

FOR LEASE | 511 Valley Mall | East Wenatchee, WA 98406

WENATCHEE VALLEY  
MALL

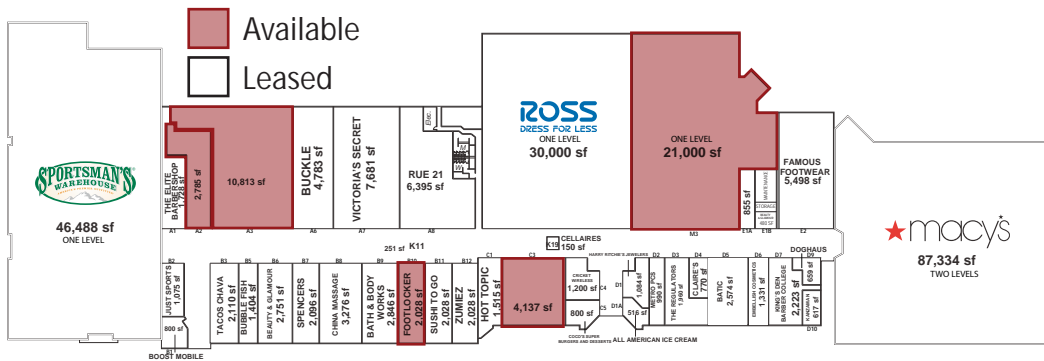


## The Only Regional Mall in North Central Washington

Wenatchee Valley Mall is anchored by Macy's, Sportsman's Warehouse, Ross Dress for Less, and Marshalls. It is the only regional shopping mall in North Central Washington state, with the next closest regional center being approximately 120 miles away. Continued population growth lends itself naturally to expansive retail growth, and Wenatchee Valley Mall draws from a large geographic area. Wenatchee Valley provides shopping and services for over 210,000 residents, and provides a regional center for not only shopping, but banking and education in Douglas, Chelan, Okanogan, and Grant counties. Additionally, over 3 million tourists visit the area annually for festivals and outdoor recreation. Roughly 50% of the population is white collar and the community boasts a healthy average income of \$73,509 within a 20-mile radius of the mall.

### Building Highlights

- Built: 1978
- Remodeled: 2009
- Parking: 1,547 Spaces
- Base Rent & NNN: TBD
- Total Stores: 51
- Site: 28.68 Acres
- Total GLA: 361,195SF
- Anchor Tenants: 184,822 SF
- Outparcels: 91,458 SF
- Small Shops: 83,310 SF



### Available Spaces

A2: 2,785 SF    A3: 10,813 SF    B10: 2,028 SF    C3: 4,137 SF    M3: 21,000 SF

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# Anchor Tenants and Trade Area

Wenatchee Valley Mall benefits from a prominent location at the base of the Senator George Sellar Bridge, directly off of State Route 28, which sees approximately 50,000 vehicles per day. The Property is located approximately five miles south of the intersection of U.S. Route 2 which connects to Seattle, Washington to the west and Michigan to the east and U.S. Route 97, a major north south highway connecting Canada, to the north, with California to the south.

## Trade Area - 20 Mile

- Population\* 115,316
- Population-50 mile 209,040
- Average HH Income \$73,509
- Median Age 38.3
- Total Households 35,163



## Anchor Tenants

- Macy's
- Sportsman's Warehouse
- Ross Dress for Less
- PetSmart
- Grocery Outlet
- Aspen Dental
- [www.wenatcheevalleymall.com](http://www.wenatcheevalleymall.com)

Located in the East Wenatchee Retail Core with 49,000 CPD Stevens Street and 35,000 CPD HWY 285

