



# Offering Memorandum



## Walla Walla Town Center Retail Building

1631 W. ROSE ST, STE B, WALLA WALLA, WA 99362

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# Property Information

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## PROPERTY SUMMARY

### WALLA WALLA TOWN CENTER RETAIL BUILDING

1631 W. ROSE ST, STE B  
WALLA WALLA, WA 99362

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12 SF/yr (NNN)
<b>NNN:</b>	\$1.71 SF/yr
<b>BUILDING SIZE:</b>	33,710 SF
<b>AVAILABLE SF:</b>	13,020 SF
<b>LOT SIZE:</b>	0.77 Acres



## PROPERTY SUMMARY

This is a prime retail opportunity located in the heart of Walla Walla Town Center. The suite shares the building with Planet Fitness and is surrounded by a strong mix of national retailers including Hobby Lobby, Old Navy, Marshalls, PetSmart, Sportsman's Warehouse, Burlington, Famous Footwear, and many others. At 13,020 square feet, the space is currently in shell condition, offering a blank slate for a custom buildout tailored to your specific operational needs and vision. With excellent visibility, strong co-tenancy, and consistent regional traffic, this location provides an outstanding opportunity for retail, fitness, entertainment, or service-oriented users.

# PROPERTY HIGHLIGHTS

- Walla Walla Town Center
- 13,020 SF Suite
- High Ceilings
- Two Dock/Loading Bays
- Glassed Retail Entrance
- NNN's at only \$1.71/sf



**Town Center  
Location**

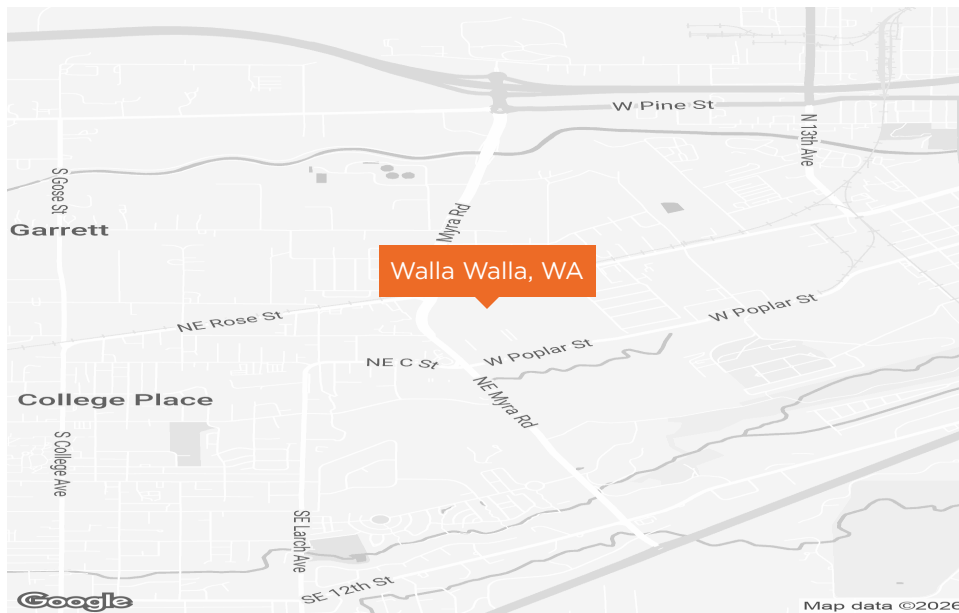


**Private Entrance**



**Loading/Dock Height**

# CITY INFORMATION



## LOCATION DESCRIPTION

This building is positioned in the heart of Walla Walla Town Center (formerly Blue Mountain Mall) at the intersection of Rose Street and Myra Road. The area serves as a major retail hub for the region, anchored by national retailers and supported by strong local and regional traffic. With excellent accessibility from all parts of the market, this location offers exceptional visibility, convenience, and exposure for both daily consumers and destination shoppers.

Walla Walla, Washington is one of the Pacific Northwest's most historic and recognizable communities, known for its strong agricultural roots, thriving wine industry, and vibrant downtown core. Nestled at the base of the Blue Mountains in southeastern Washington, Walla Walla serves as the economic, cultural, and educational center for the surrounding region.

The city has built a national reputation around its world-class wineries and hospitality scene, drawing visitors from across the country for wine tourism, restaurants, entertainment, and outdoor recreation. More than 120 wineries operate throughout the Walla Walla Valley AVA, helping fuel continued growth in tourism, retail, and service industries.

