

JOANN

fabrics and crafts

481 N. Wilbur Ave

Walla Walla, WA
MLS #284929

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

This location has been occupied by the previous tenant for over 35 years and is ready for the next retail tenant.

Property is conveniently located off the highway and amongst many other retail businesses.

The space is set up for an open retail concept with a back office and receiving area.

Currently, the space has retail shelving that could potentially be of use for the next tenant.

PRICE

\$12.50 + NNN

15,314 RSF
(2025 NNN \$1.50/RSF)

ADDRESS

481 N. Wilbur Ave
Walla Walla, WA, 99362

TAX PARCEL

360721640626

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Highway Commercial

UTILITIES

Power: Pacific Power

Water: City of Walla Walla

Sewer: City of Walla Walla

LINKS

Municipal

<https://www.wallawallawa.gov/>
<https://www.co.walla-walla.wa.us/>

Economic Development

<https://www.portwallawalla.com/>

DEMOGRAPHICS (CBA)

Population

3-Minutes 5,839

5-Minutes 24,906

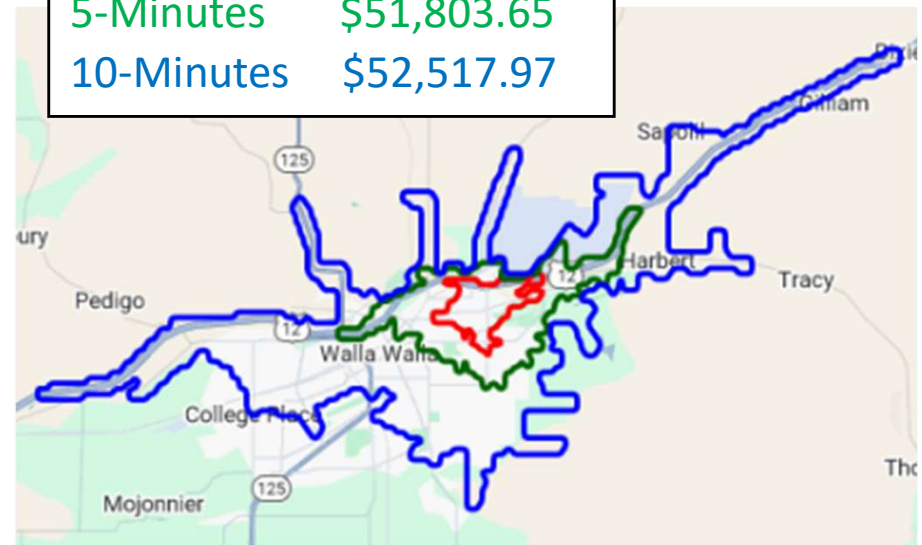
10-Minutes 36,781

Avg. Household Income

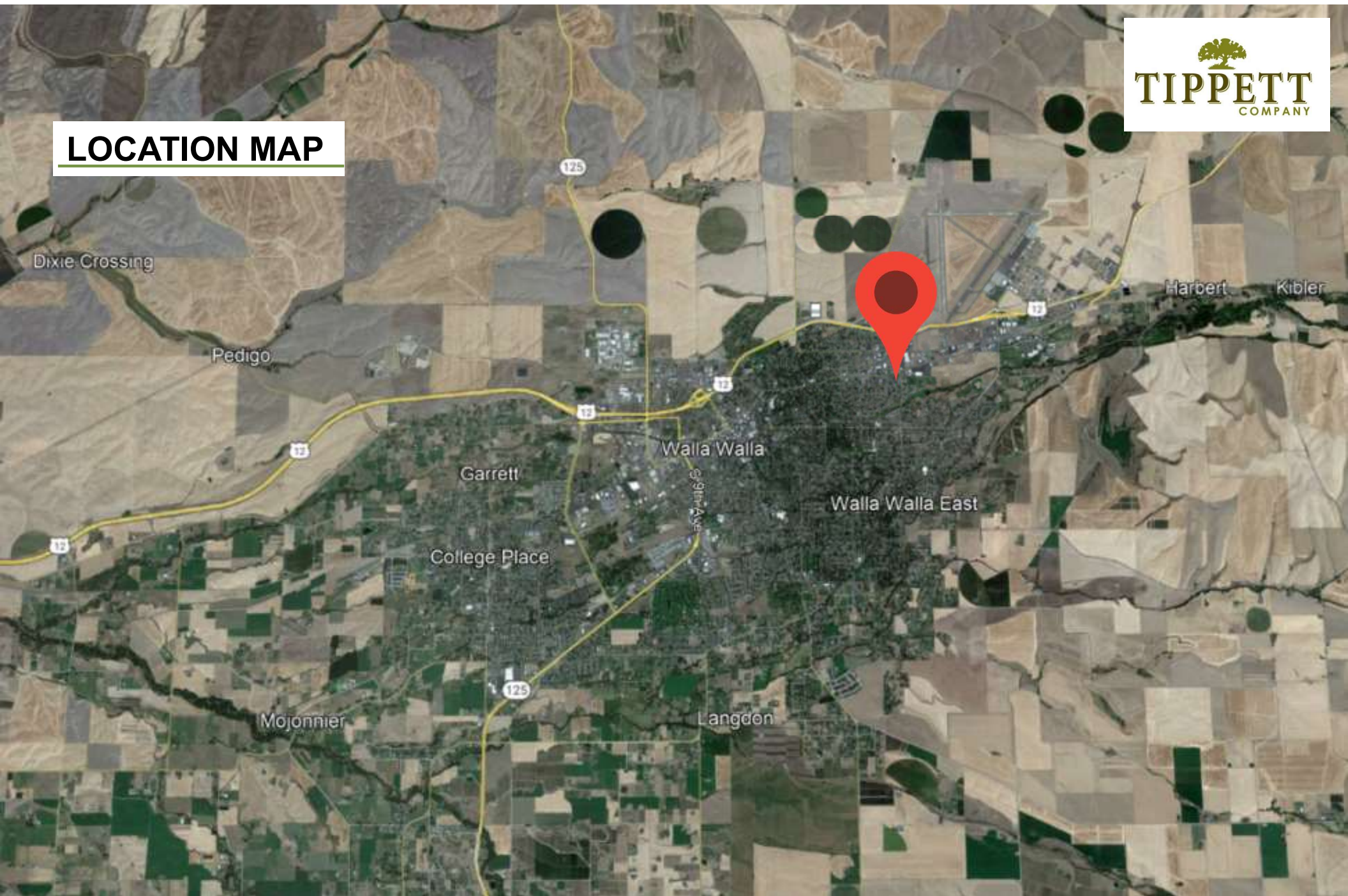
3-Minutes \$50,656.25

5-Minutes \$51,803.65

10-Minutes \$52,517.97



LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AERIAL VIEW



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AREA BUSINESSES



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PHOTOS (Exterior)



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PHOTOS (Interior)



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