



SIZE

86,407 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,309	45,533	98,533
Households		
4,132	18,635	36,862
Median HH Income (\$)		
69,074	67,421	57,450

MAJOR TENANT(S)

Rosauers Supermarkets
Wells Fargo
Starbucks
Taco Bell

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

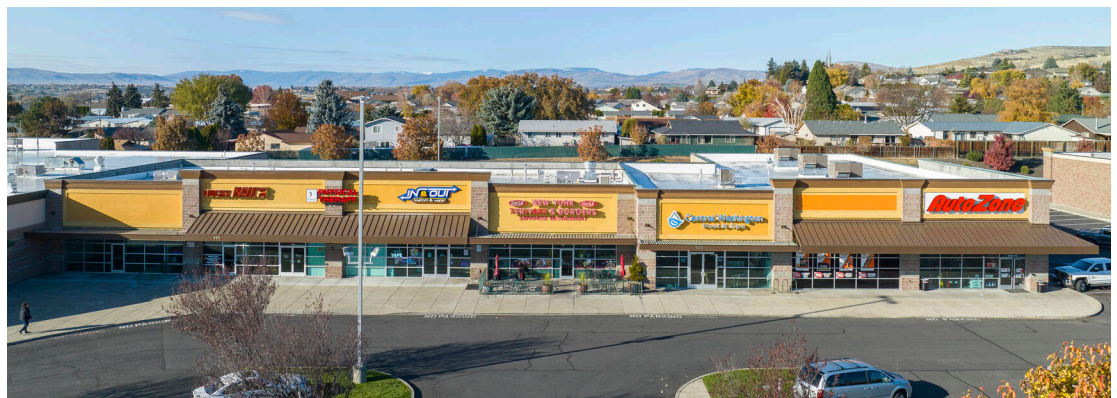


LOCATION

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 45,500 in a three-mile radius



THE ORCHARDS

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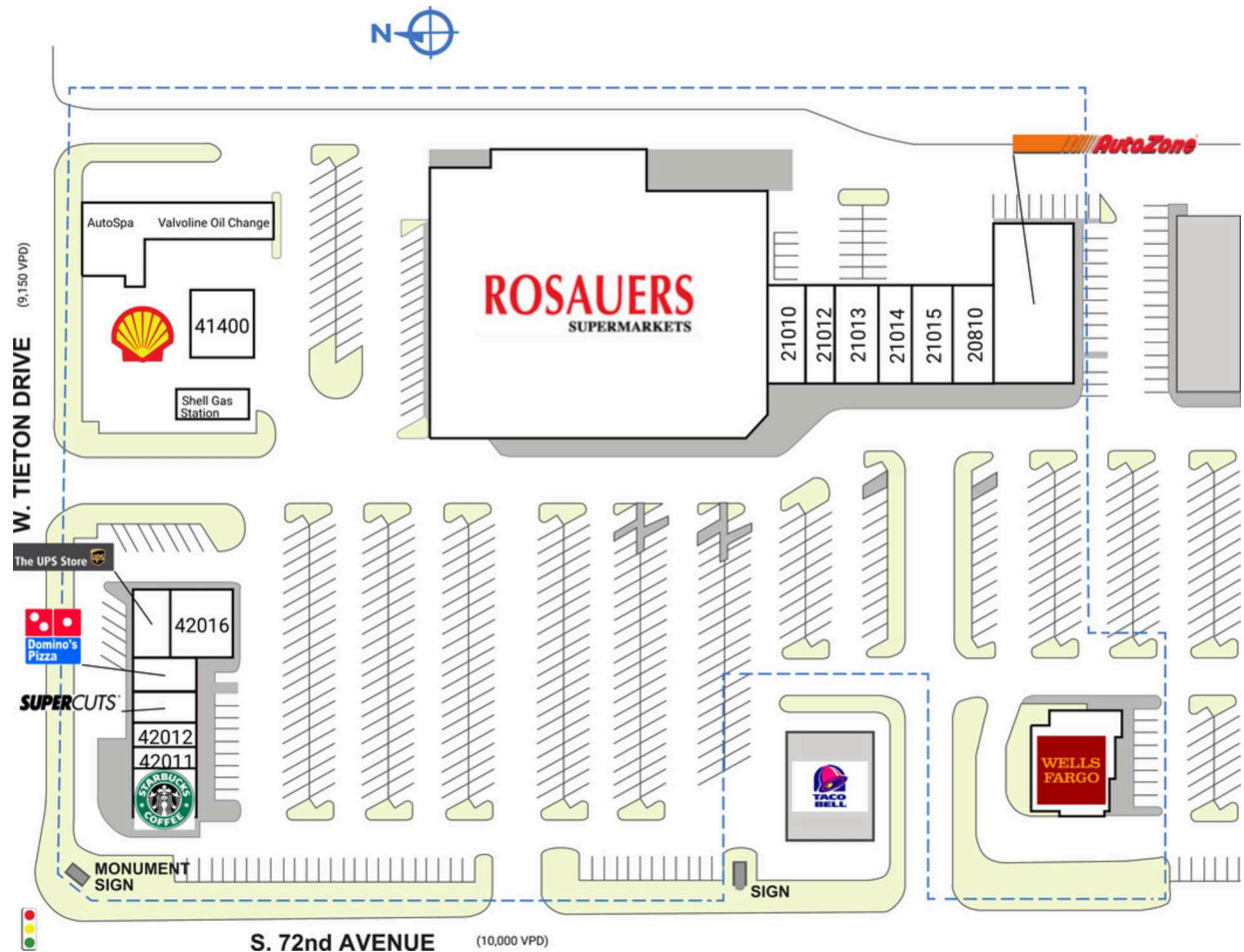
SPACE TENANT