In addition to tourism, the local economy remains deeply connected to agriculture, food processing, healthcare, education, and manufacturing. The region is known for producing wheat, onions, wine grapes, and a variety of other agricultural products that support both local business and regional distribution networks.

Walla Walla is also home to Whitman College, Walla Walla University, and several medical and governmental institutions that provide stability and year-round economic activity. Its historic downtown district features a mix of restored architecture, local boutiques, restaurants, tasting rooms, and professional offices, creating a walkable and active commercial environment.

With convenient access to eastern Washington, northeast Oregon, and the broader Inland Northwest, Walla Walla continues to attract new residents, businesses, and investment while maintaining the character and charm that have made it one of the most desirable communities in the region.

## ZONING DESCRIPTION

The property is zoned Highway Commercial Zone (CH, which is defined in the city of Walla Walla Municipal Code, Chapter 20.50.050 as:

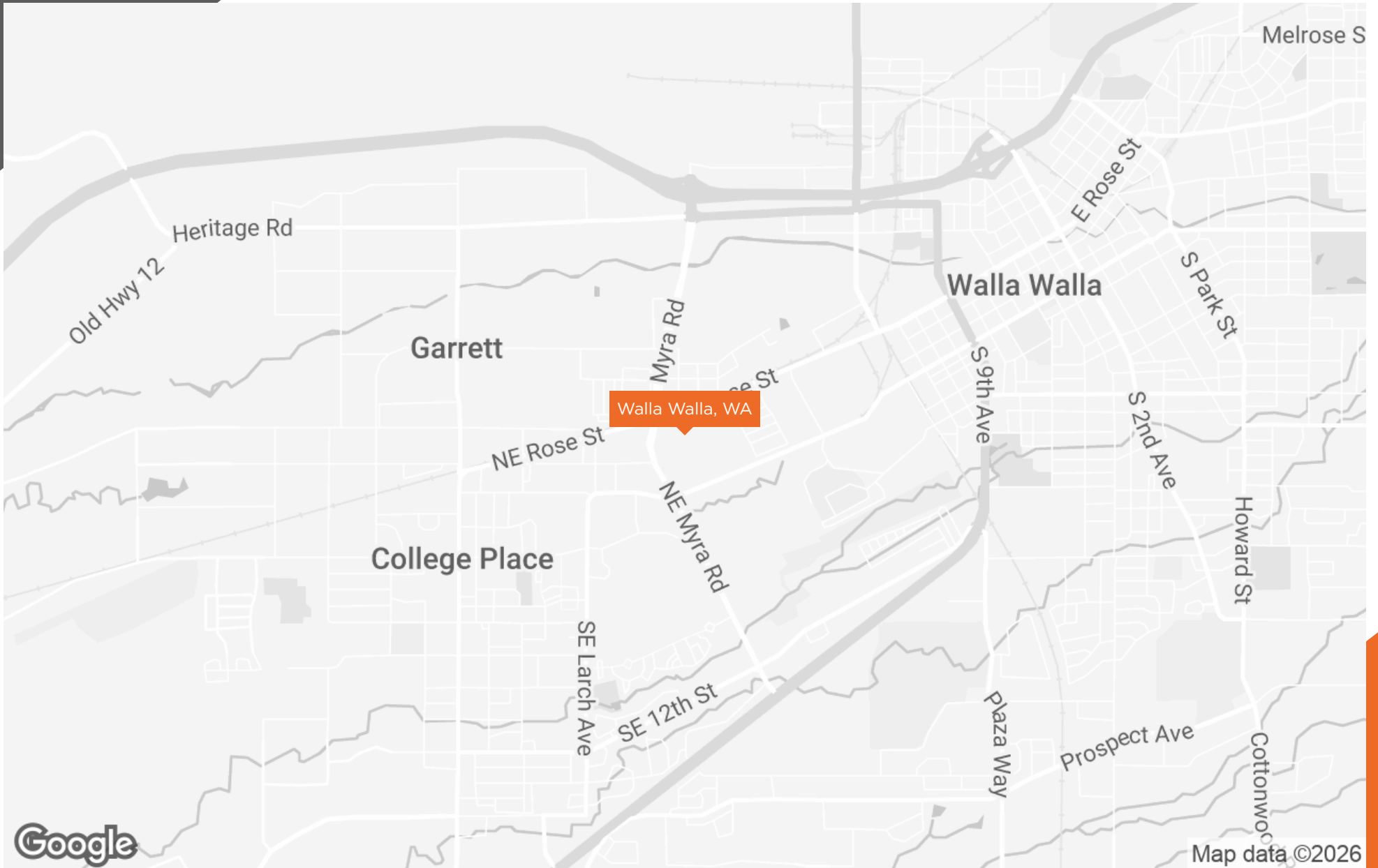
The Highway Commercial Zone is intended to accommodate a wide range of commercial activities which largely depend upon proximity to major streets and arterials for trade and transportation. The types of uses permissible in this zone are generally similar to the types permissible in the Central Commercial Zone, except that additional automobile-oriented businesses and land extensive commercial activities such as automobile sales lots, greenhouses and nurseries, lumber yards, etc., are permissible.



