

Existing Building Redevelopment - FOR LEASE



Walla Walla Town Center (Portion of) Former Gottschalks

1631 Rose Street
Walla Walla, WA 99362

SHARE BUILDING WITH NEW PLANET FITNESS

Lease Rate: \$14.00 - \$18.00/SF/YR/NNN

Est. NNN's: \$3.75/SF/YR

Building SF: ±33,500 SF

Space Available: ±13,500 SF

Divisible to: ±7,500 SF

LANCE BACON
MANAGING BROKER

509.430.6547 lance.bacon@kiemlehangood.com

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Floor Plan

1631 W. Rose Street | Walla Walla, WA 99362



Planet Fitness
1631 W. Rose St., Walla Walla, WA 99362

CZ ARCHITECTURE, PC
34 Airport Road | Bellingham, WA 98220 | T: 360.733.8200

Revised: 10/10/2023

Date Description

**NOT FOR
CONSTRUCTION**

Project Name:
PF Walla Walla
Project Number:
2200-30
Description:
OVERALL FLOOR PLAN

Scale:
1/8" = 1'-0"

A000

1 OVERALL BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

**±13,500 SF
Available**

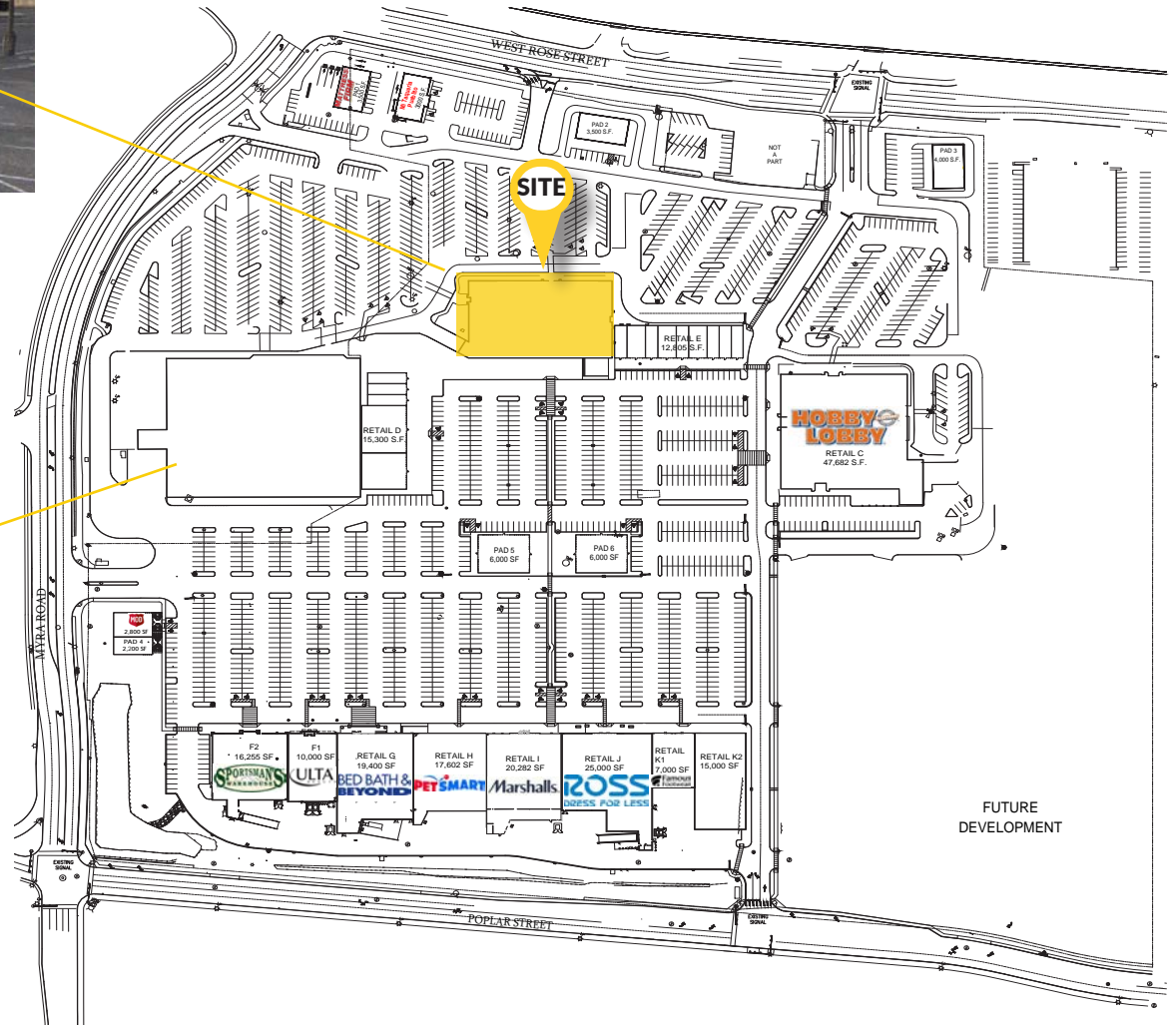
Site Plan

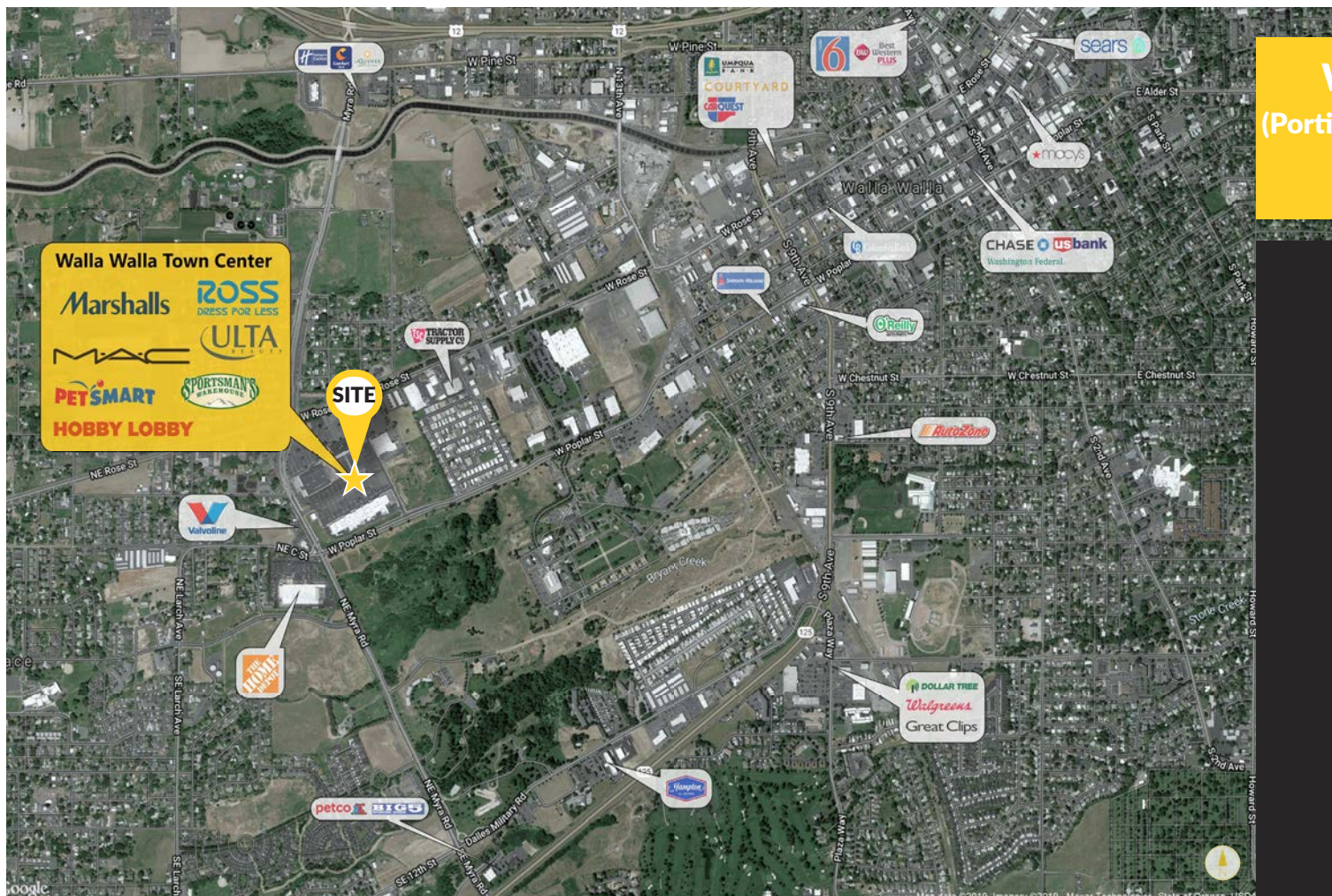
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Coming Soon!

Home Goods and Burlington Coat Factory to lease the former Shopko building!





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Neighboring Retailers:

Bed Bath & Beyond
Ulta Beauty
Marshalls
PetSmart
Ross
Hobby Lobby
Sportsman Warehouse
MOD Pizza
Home Depot
Tractor Supply

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MASTER PLANNED COMMUNITY CENTER WITH 360,000 SF OF MIXED USE RETAIL

DEMOGRAPHICS



	1Mi	3Mi	5Mi
Est Pop 2022	6,477	40,509	53,053
Projected Pop 2027	6,566	41,182	53,898
Proj Ann Growth (22-27)	0.3 %	0.3 %	0.3 %
Est Daytime Pop	6,294	38,507	46,904
2022 Average HHI	\$62,191	\$76,319	\$81,419
2022 Median HHI	\$54,354	\$59,085	\$63,132

TRAFFIC



Average Daily Traffic

Rose St & Myra Rd:
+/-14,044 ADT
Myra Rd & Popular St:
+/-18,280 ADT
*Source: Regis

View
Location





Walla Walla Town Center

(Portion of)

Former Gottschalks

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KIEMLE
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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR