



FOR LEASE: \$18/SF + NNN (EST. \$4/SF)

Retail Space Available

516 Valley Mall Parkway,
East Wenatchee, WA 98802

CHRIS EDWARDS
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HAWKINS EDWARDS INC. (DBA ACRE)

516 VALLEY MALL PARKWAY

Property Information

This exceptional 12,000-square-foot building, with 120 feet of frontage and 100 feet of depth, offers a rare opportunity on East Wenatchee's Valley Mall Parkway, one of the busiest roads in the area. Located directly across from Wenatchee Valley Mall, in front of the bridge connecting Wenatchee and East Wenatchee, this property sees over 47,000 vehicle daily and sits at a signalized intersection, ensuring maximum visibility and easy access.

PROPERTY DETAILS

TOTAL BUILDING SIZE	12,000 SF
LAND AREA	1.19 ACRES
LEASE RATE	\$18/SF + NNN (EST. \$4/SF)
PARKING	68 PARKING STALLS
AVAILABLE	FEBRUARY 1, 2027





516 VALLEY MALL PARKWAY

Property Highlights

The Property features large pylon signage and two convenient points of ingress/egress. It shares a newly sealed and striped parking lot with a popular retail center anchor tenants including national tenants Gamestop and Supercuts, making it an ideal choice for businesses looking to capture the attention of both local residents and visitors.

01

PHENOMENAL VISIBILITY

With over 47,000 vehicles per day and large pylon signage.

03

PEAK EXPOSURE

Corner parcel, located on signalized intersection.

02

PRIME LOCATION

Adjacent to Wenatchee Valley Mall receiving more than 3 million annual visitors.

04

PARKING

68 dedicated striped parking spaces with two points of ingress/egress.





516 VALLEY MALL PARKWAY

Property Location

PRIME RETAIL LOCATION WITH HIGH EXPOSURE

Strategically located on Valley Mall Parkway, this high-visibility site sits at the heart of East Wenatchee's premier retail corridor. Directly adjacent to the Wenatchee Valley Mall—drawing over 3 million annual visitors—the property offers unrivaled exposure and seamless access. It is a top-tier destination perfectly positioned to capture the region's robust consumer traffic.











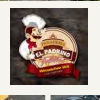






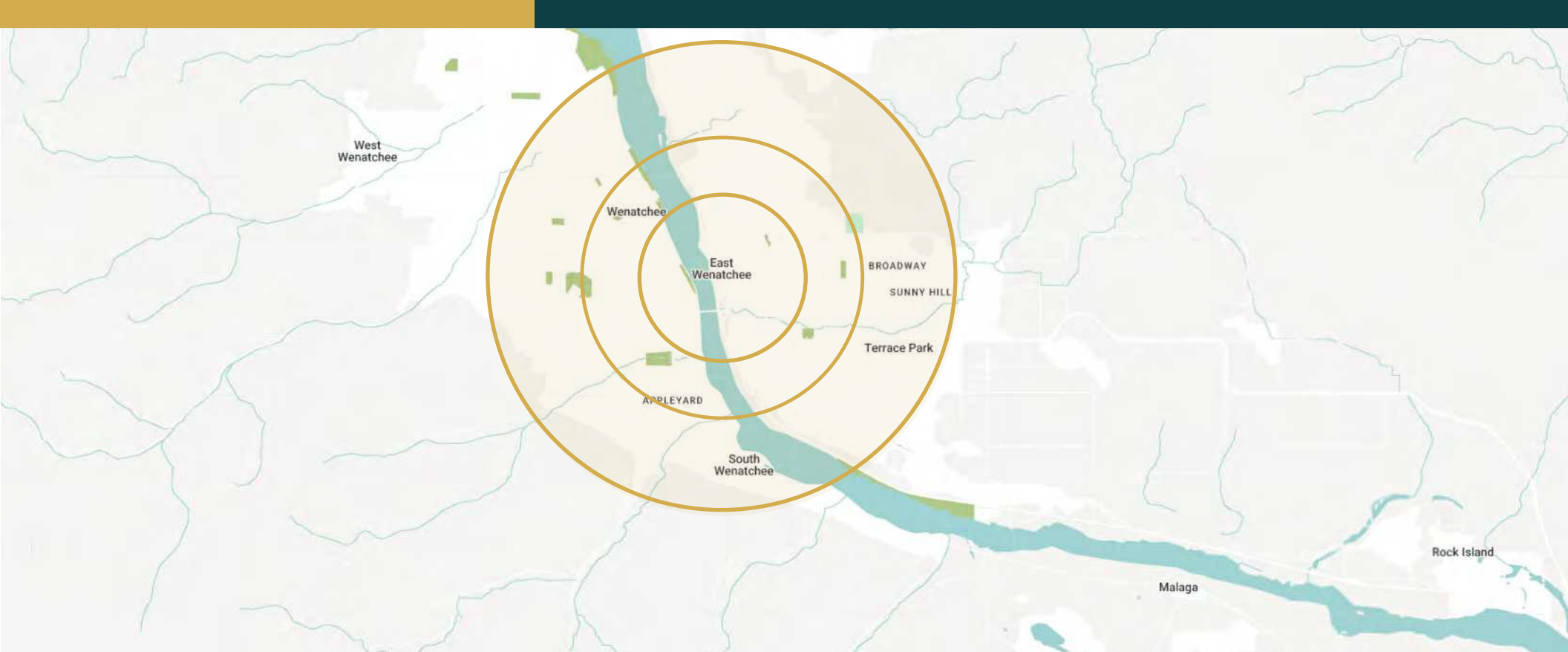












POPULATION (APPROX.)

