



FOR LEASE

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598 N WILBUR AVE

Walla Walla, WA 99362

Exclusively listed by:

Cory Barbieri
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**YOUR
BUSINESS
HERE**

Space Size: 46,000 SF
Parcel Size: 3.73 Acres
Base Rent: \$8.50 PSF
NNN (est.): \$1.25 PSF

- Prime Location
- Shopping Center Parking: 750 total parking spaces
- Grade-Level Loading/Drive-In Bay
- Strategically positioned within a high-visibility corridor
- Anchored by Staples, Harbor Freight Tools, and Albertson's
- Attractive Demographics

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Serving as a major anchor for the Eastgate Marketplace, a 166,849 SF shopping center, this property offers a large 46,000 SF retail space for lease on 3.73 Acres. It features high visibility and excellent access, benefiting from the established traffic of the surrounding major retailers including Albertsons, Staples and Harbor Freight Tools.

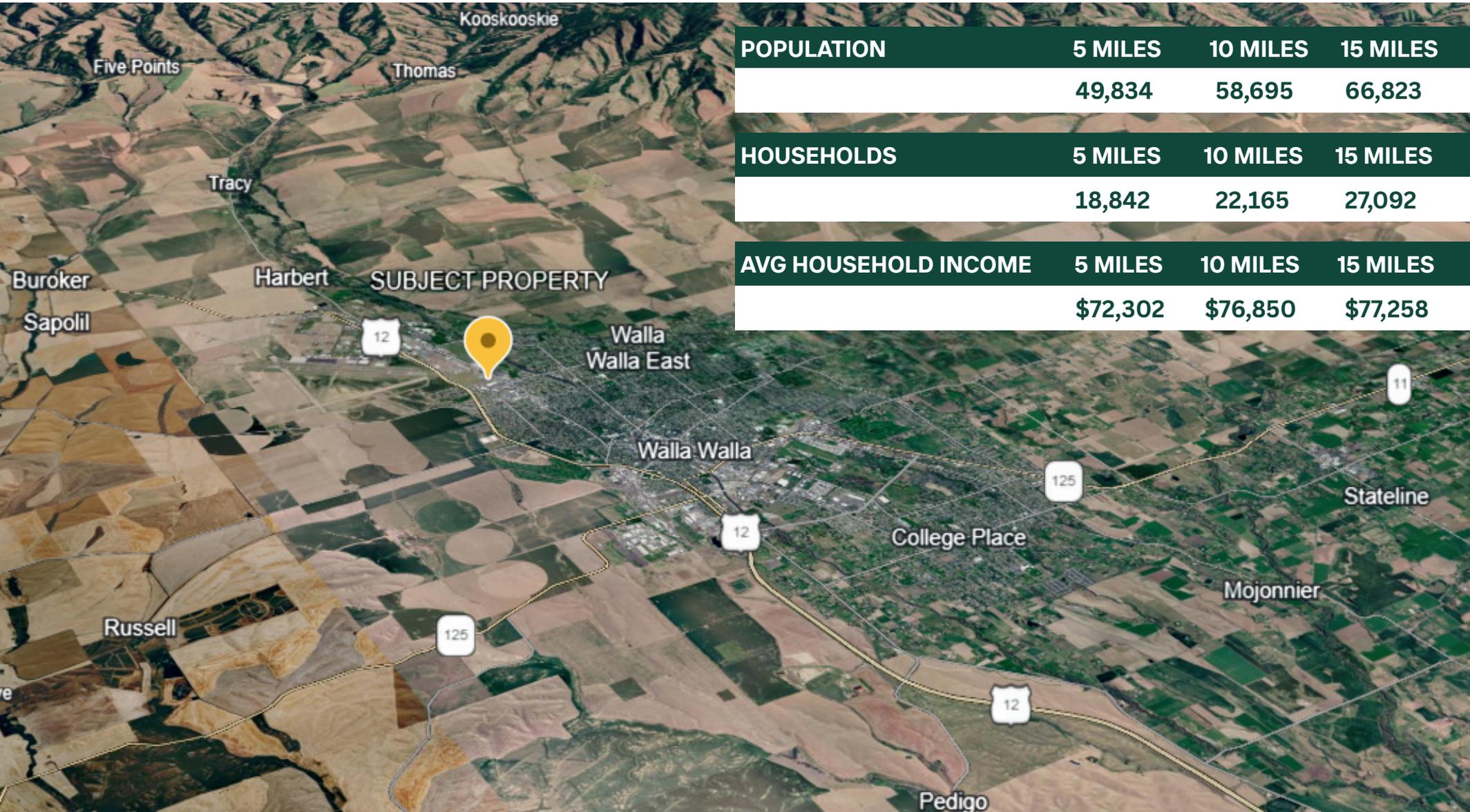


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POPULATION	5 MILES	10 MILES	15 MILES
	49,834	58,695	66,823
HOUSEHOLDS	5 MILES	10 MILES	15 MILES
	18,842	22,165	27,092
AVG HOUSEHOLD INCOME	5 MILES	10 MILES	15 MILES
	\$72,302	\$76,850	\$77,258

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WALLA WALLA REGIONAL AIRPORT

WHITMAN COLLEGE

WALLA WALLA COMMUNITY COLLEGE
ESTABLISHED 1961

SAFEMAY

SUBJECT PROPERTY

MOD HOBBY LOBBY Planet Fitness
THE HOME DEPOT PETSMART
OLD NAVY Marshalls
SPORTSMAN'S WAREHOUSE ROSS DRESS FOR LESS
BANNER BANK MATTRESS FIRM

