



Southgate Center

905-929 S. 2nd Ave., Walla Walla County
MLS #286682

Contact

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SUMMARY

This property is located in a well-established part of the Walla Walla community with neighborhood business located in the complex.

5,104 SF of this shopping center is leased to two long-term tenants, and 2,035 SF to short-term tenants, providing day one revenue.

The remaining complex offers 24,322 SF of vacant space currently demised into 3 spaces for a combination of owner occupied and/or tenant spaces.

Historically this shopping center has been anchored by a long-term grocery store tenant who has chosen to retire.

This property is ready for the next generation of ownership to create a viable real estate income investment.

PRICE

\$2,795,000.00

±32,695 SF

ADDRESS

905 – 929 S. 2nd Ave.
Walla Walla, WA 99362

TAX PARCEL

360729420121

CONTACTS

Kirt Shaffer
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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

Gas: Cascade Natural Gas

Internet: Multiple Providers

LINKS

Municipal

<https://www.wallawallawa.gov/>

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

Economic Development

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

<https://www.wvwchamber.com/small-business-economic-development/>

DEMOGRAPHICS (CBA)

Population

3-Minutes 5,228

5-Minutes 15,467

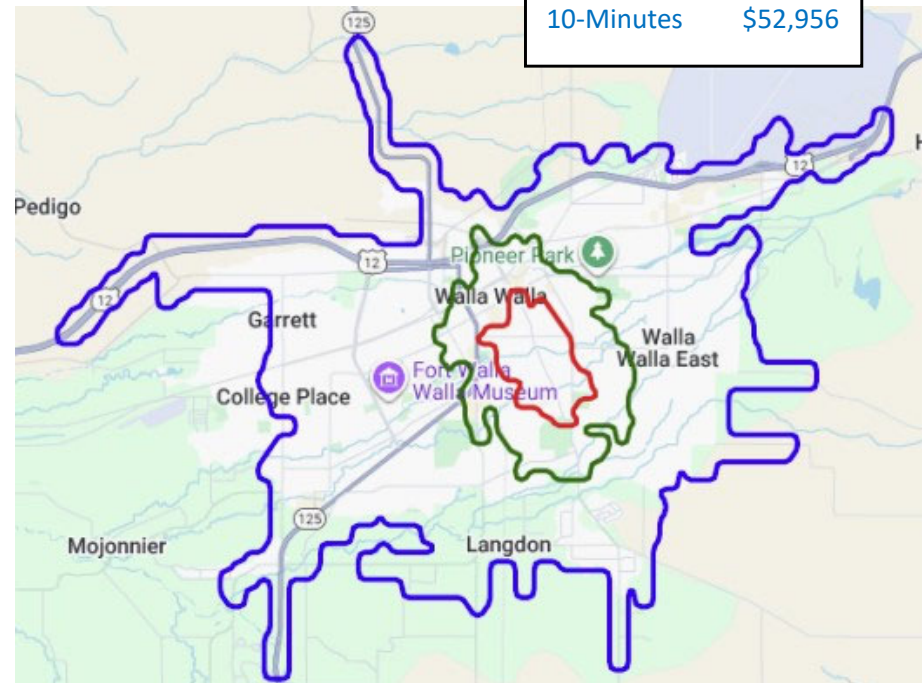
10-Minutes 43,458

Avg. Household Income

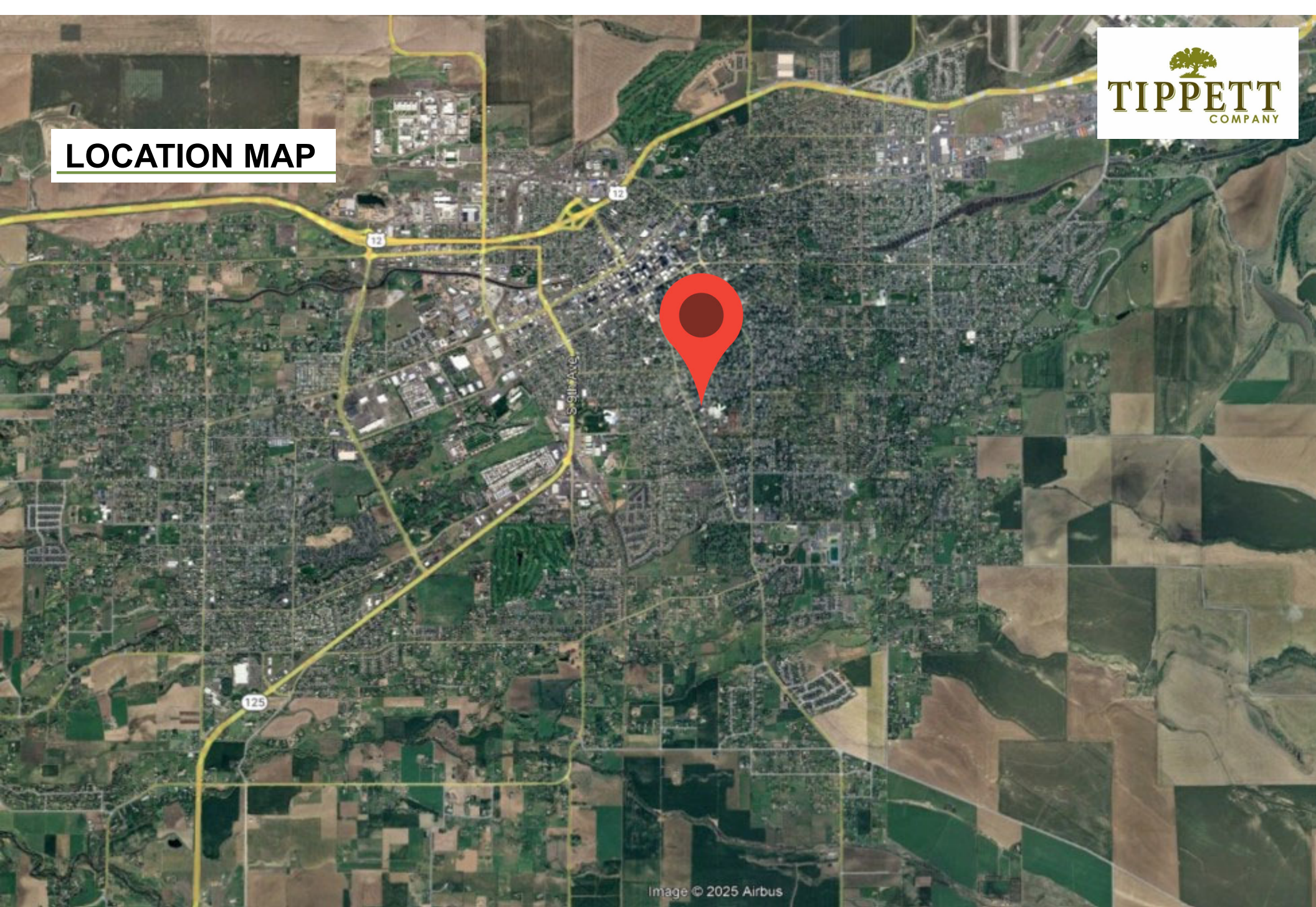
3-Minutes \$47,774

5-Minutes \$54,695

10-Minutes \$52,956



LOCATION MAP



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AERIAL VIEW



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DEMOGRAPHICS (CBA)

CITY, STATE

Walla Walla, WA

POPULATION

43,458

AVG. HH SIZE

2.52

MEDIAN HH INCOME

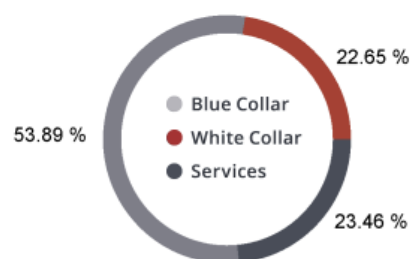
\$46,299

HOME OWNERSHIP

Renters: **6,515**

Owners: **10,229**

EMPLOYMENT



46.44 %
Employed

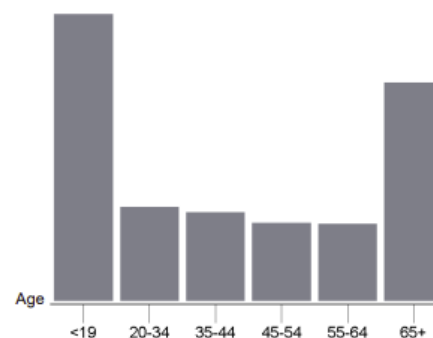
1.77 %
Unemployed

EDUCATION

High School Grad: **21.65 %**
Some College: **24.75 %**
Associates: **8.33 %**
Bachelors: **28.88 %**

