



218 Staff Sgt Pendleton Way
Yakima • WA 98901
509.966.3800
almoncommercial.com

Professional Resume of Bill Almon, Jr., CCIM **Owner & Designated Broker – Almon Commercial Real Estate**

Education:

- AC Davis High School, Yakima, Washington – 1995
- University of Puget Sound, Tacoma, Washington, BA in Business Administration – 1999
- Certified Investment Real Estate Institute, Chicago, Illinois – 2001

Professional:

- Board of Directors and President of Yakima Multiple Listing Service: 2021 – 2025
- Board of Directors of Washington State Commercial Association of Realtors: 2021 – 2024
- Board of Directors and President of Commercial Brokers Advocacy Council of Washington – 2025 - 2026

Experience:

With Bill's commercial real estate brokerage career having begun in 2000, he has consistently been the top annual producer in commercial transactions among his peers in Yakima County, both in sales and leasing volume and in number of closed transactions, and has established himself as the market expert in all aspects of office, retail and industrial sales and leasing. He has closed approximately 800 commercial transactions in excess of \$350,000,000 and consistently markets between 20 - 40 properties for sale or lease at any given time. He has closed more commercial transactions than any active or retired broker within Yakima County.

Bill benefits from an established reputation and has strong local relationships that have allowed him to use his skillsets to successfully navigate the Yakima County commercial real estate market. Despite opportunities to take on projects in other market areas, he has consistently maintained a willingness to work only in Yakima County and spends the vast majority of his efforts and time solely within the city of Yakima and its general surrounding submarkets. By focusing only on the greater Yakima market areas, he feels he's able to maintain a necessary level of expertise and offer the most value to his clients and projects.

Bill achieved the CCIM designation shortly after his first year in business, which is regarded as the highest achievable investment grade designation within the commercial real estate industry.

As a supplement to Bill's brokerage work, he has successfully acquired, managed and repurposed more than 350,000SF of private placement commercial investment properties, many of which have been 'value-add' projects, and all of which have been owned with clients as passive partners (he does not acquire properties without clients). As managing member of those properties, he has spearheaded all aspects of these investment holdings, from acquisition, underwriting, design, construction, project management, leasing and selling, and has successfully negotiated both favorable insurance settlements and obtained favorable lease audit results. To date, the lowest true internal rate of return he has achieved within these projects has been approximately 20%, and all have exceeded their original projections.

Partial Client List

- City of Yakima
- City of Union Gap
- MultiCare/Virginia Mason Memorial Hospital/Yakima Memorial Hospital
- Astria Health
- Comprehensive Healthcare
- McDonald's
- Fred Meyer
- Stokes Lawrence law firm
- HAPO Credit Union
- Baker Boyer Bank
- Umpqua Bank
- Solarity Credit Union
- Washington Federal
- Banner Bank
- Wells Fargo
- Wheatland Bank
- Columbia State Bank
- Congdon Orchards
- Alegria & Company
- DaVita
- Creekside Office Park/Marquis family
- Naches School District

