

For Lease

# Walla Walla Town Center

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**NAI** Puget Sound  
Properties

# Walla Walla Town Center



<b>PROPERTY NAME</b>	Walla Walla Town Center
<b>RETAIL PADS AVAILABLE</b>	10
<b>EXISTING RETAIL AVAILABLE</b>	3
<b>SIZE RANGE</b>	8,000 SF - 38,000 SF
<b>LEASE RATE</b>	Call brokers
<b>ZONING</b>	Highway Commercial

## + 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



**Former Shopko Building**  
1651 Rose St, Walla Walla, WA



**MOD Pizza Building**  
1658 W Poplar St, Suite 102, Walla Walla, WA



**Former Bed Bath & Beyond**  
1630 W Poplar St, Walla Walla, WA

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**SIZE** 38,000 SF

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**LEASE RATE** Call broker for rates

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**NOTES** Big box space adjacent to Homegoods and Burlington Coat Factory

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**SIZE** 1,676 SF

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**LEASE RATE** Call broker for rates

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**NOTES** Vacant vanilla shell adjacent to MOD Pizza

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**SIZE** 6,750 SF

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**LEASE RATE** Call broker for rates

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**NOTES** Junior anchor space adjacent to Old Navy and PetSmart

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# 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 enthusiasts 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

*Join the pulse of  
Walla Walla's retail  
scene, alongside  
other major retailers  
at the heart of it all.*



*Anchor Tenants*



*Planet Fitness*



*MOD Pizza*



*Hobby Lobby*

*Coming Soon*



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



*Home Goods*



*Old Navy*



*Burlington*


# NEARBY RETAILERS


**Walla Walla Town Center**  
10 Pads Available



# PROXIMITY TO NEARBY CITIES

Seattle

 **Spokane**  
2 hr. 40 min

 **Ellensburg**  
2 hr. 30 min.

 **Yakima**  
2 hr.

 **Tri-Cities**  
1 hr.

Walla Walla



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