

South Wenatchee Retail Building

820 S WENATCHEE AVE
WENATCHEE, WA 98801

FOR LEASE

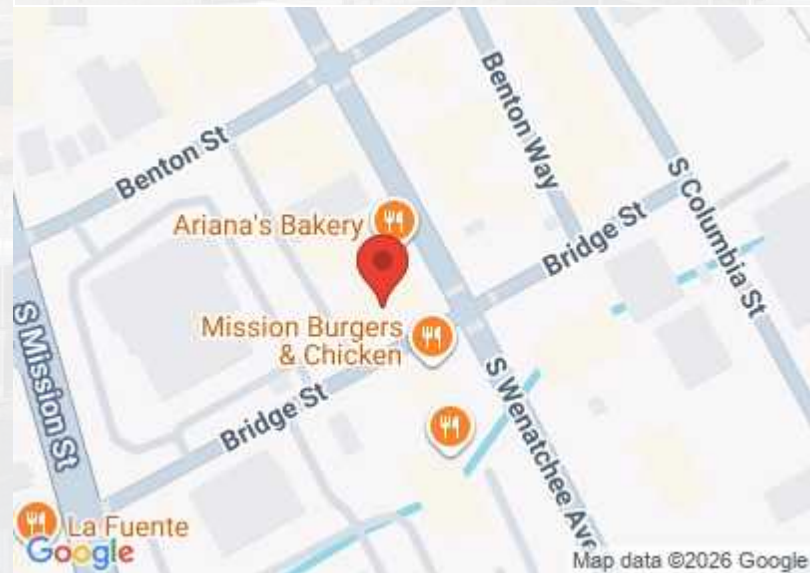


PROPERTY SUMMARY

South Wenatchee Retail Building has great exposure on Wenatchee's Retail Corridor attracting 32,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. Wenatchee is one of the fastest growing cities in the US making this a very desirable location to invest in.

- High-performing intersection with excellent visibility.
- Signage opportunities visible along a high-traffic street.
- Glass Storefronts with Aluminum Frames.
- Covered Sidewalk Along Entire Store Frontage.
- Significant residential development.

Building SqFt	6,000 SqFt
Year Built	1922
Lot Size (acres)	0.14
Parcel ID	222010742005
Zoning Type	INDUSTRIAL
County	Chelan
Frontage	0.00 Ft
Coordinates	47.413052,-120.302490



CHAD HAMILTON

Manager

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Center Investments, Inc.

18 N. Mission Suite D
Wenatchee, WA 98801

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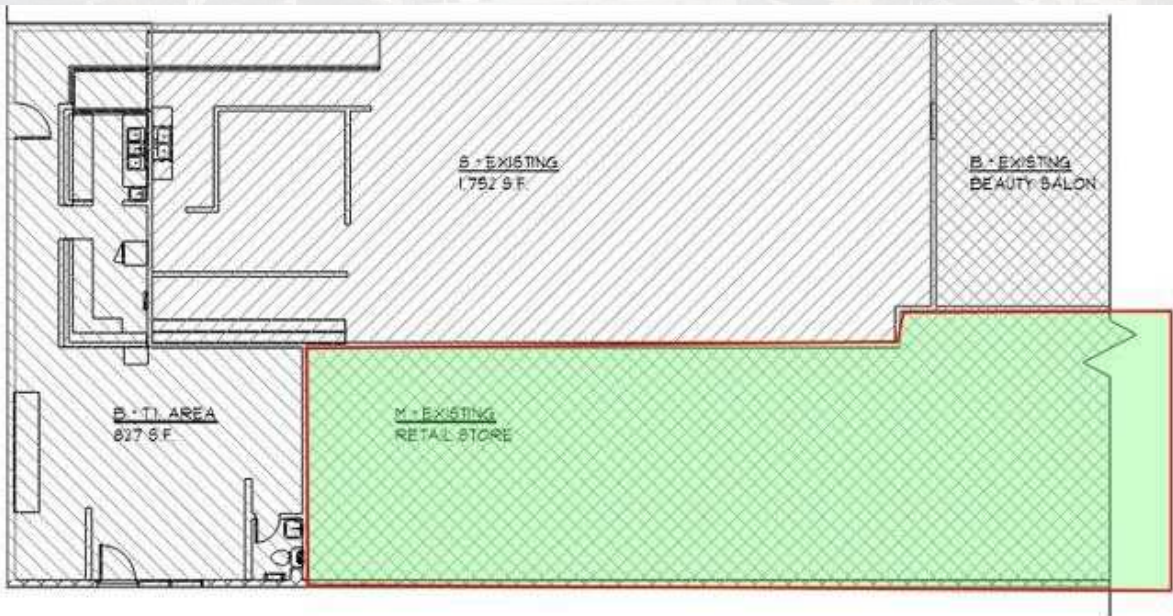