HOUSEHOLDS (APPROX.)

	3 MILES	5 MILES	10 MILES		3 MILES	5 MILES	10 MILES
2020 POPULATION	60,326	72,489	81,864	MEDIAN HOME VALUE	\$360,256	\$372,889	\$384,405
2024 POPULATION	61,406	74,258	83,660	2024 HOUSEHOLDS	22,731	27,580	30,894
2029 PROJECTED POPULATION	64,463	77,943	87,704	2029 PROJECTED HOUSEHOLDS	23,852	28,937	32,379
POPULATION GROWTH 2020-2024	1.79%	2.44%	2.19%	ANNUAL GROWTH 2020-2024	4.93%	4.92%	4.81%
POPULATION FORECAST 2024-2029	4.98%	4.96%	4.83%	MEDIAN HH INCOME	\$66,040	\$68,601	\$70,366
AVERAGE AGE	37.5	38.3	38.7	AVERAGE HH INCOME	\$88,018	\$93,846	\$97,756

516 VALLEY MALL PARKWAY

Wenatchee Highlights

Located in North-Central Washington at the base of the Cascades, Wenatchee sits along the Columbia River as a primary regional hub. Known as the "Apple Capital of the World," the valley's economy is anchored by a deep agricultural heritage and a robust industrial sector. As the "Buckle of the Power Belt," the area leverages abundant, low-cost hydroelectric energy from the nearby Rock Island and Grand Coulee dams to attract major manufacturers and a highly skilled workforce. Today, Wenatchee's high quality of life and premier outdoor recreation make it an increasingly popular destination for tourism and residents relocating from the Seattle metro area.

83,660

EST. POPULATION

Moderate urban density; growth is shifting to suburban satellites.

Source: WA OFM

\$79,007

MEDIAN HH INCOME

Significant 5% yearly jump driven by remote professional migration.

Source: U.S. Census Bureau

\$1.13B

RETAIL SALES

High for its size; serves as the retail hub for four rural counties.

Source: WA State Dept of Revenue

2.1%

INCREASED SPENDING

Resilient local activity despite statewide inflationary cooling.

Source: WA State Dept of Revenue

31.2%

EDUCATED WORKFORCE

High concentration of medical and utility professionals.

Source: U.S. Census Bureau

4.9%

ANNUAL POP. GROWTH

Managed growth allows infrastructure to keep pace, preventing the overcrowding seen in coastal cities.

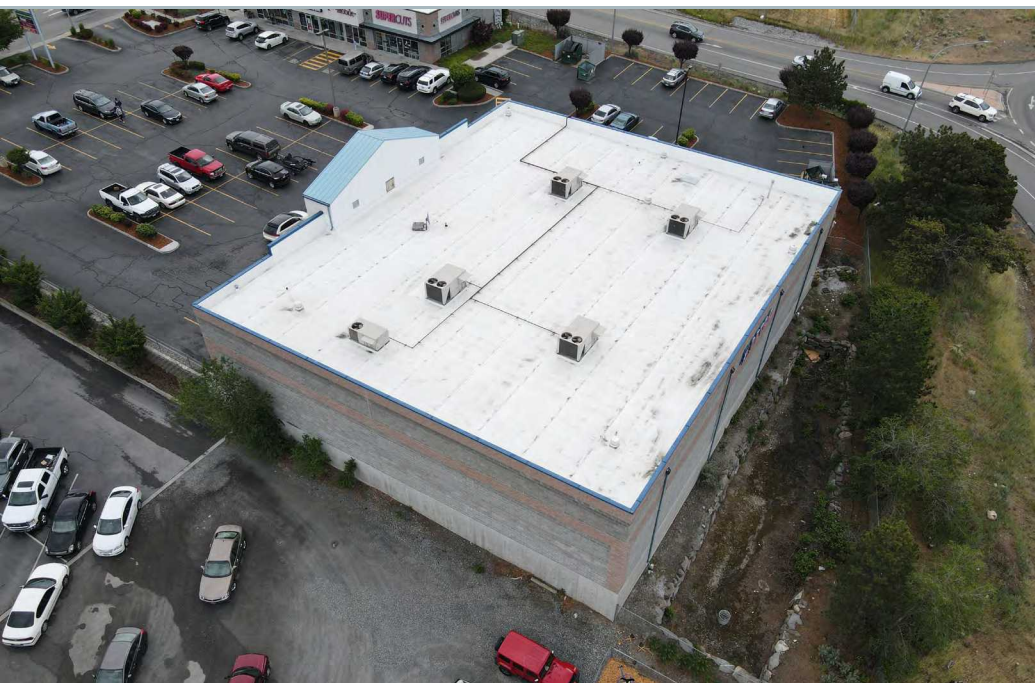
Source: WA OFM



516 VALLEY MALL PARKWAY

Photo Gallery





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