

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 \$530,733
  - Less 5% Vacancy (\$26,537)
  - Effective Gross Income \$504,196
  - Less Annual Expenses (\$140,679)
  - Less Roof / Building Reserve (\$3,517)
- **NET OPERATING INCOME (NOI) \$360,000**
- 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  
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Updated 02/04/26



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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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## ***Pella Marketplace***

**1514-1598 Washington St  
Pella, Iowa**

*As of 7/17/2025*

TRASH CONTAINMENT



*\*Not to Scale*

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