

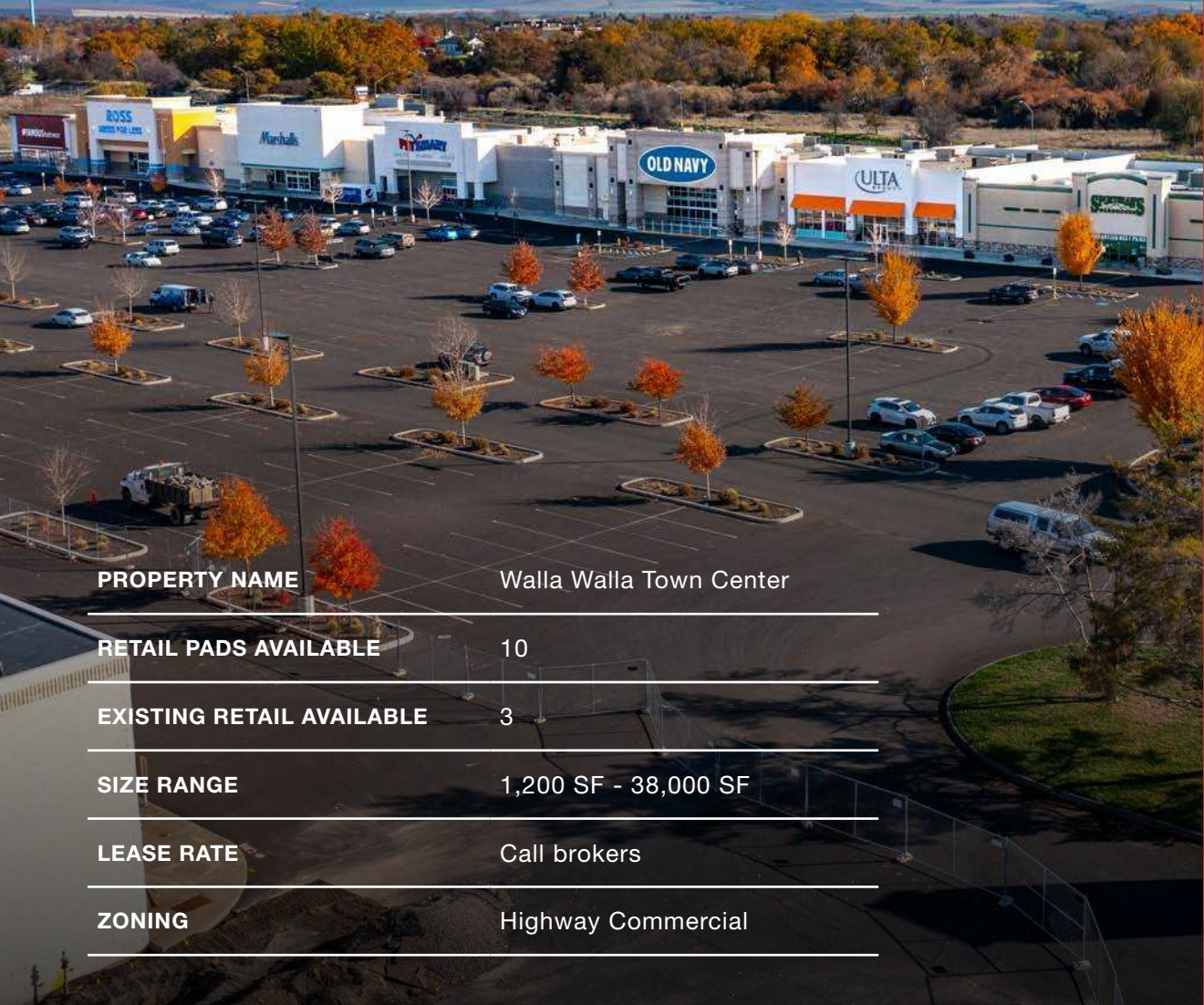
For Lease

Walla Walla Town Center

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NAI Puget Sound
Properties

Walla Walla Town Center



PROPERTY NAME	Walla Walla Town Center
RETAIL PADS AVAILABLE	10
EXISTING RETAIL AVAILABLE	3
SIZE RANGE	1,200 SF - 38,000 SF
LEASE RATE	Call brokers
ZONING	Highway Commercial

+ REVITALIZED: JOIN NEW TENANTS!
Burlington, Home Goods, Get Air, Dollar Tree, Five Below, Bath & Body Works

+ 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.