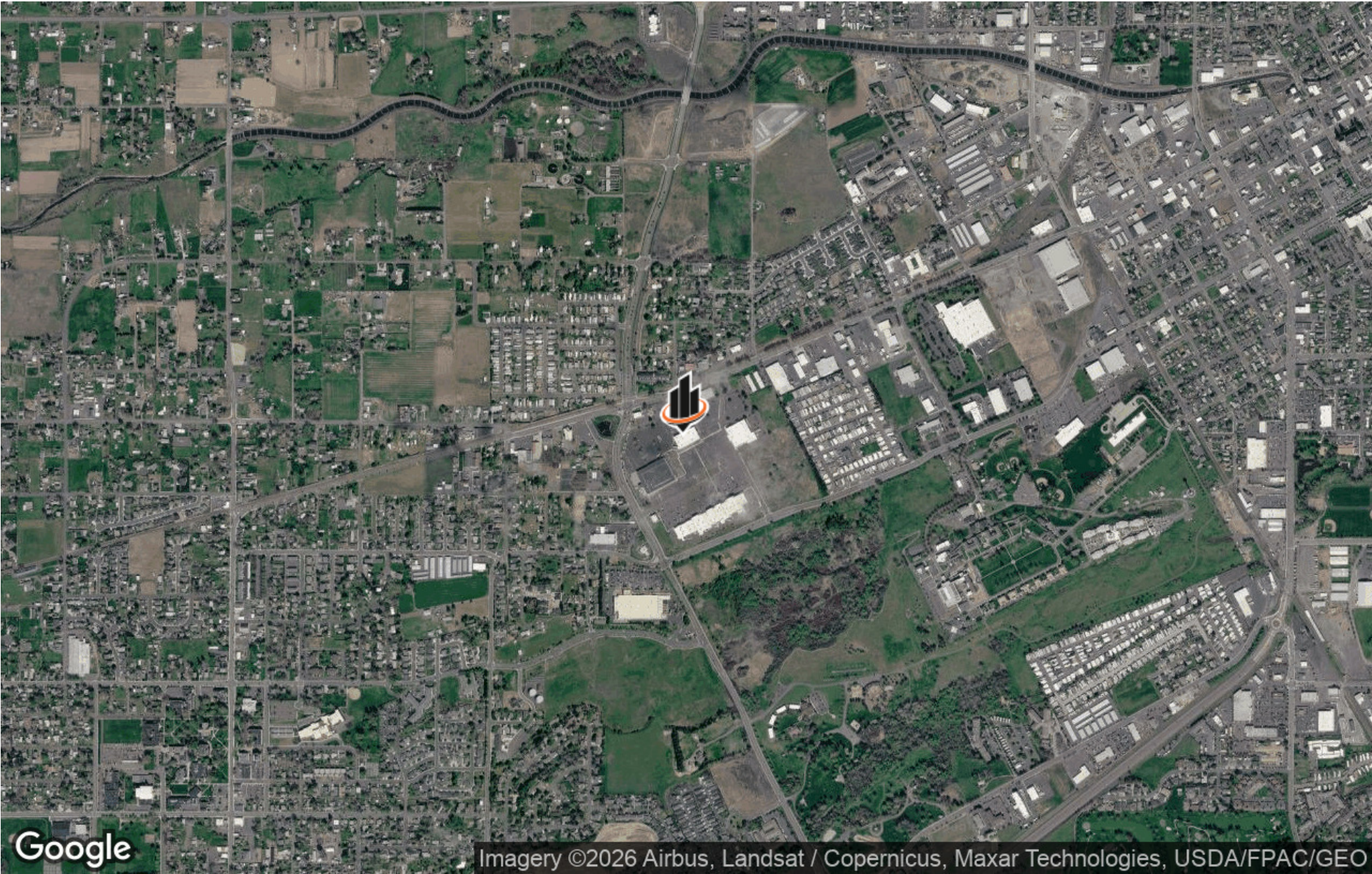
# Location Information