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



THE ORCHARDS

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



The Orchards Yakima, WA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,309	45,533	98,533
	2027 Projected Population	10,822	47,626	102,182
	2010 Census Population	9,562	42,046	92,886
	2000 Census Population	8,517	36,948	84,359
	1990 Census Population	6,473	32,717	73,503
	Historical Annual Growth 1990 to 2000	2.78%	1.22%	1.39%
	Historical Annual Growth 2000 to 2010	1.16%	1.30%	0.97%
	Estimated Annual Growth 2010 to 2022	0.59%	0.63%	0.46%
	Projected Annual Growth 2022 to 2027	0.98%	0.90%	0.73%
	Median Age	41.9	41.8	38.0
Households	Q2 2022 Estimated Households	4,132	18,635	36,862
	2027 Projected Households	4,336	19,484	38,252
	2010 Census Households	3,835	17,211	34,727
	2000 Census Households	3,289	14,922	31,922
	1990 Census Households	2,434	12,791	28,696
	Historical Annual Growth 1990 to 2000	3.06%	1.55%	1.07%
	Historical Annual Growth 2000 to 2010	1.55%	1.44%	0.85%
	Estimated Annual Growth 2010 to 2022	0.59%	0.63%	0.47%
	Projected Annual Growth 2022 to 2027	0.97%	0.89%	0.74%
	Population per Household	2.49	2.42	2.62
Population by Race	White	76.9%	72.0%	57.8%
	Black or African American	0.9%	1.0%	1.1%
	Asian & Pacific Islander	1.5%	1.9%	1.2%
	Other Races	3.4%	4.0%	4.8%
	Hispanic Population	17.2%	21.1%	35.1%
Income	Average Household Income	\$84,440	\$85,418	\$75,047
	Median Household Income	\$69,074	\$67,421	\$57,450
	Per Capita Income	\$33,847	\$35,274	\$28,424
Education (Age 25+)	Elementary	1.6%	4.1%	9.1%
	Some High School	5.5%	5.8%	10.2%
	High School Graduate	24.5%	25.6%	27.0%
	Some College	26.3%	24.7%	22.8%
	Associates Degree Only	9.2%	10.2%	9.3%
	Bachelors Degree Only	21.1%	17.8%	13.4%
	Graduate Degree	11.9%	11.8%	8.2%
Business	Number of Businesses	138	883	2,471
	Total Number of Employees	1,590	11,639	37,890
	Employees per Business	11.52	13.18	15.34
	Residential Population per Business	74.71	51.55	39.88

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