

1514 - 1598 WASHINGTON STREET  
PELLA, IOWA 50219

FOR  
SALE

PELLA  
MARKETPLACE



## PROPERTY DETAILS

- 100% Occupied Investment Property For Sale
- Walmart Shadowed Retail Center
- Sale Price: \$4,500,000
  - Gross Income \$533,133
  - Less 5% Vacancy (\$26,656)
  - Effective Gross Income \$506,477
  - Less Annual Expenses (\$163,273)
  - Less Roof / Building Reserve (\$4,081)
- **NET OPERATING INCOME (NOI) \$339,123**
- Excellent Located on Washington Street Adjacent to Walmart Supercenter
- Strong Tenant Mix Includes: Sincera Health, Domino's, LifeServe Blood Center, Maurices, Great Clips, Verizon Wireless, Triumph Martial Arts, Mueller Chiropractor, Special Nails & Spa, Whyllie Eye Care, Premise Health and Yamato Steak House of Japan
- 5 Minutes from Iowa's Largest Lake, Lake Red Rock
- Pella is to Home Pella Corporation, Vermeer Corporation, and Central College

BUY

SELL

LEASE

DEVELOP

MANAGE

CONSULT

CONTACT:



**CDM**<sup>®</sup>  
REAL ESTATE  
SERVICES

JESSE CASTON  
Partner

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Licensed in the State of Iowa

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| DEMOGRAPHICS     | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------------|---------------|---------------|---------------|
| POPULATION       | 10,700        | 15,000        | 21,500        |
| MEDIAN HH INCOME | \$82,000      | \$86,300      | \$88,500      |
| AVERAGE AGE      | 36            | 38            | 39            |

Demographic Source: Crexi

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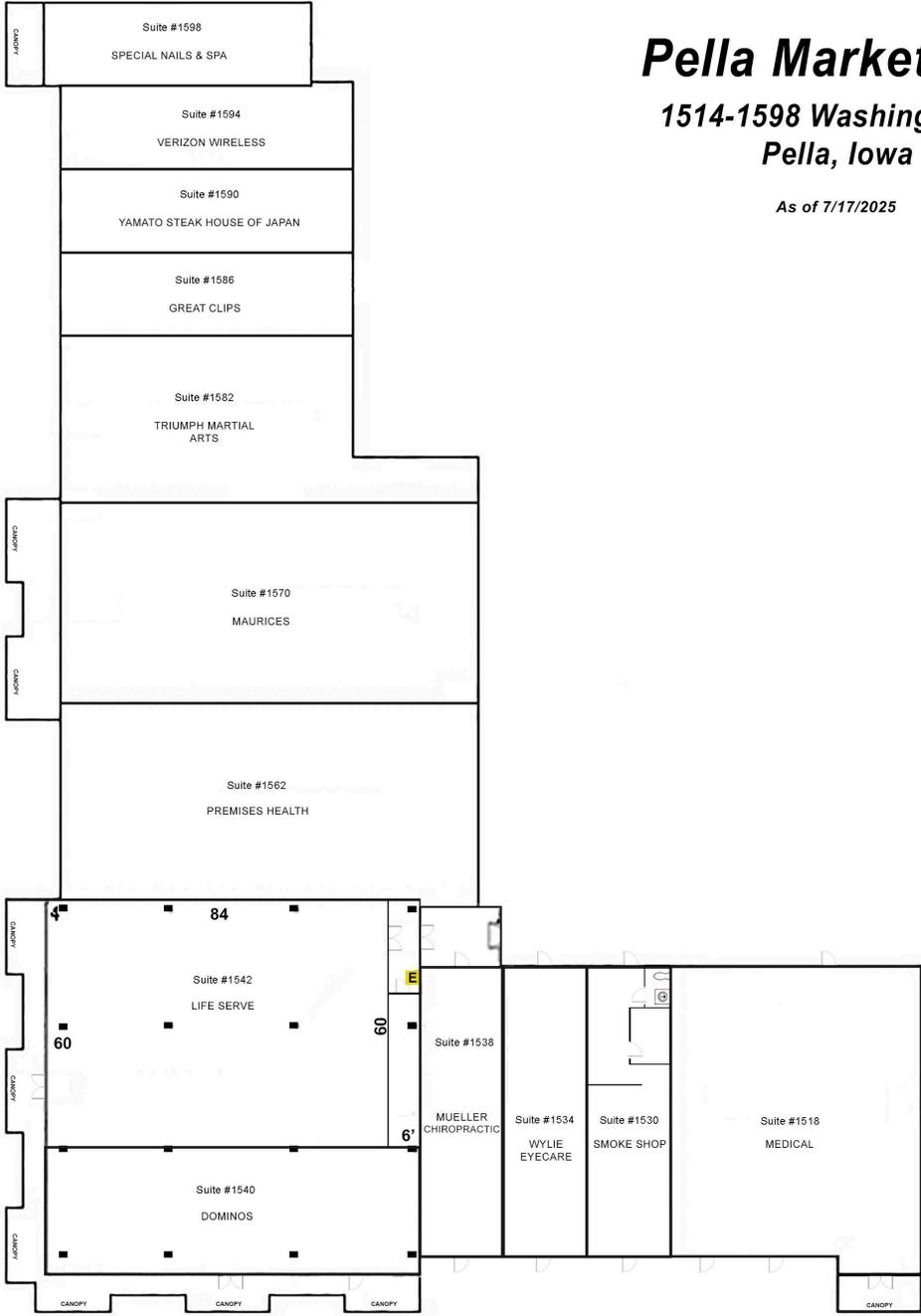
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## Pella Marketplace

1514-1598 Washington St  
Pella, Iowa

As of 7/17/2025



TRASH CONTAINMENT



Parking Lot

Parking Lot

\*Not to Scale

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