



+ PRIME LOCATION

Adjacent to well-established national retailers, fostering synergy with established consumer traffic and enhancing the property's market appeal.

+ HIGH VISIBILITY AND ACCESSIBILITY

Offers excellent visibility from main thoroughfares and easy accessibility to Highway 12 and Highway 125.

+ FLEXIBLE RETAIL PAD CONFIGURATIONS

Offers versatile and customizable retail pad configurations, accommodating a variety of retail concepts.

+ AMPLE PARKING FACILITIES

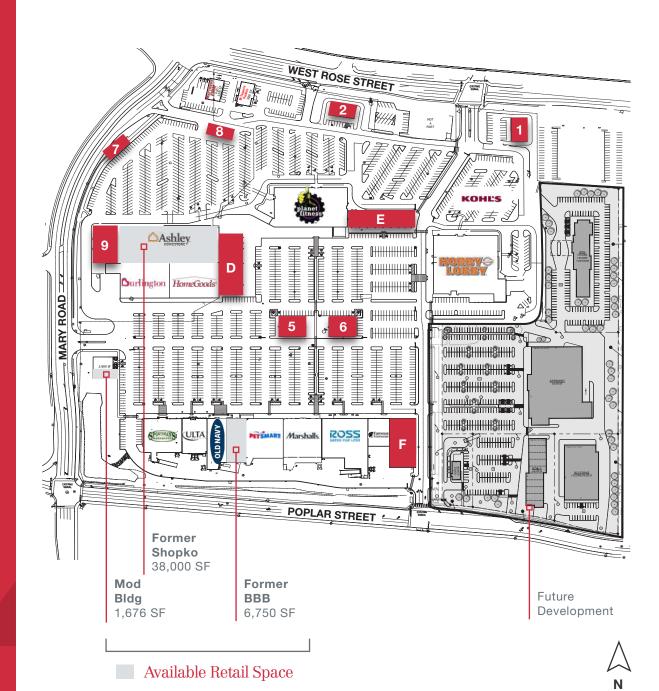
Abundant on-site parking facilities for the convenience of both tenants and customers, promoting ease of access and encouraging prolonged visits.

+ LOCAL AND TOURIST APPEAL

Benefits from a local customer base and attracts tourist due to its proximity to more than 120 wineries in the area.

Available Pads

PAD SITE	PARCEL ID	SQUARE FOOTAGE	
Pad #1	360730620006	28,912	
Pad #2	360730620003	32,014	
Pad #5	360730620020	34,197	
Pad #6	360730620019	34,286	
Pad #7	3607306200XX	10,000	
Pad #8	3607306200XX	10,000	
Pad #9	3607306200XX	10,000	
Retail D	360730920021	8,000 - 25,000	
Retail E	360730620004	8,000 - 25,000	
Retail F	360730620013	12,000 - 15,000	



Available Retail Space







SIZE	38,000 SF
LEASE RATE	Call broker for rates
NOTES	Big box space adjacent to Homegoods and Burlington Coat Factory

SIZE	1,676 SF
LEASE RATE	Call broker for rates
NOTES	Vacant vanilla shell adjacent to MOD Pizza

SIZE	6,750 SF	
LEASE RATE	Call broker for rates	
NOTES	Junior anchor space adjacent to Old Navy and PetSmart	

Market Overview

Walla Walla is a city in southeastern Washington state, known for its historic charm, agriculture and wine industry. The city has experienced growth in recent years, with a focus on tourism and the wine industry. The Walla Walla valley is best known for its high-quality wine production, attracting tourists and wine enthusiast from around the world. The wineries situated in Walla Walla are projected to contribute in excess of \$100 million in annual revenue to the region. Visitors to the area often engage in shopping, dining and other retail-related activities. The sustained growth of the tourism sector, coupled with an expanding local population, presents opportunities for retail expansion, encompassing establishments in the food and beverage sector, boutique shops and artisanal businesses.

Walla Walla has a population of around 32,000 people as of 2020. The city has a diverse age distribution with a mix of young adults, families and retirees. The presence of Whitman College and Walla Walla Community College contributes to the city's educational diversity and a significant portion of the population has attained higher education. The city has made investments in infrastructure and beautification projects, enhancing the overall appeal of the commercial areas. This is expected to further drive demand for commercial real estate with over 650 housing units either under construction or approved.











WALLA WALLA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,760	40,375	53,375
2028 Population	6,838	40,795	53,825
Daytime Population	8,481	42,437	53,145
Households	2,801	15,118	20,178
Median Age	44.6	38.6	38.6
Median HH Income	\$49,708	\$59,271	\$62,464











Walla Walla Town Center's newest tenants adjacent to the available Former Shopko Building











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