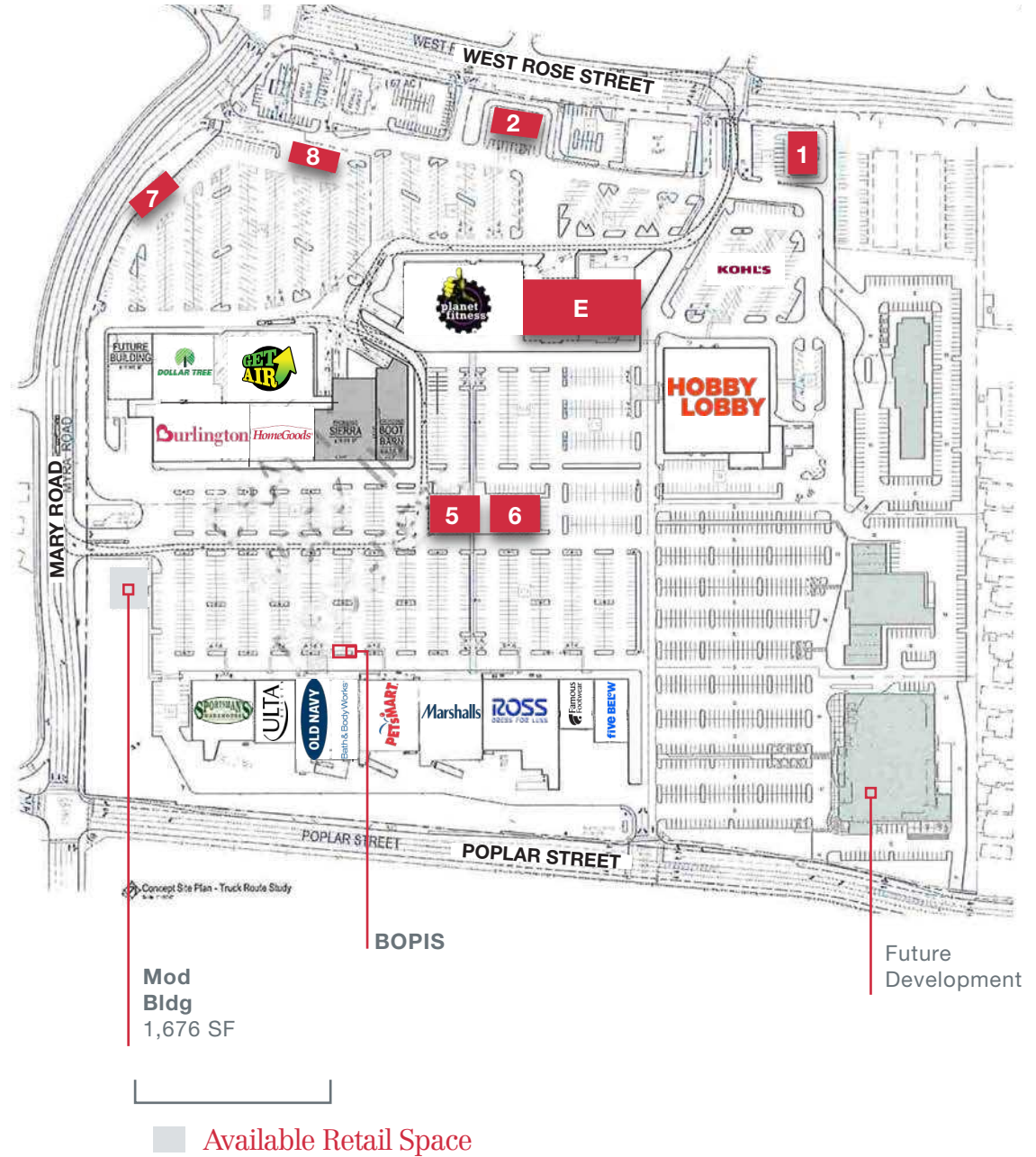
+ FLEXIBLE RETAIL PAD CONFIGURATIONS
Offers versatile and customizable retail pad configurations, accommodating a variety of retail concepts.

+ 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
Retail E	360730620004	25,000 (Divisible)
Mod Bldg		1,200 - 2,500



Available Retail Space



MOD Pizza Building

ADDRESS	1658 W Poplar St, Suite 102 Walla Walla, WA
SIZE	1,676 SF
LEASE RATE	Call broker for rates
NOTES	Vacant vanilla shell adjacent to MOD Pizza

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	5,939	41,964	53,380
2030 Population	6,188	42,606	54,051
Daytime Population	8,481	42,437	53,145
Households	2,496	15,699	20,183
Median Age	47.1	39.7	39.9
Median HH Income	\$52,695	\$62,005	\$66,908

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

Now Open!



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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EXCLUSIVELY LISTED BY:

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