GENDER & AGE

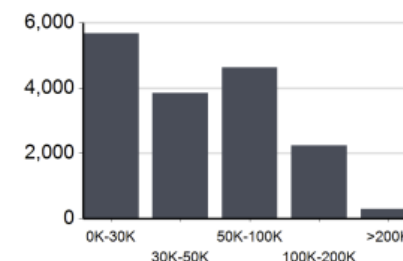
47.54 %   **52.46 %**



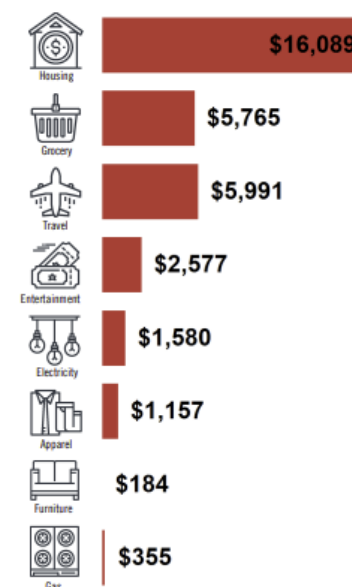
RACE & ETHNICITY

White: **63.37 %**
Asian: **0.27 %**
Native American: **0.10 %**
Pacific Islanders: **0.03 %**
African-American: **0.09 %**
Hispanic: **23.28 %**
Two or More Races: **12.85 %**