Albertsons HARBOR FREIGHT Quality Tools at Ridiculously Low Prices McDonald's
FUTURE
Staples STARBUCKS COFFEE Tires LES SCHWAB

CHIPOTLE DEL TACO PANDA EXPRESS
SUBWAY verizon Walmart
AspenDental Tires LES SCHWAB

GROCERY OUTLET Bargain Market DUTCH BROS Coffee
Walgreens McDonald's
SAFEMAY Starbucks DQ Applebee's

RETAILER MAP

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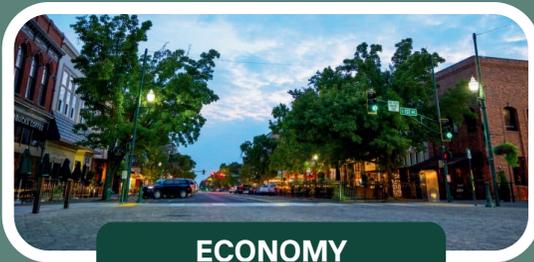


LOCATION OVERVIEW

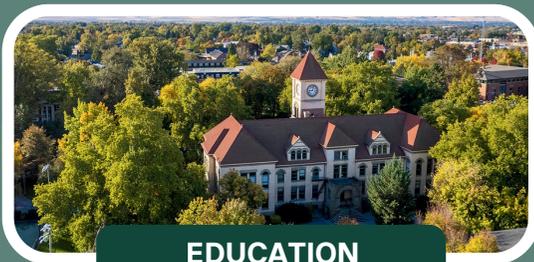
Walla Walla, WA



AGRICULTURE



ECONOMY



EDUCATION



As one of Washington's oldest communities, Walla Walla County is the primary population center of the state's southeast region. The City of Walla Walla serves as the county seat; with nearly 35,000 residents, it accounts for approximately 55% of the county's total population of 62,000.



As a premier regional center for Southeastern Washington and Northeastern Oregon, the Walla Walla Valley is anchored by its leadership in agriculture, healthcare, viticulture, manufacturing, and higher education.



While famous for wheat, asparagus, and the iconic Walla Walla Sweet Onion, the region has also evolved into a premier wine destination. Since 1984, the valley has expanded to over 130 wineries throughout.



Walla Walla is a key Pacific Northwest logistics hub with robust infrastructure, including major rail lines (BNSF and Union Pacific), river barges, and a modern regional airport.



The city is a hub for higher learning, home to Whitman College, Walla Walla University, and Walla Walla Community College, in total enrolling 6,000+ students.

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