CAREER HIGHLIGHTS

COMPREHENSIVE HEALTHCARE

14 S 5th Ave & 9 S 6th Ave

Transaction Amount: \$2,473,000

Date: 12/24

Property Summary: Sale of 33,717SF of retail buildings

Broker's Role: Listing Broker and Buyer Broker

PRINT GUYS

1601 Pine St, Union Gap, WA

Transaction Amount: \$6,350,000

Date: 10/24

Property Summary: Sale of 68,770SF warehouse

Broker's Role: Buyer Broker

COMMERCIAL ACREAGE

1104 S 48th Ave, Yakima, WA

Transaction Amount: \$2,500,000

Date: 3/24

Property Summary: Sale of 6.04 acres of commercial land

Broker's Role: Listing Broker and Buyer Broker

DEPARTMENT OF AGRICULTURE

21 N 1st Ave, Yakima, WA

Transaction Amount: \$8,546,944

Date: 12/23

Property Summary: Lease of 56,4471SF office building

Broker's Role: Listing Broker and Buyer Broker

STOKES LAWRENCE BUILDING

120 N Naches Ave, Yakima, WA

Transaction Amount: \$1,955,000

Date: 11/23

Property Summary: Sale of 13,248SF office building

Broker's Role: Listing Broker and Buyer Broker

VOLUTION FITNESS

14 S 5th Ave, Yakima, WA

Transaction Amount: \$2,014,355

Date: 10/23

Property Summary: Lease of 16,724SF retail building

Broker's Role: Listing Broker and Buyer Broker

MOXEE MANUFACTURING & ASSEMBLY

7537 Postma Rd, Moxee, WA

Transaction Amount: \$3,559,868

Date: 7/23

Property Summary: Lease of 56,250SF warehouse

Broker's Role: Listing Broker and Buyer Broker

NORTHGATE SHOPPING CENTER

1513 – 1527 Summitview Ave, Yakima, WA

Transaction Amount: \$2,537,577

Date: 4/23

Property Summary: Sale of 17,512SF retail strip center

Broker's Role: Listing Broker

WESTWOOD WEST GOLF COURSE

6408 Tieton Dr, Yakima, WA

Transaction Amount: \$7,660,000

Date: 9/22

Property Summary: Sale of 48-acre mixed zoning land site/operating golf course

Broker's Role: Listing Broker and Buyer Broker

61-UNIT APARTMENT PORTFOLIO

1005 S 40th Ave, 1020 S 20th Ave & 110 S 11th Ave, Yakima, WA

Transaction Amount: \$6,875,000

Date: 8/22

Property Summary: Sale of 61-unit apartment portfolio

Broker's Role: Listing Broker

MEMORIAL HOSPITAL BUILDING

1470 N 16th Ave, Yakima, WA

Transaction Amount: \$4,350,000

Date: 1/22

Property Summary: Sale of 16,000SF office building

Broker's Role: Listing Broker

FORMER CLIFTONLARSONALLEN BUILDING

610-612 N 39th Ave, Yakima, WA

Transaction Amount: \$2,600,000

Date: 1/22

Property Summary: Sale of 13,194SF office building

Broker's Role: Listing Broker

MT VISTA APARTMENTS

904 – 910 S 41st Ave & 903 – 909 S 42nd Ave, Yakima, WA

Transaction Amount: \$3,325,000

Date: 11/21

Property Summary: Sale of 24-unit apartment complex

Broker's Role: Listing Broker

FORMER ALBERTSONS

401 S 40th Ave, Yakima, WA

Transaction Amount: \$3,000,000

Date: 7/21

Property Summary: Sale of 42,092SF retail building

Broker's Role: Listing Broker

PLAZA II OFFICE BUILDING

1200 Chesterley Dr, Yakima, WA

Transaction Amount: \$3,900,000

Date: 6/21

Property Summary: Sale of 34,824SF multi-tenant office building

Broker's Role: Listing Broker and Buyer Broker

FORMER ASTRIA HOSPITAL

1005 W Walnut St & 110 S 9th Ave, Yakima, WA

Transaction Amount: \$20,000,000

Date: 12/20

Property Summary: Sale of 289,988SF former hospital and 80,042SF medical office building

Broker's Role: Listing Broker and Buyer Broker

FORMER HOLTZINGER FRUIT FACILITIES

1312 N 6th Ave & 5501 Powerhouse Rd, Yakima, WA

Transaction Amount: \$5,300,000

Date: 7/19

Property Summary: Sale of 132,866SF of industrial buildings

Broker's Role: Listing Broker

THE YESTERDAY'S VILLAGE OFFERING

15 W Yakima Ave, Yakima, WA

Transaction Amount: \$16,618,756 in total transactional volume

Date: 2015 & 2016

Property Description: Sale and lease of multi-property holding comprised of 150,280SF of mostly office-oriented improvements plus excess land

Broker's Role: Listing Broker and Buyer Broker

FORMER FRED MEYER/MONTGOMERY WARDS SITE

24th Ave & W Nob Hill Blvd, Yakima, WA

Transaction Amount: \$3,900,000

Date: 2/16

Property Description: Sale of 7.73-acre retail land site

Broker's Role: Listing broker

FORMER COSTCO

1400 E Washington Ave, Union Gap, WA

Transaction Amount: \$4,200,000

Date: 6/11

Property Description: Sale of 123,000SF former Costco building

Broker's Role: Listing Broker and Buyer Broker

WINCO SITE

2425 Longfibre Rd, Union Gap, WA

Transaction Amount: \$3,379,479

Date: 2/10

Property Description: Sale of 8.93-acre commercial land site

Broker's Role: Listing Broker

STATE OF WASHINGTON/DSHS OFFICE LEASE

1100 University Way, Ellensburg, WA

Transaction Amount: \$3,461,040

Date: 3/08

Property Description: Lease of 15,732SF office space

Broker's Role: Listing Broker and Buyer Broker

MATSON FRUIT EXPANSION

N Park Dr, Selah, WA

Transaction Amount: \$2,259,089

Date: 5/08

Property Description: Sale of 14.37-acre commercial land site

Broker's Role: Listing Broker and Buyer Broker

FORMER WESTERN RV SITE

3401 W Washington Ave, Yakima, WA

Transaction Amount: \$6,700,000

Date: 8/06

Property Description: Sale of 251,094SF of warehouses

Broker's Role: Listing Broker and Buyer Broker

PACIFIC NORTHWEST UNIVERSITY CAMPUS

University Pkwy near Terrace Heights Dr, Yakima, WA

Transaction Amount: \$5,650,801

Date: 6/06

Property Description: Sale of 32.21-acre land site

Broker's Role: Listing Broker and Buyer Broker