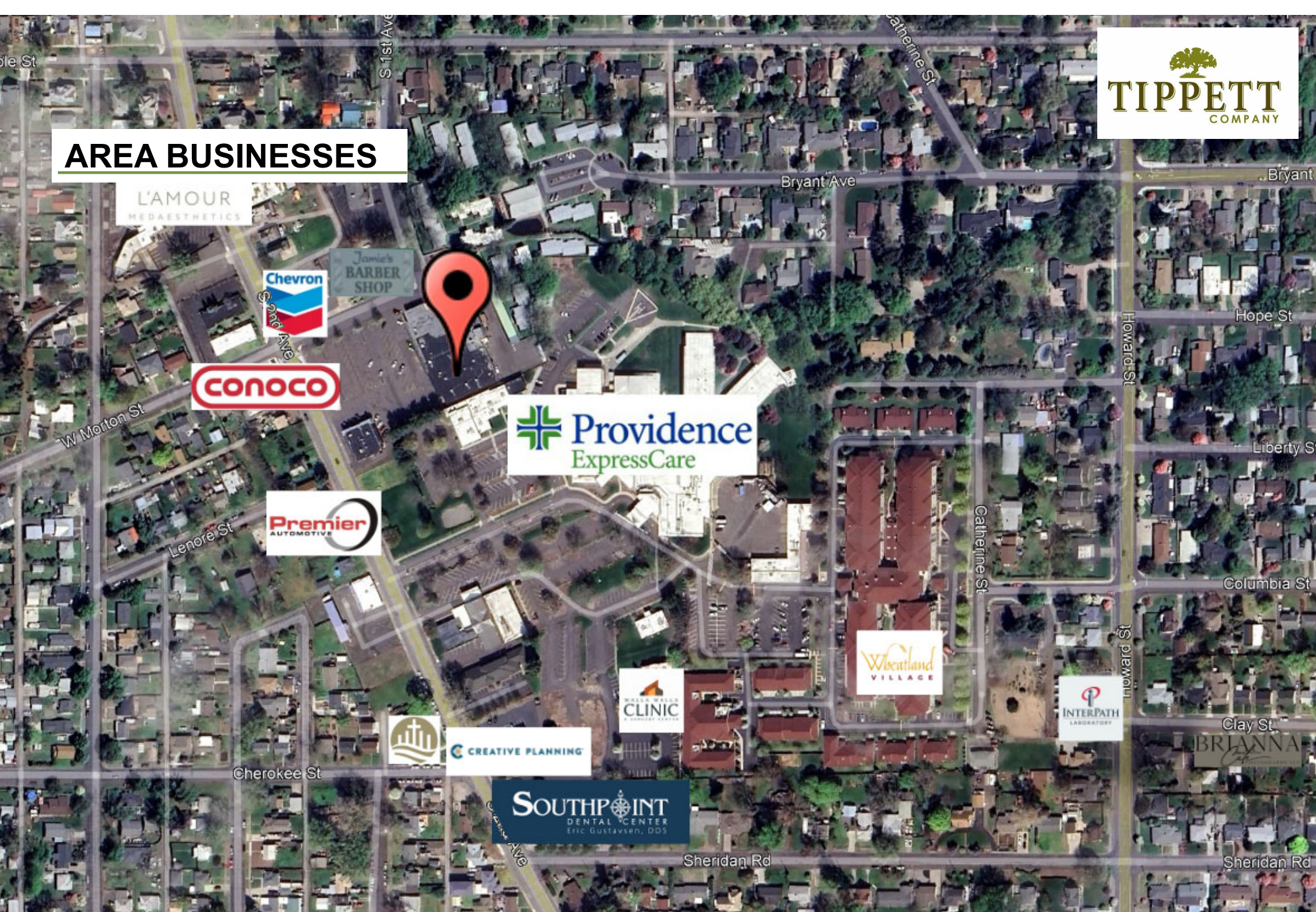
INCOME BY HOUSEHOLD



HH SPENDING



AREA BUSINESSES



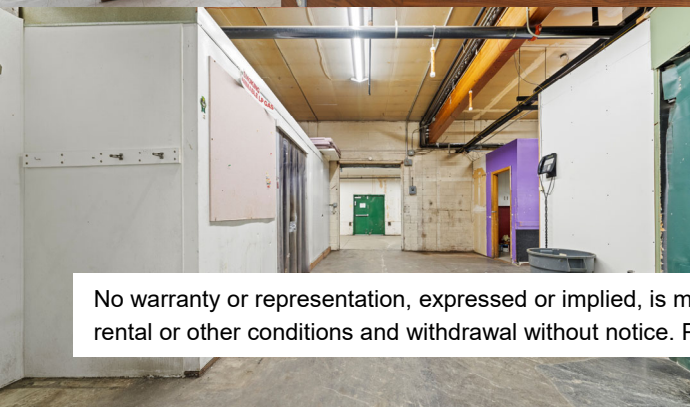
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PHOTOS (Exterior)



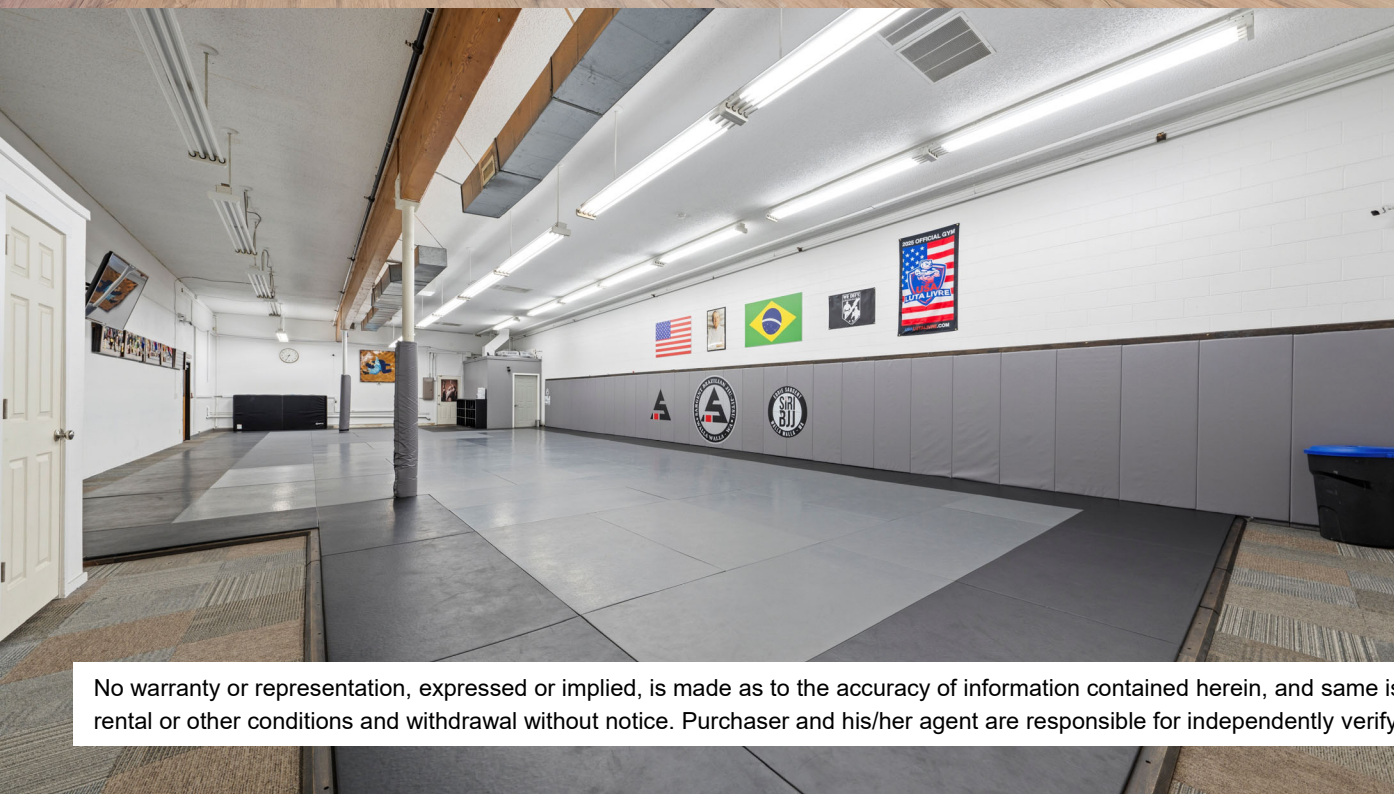
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PHOTOS (Interior)



