16.5%
HH Income \$75,000 to \$99,999	240 5.1%	1,879 7.8%	3,564 9.8%	2,326 8.3%
HH Income \$100,000 to \$149,999	115 2.5%	1,260 5.2%	2,668 7.3%	1,651 5.9%
HH Income \$150,000 or More	82 1.8%	614 2.6%	1,590 4.4%	861 3.1%

Household Income Distribution (in 1,000's)

