

# Existing Building Redevelopment - FOR LEASE



## SHARE BUILDING WITH NEW PLANET FITNESS

Lease Rate: \$14.00 - \$18.00/SF/YR/NNN

Est. NNN's: \$3.75/SF/YR

Building SF: ±33,500 SF

Space Available: ±13,500 SF

Divisible to: ±7,500 SF

LANCE BACON  
MANAGING BROKER  
509.430.6547 lance.bacon@kiemlehagood.com

KIEMLE  
HAGOOD

# Floor Plan

1631 W. Rose Street | Walla Walla, WA 99362



**Planet Fitness**  
1631 W Rose St, Walla Walla, WA 99362

**ARCHITECTURE, PLLC**  
34 Aspen Place | Bellingham, WA 98220 | T: 360.229.4228



**NOT FOR CONSTRUCTION**

Project Name: PF Walla Walla  
Project Number: 2200-30  
Description: OVERALL FLOOR PLAN

Scale: 1/8" = 1'-0"

**A000**

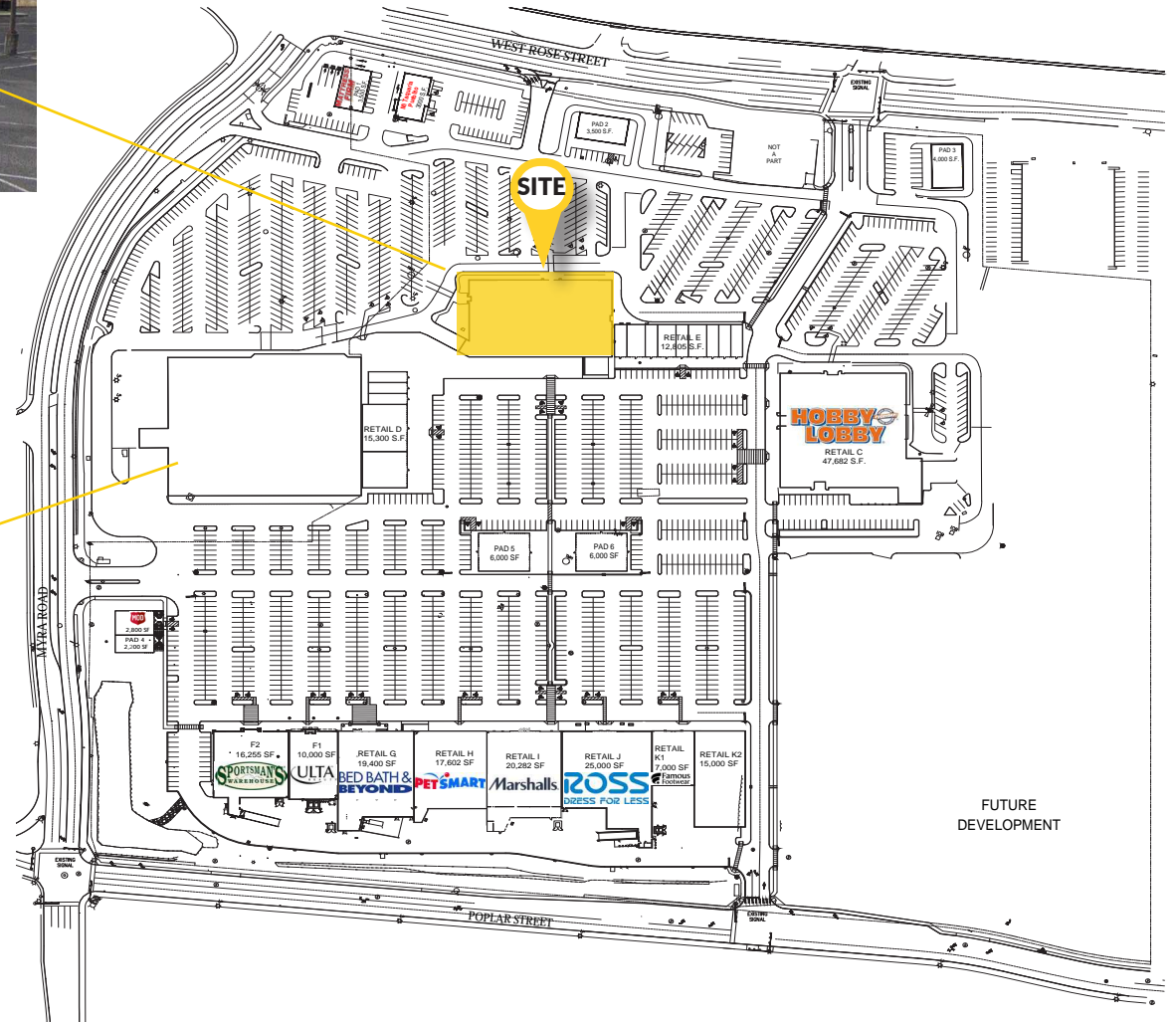
# Site Plan

1631 W. Rose Street | Walla Walla, WA 99362



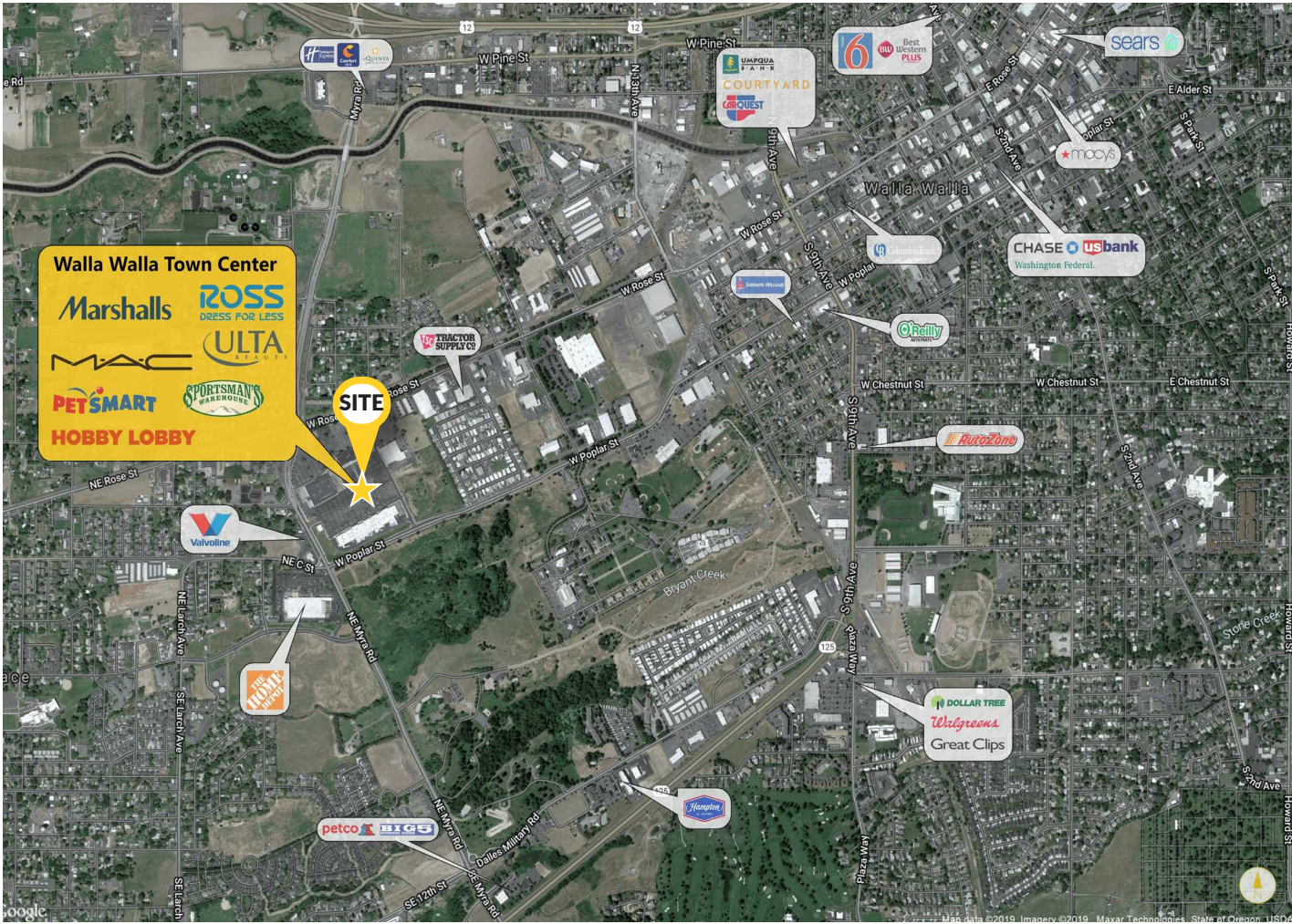
## Coming Soon!

Home Goods and Burlington Coat Factory to lease the former Shopko building!



# Walla Walla Town Center (Portion of) Former Gottschalks

1631 W. Rose Street  
Walla Walla, WA 99362



**Walla Walla Town Center**

- Marshall's
- ROSS DRESS FOR LESS
- MACYS