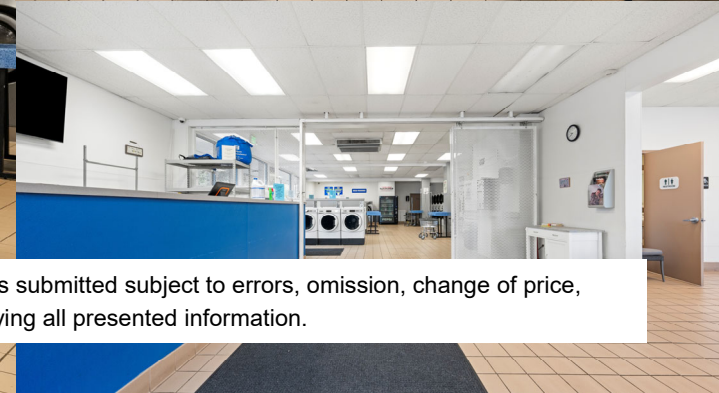
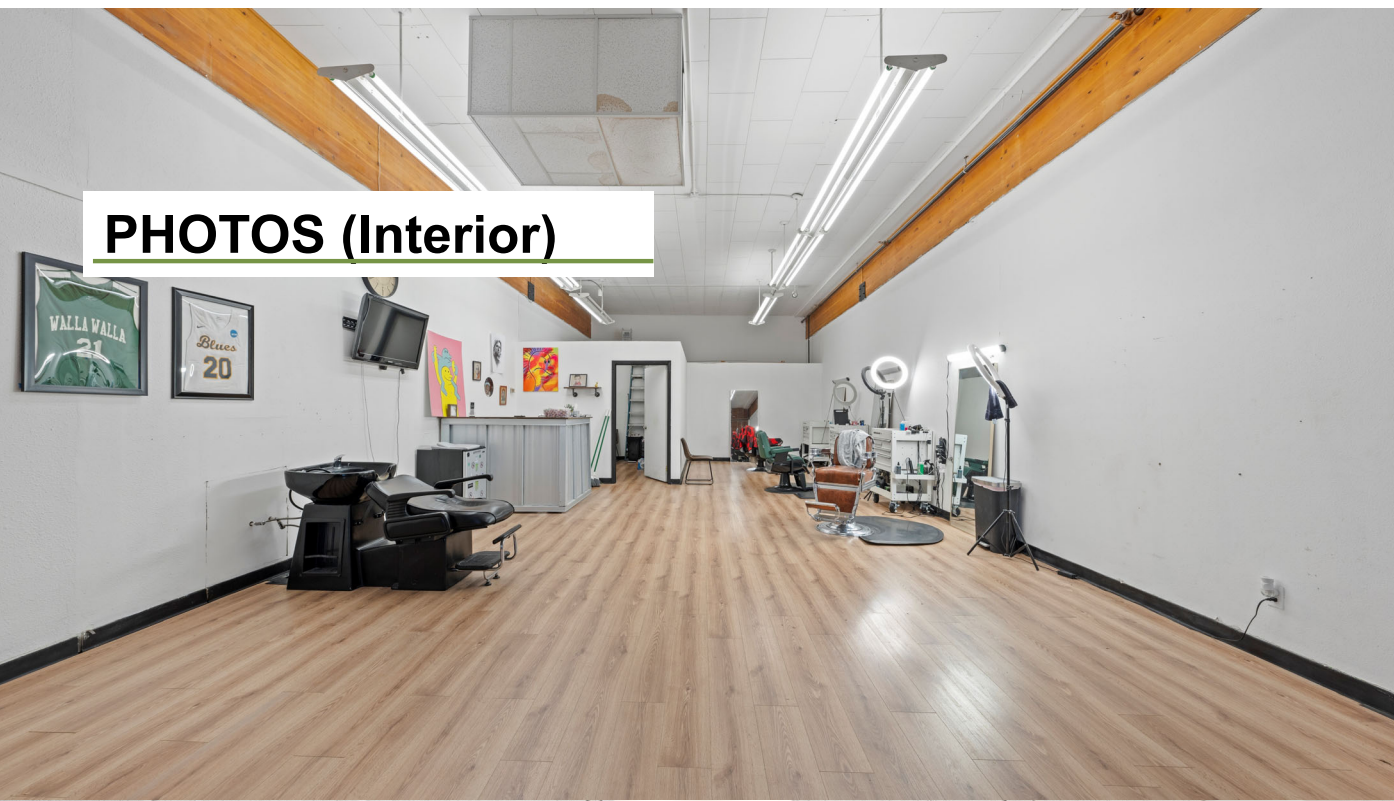
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PHOTOS (Interior)