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#822	Retail	\$ 16.00 SF/Yr	+ Utilities	2,400 SF	Negotiable



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,150	49,054	56,836
2010 Population	14,190	56,641	65,833
2025 Population	14,966	65,041	76,924
2030 Population	15,724	67,350	79,929
2025-2030 Growth Rate	0.99 %	0.7 %	0.77 %
2025 Daytime Population	21,051	65,086	79,583

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	442	1,752	1,990
\$15000-24999	278	1,012	1,103
\$25000-34999	477	1,652	1,869
\$35000-49999	870	2,747	3,090
\$50000-74999	1,164	4,539	5,252
\$75000-99999	802	4,123	4,635
\$100000-149999	858	4,223	5,171
\$150000-199999	241	2,317	2,830
\$200000 or greater	220	2,200	3,021
Median HH Income	\$ 59,263	\$ 77,625	\$ 79,956
Average HH Income	\$ 77,128	\$ 101,591	\$ 106,939

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,507	18,425	21,234
2010 Total Households	4,864	21,354	24,765
2025 Total Households	5,353	24,565	28,960
2030 Total Households	5,686	25,564	30,246
2025 Average Household Size	2.7	2.6	2.61
2025 Owner Occupied Housing	2,389	15,260	18,757
2030 Owner Occupied Housing	2,572	16,261	20,019
2025 Renter Occupied Housing	2,964	9,305	10,203
2030 Renter Occupied Housing	3,114	9,302	10,226
2025 Vacant Housing	283	1,250	1,449
2025 Total Housing	5,636	25,815	30,409

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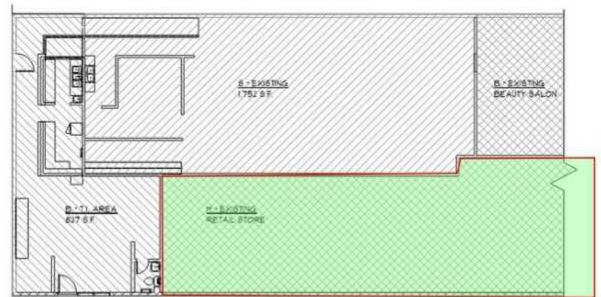


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MAIN FLOOR OCCUPANCY PLAN
1/8" = 1'-0"

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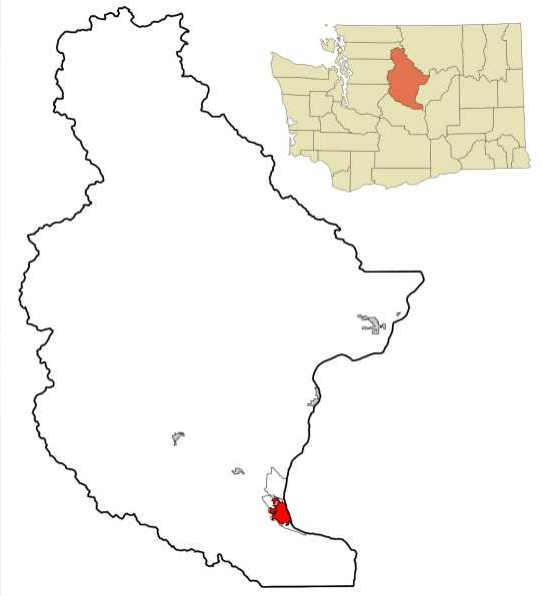
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CITY OF WENATCHEE

COUNTY	CHELAN
INCORPORATED	2/28/1892

AREA

CITY	11.5 SQ MI
LAND	10.6 SQ MI
WATER	0.9 SQ MI
ELEVATION	715 FT

POPULATION



ABOUT WENATCHEE

Wenatchee (wen-ACH-ee) is the county seat of and the most populous city in Chelan County, Washington, United States. The population was 35,508 as of the 2020 census. The city lies at the confluence of the Columbia and Wenatchee rivers near the eastern foothills of the Cascade Range in north-central Washington.

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