- ULTA BEAUTY
- PETSMART
- SPORTSMAN'S WAREHOUSE
- HOBBY LOBBY



## Neighboring Retailers:

- Bed Bath & Beyond
- Ulta Beauty
- Marshall's
- Petsmart
- Ross
- Hobby Lobby
- Sportsman Warehouse
- MOD Pizza
- Home Depot
- Tractor Supply

## MASTER PLANNED COMMUNITY CENTER WITH 360,000 SF OF MIXED USE RETAIL

### DEMOGRAPHICS



	1Mi	3Mi	5Mi
Est Pop 2022	6,477	40,509	53,053
Projected Pop 2027	6,566	41,182	53,898
Proj Ann Growth (22-27)	0.3 %	0.3 %	0.3 %
Est Daytime Pop	6,294	38,507	46,904
2022 Average HHI	\$62,191	\$76,319	\$81,419
2022 Median HHI	\$54,354	\$59,085	\$63,132

### TRAFFIC



**Average Daily Traffic**  
 Rose St & Myra Rd:  
 +/-14,044 ADT  
 Myra Rd & Popular St:  
 +/-18,280 ADT  
 \*Source: Regis

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View Location





# Walla Walla Town Center

(Portion of)

## Former Gottschalks

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**KIEMLE**  
HAGOOD

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

OFFICE LOCATIONS  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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