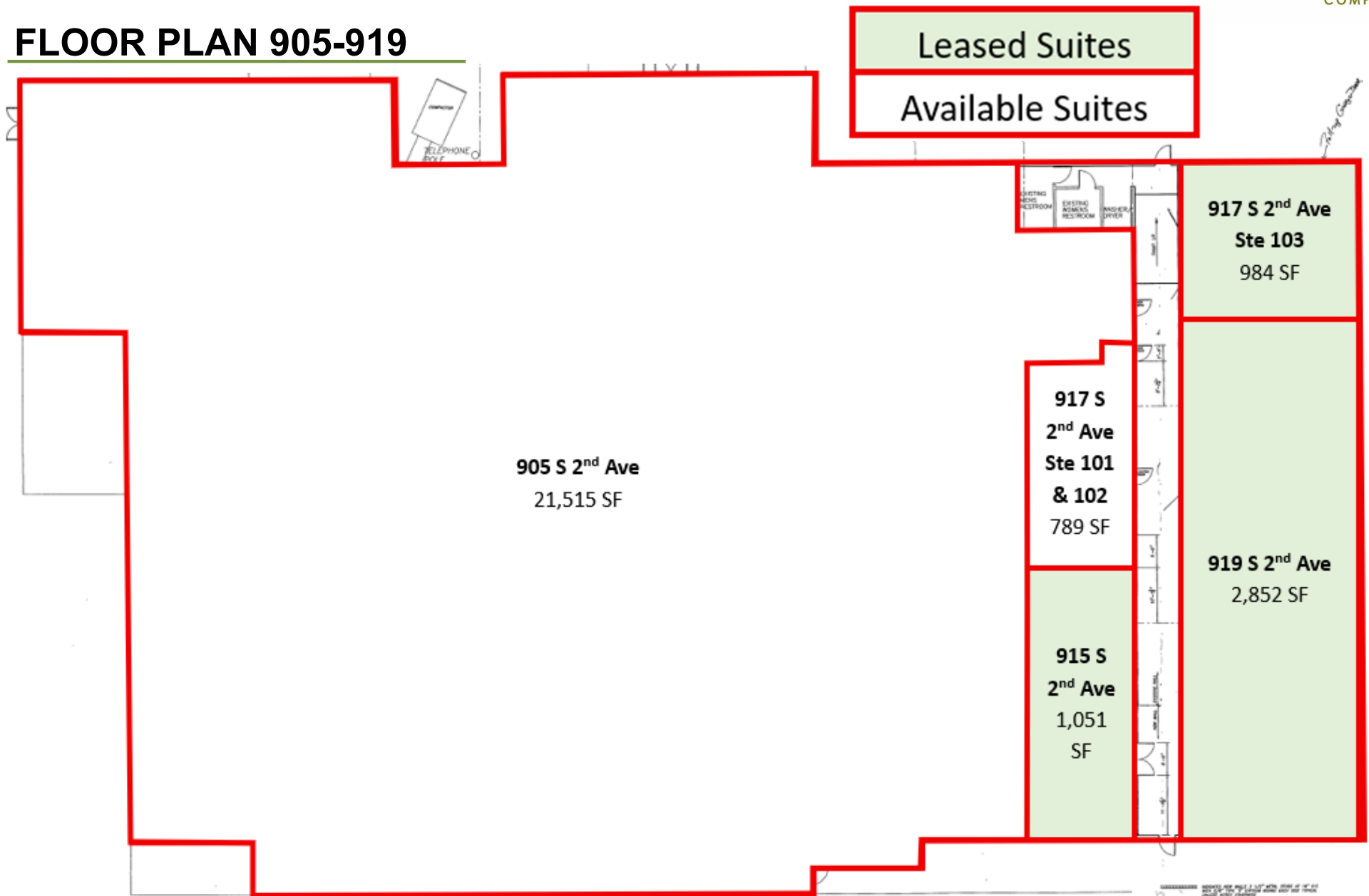
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PHOTOS (Interior)



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FLOOR PLAN 905-919



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RENT ROLL

<u>Tenant</u>	<u>Use</u>	<u>Address</u>	<u>SF</u>	<u>Annual NNN Rent</u>	<u>Lease Termination Date</u>	<u>Extensions</u>
VACANT		905 S 2nd Ave	21,515	\$ -		
Andrew Davis	E-Commerce	917 S 2nd, Suite 103	984	\$ 18,000.00	5/31/2026	Two 1-year
VACANT		917 S 2nd, Suite 101 & 102	789	\$ -		
Barbershop (Ortiz & Perez)	Barber Shop	915 S 2nd Ave	1,051	\$ 18,000.00	11/30/2025	
Sargent Brazillian Jiu-Juitsu	Gym	919 S 2nd,	2,852	\$ 32,400.00	12/31/2030	
Common Area	Hallway & Restrooms		1,234	\$ -		
Building 1 Totals			28,425	\$ 68,400.00		
EZ Laundry	Laundromat	929 S 2nd,	2,570	\$ 34,670.64	12/31/2032	
VACANT		921 S 2nd,	1,700	\$ -		
Building 2 Totals			4,270	\$ 34,670.64		
Total Center SF			32,695	\$ 103,070.64	Total Annual Income	

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