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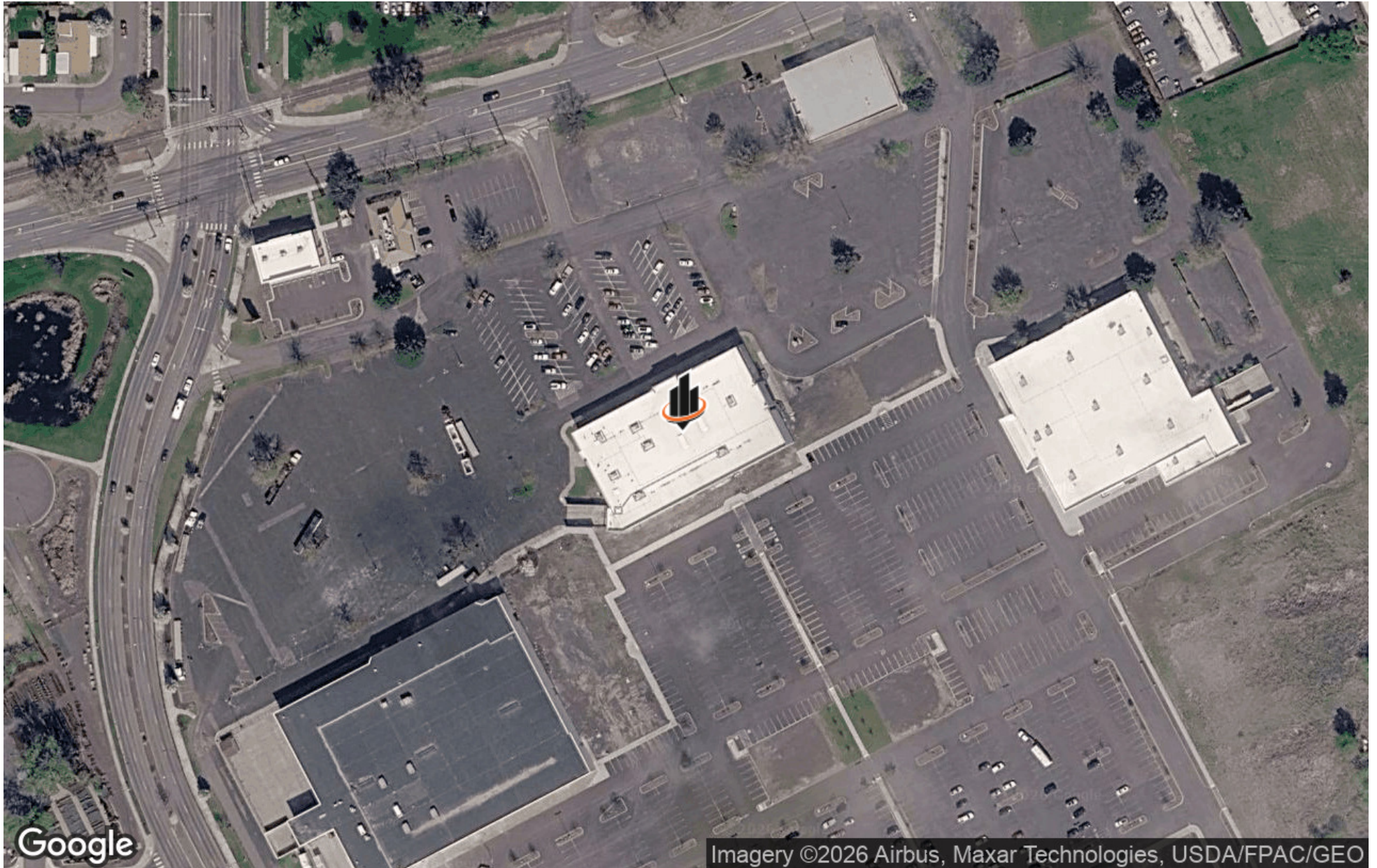
# REGIONAL MAP



# LOCATION MAP



# AERIAL MAP



# MARKET MAP





# Demographics

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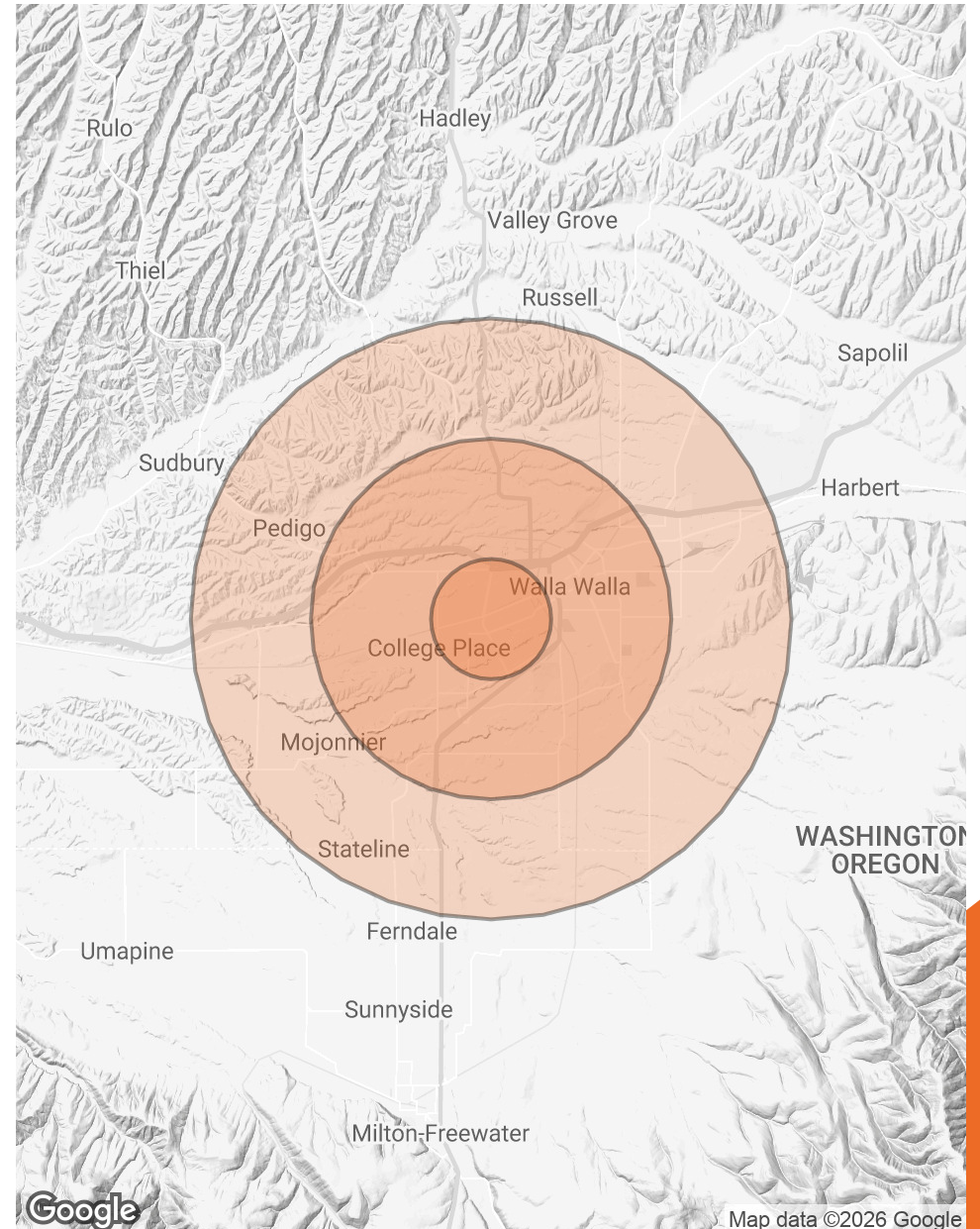
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,267	35,601	47,504
AVERAGE AGE	42.6	38.5	39.5
AVERAGE AGE (MALE)	44.2	37.8	38.7
AVERAGE AGE (FEMALE)	41.1	36.7	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,559	13,582	18,225
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$70,271	\$84,057	\$90,012
AVERAGE HOUSE VALUE	\$248,290	\$351,378	\$371,440

2023 American Community Survey (ACS)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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