

**FOR SALE**



## **EASTGATE MARKETPLACE**

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# INVESTMENT HIGHLIGHTS

- Price: **\$5,900,000**
- Per SF: **\$109**
- Current NOI: **\$417,703**
- As-Is Cap Rate: **7.1%**
- Occupancy: **95%**
- Pro Forma NOI: **\$470,573**
- Pro Forma Cap Rate: **8.0%**
- Total Land Area: **3.48 Acres**
- Building Area: **54,091 SF**

## PROPERTY DETAILS:

- Safeway Anchored Shopping Center
- Quick Access to Highway 12 and Walla Walla Regional Airport
- New Roof in 2023 with 20 Year Warranty
- Neighboring Retailers Include: Dollar Tree, McDonald's, Papa Murphy's, Subway and Starbucks (Coming Soon)
- Zoning: Commercial
- Built in 1972, Renovated in 1991



# SITE PLAN

SUITE	TENANT	SF
460	Harbor Freight Tools	21,173
470	VACANT	2,842
502	Evergreen Play Club	2,729
508	Prosser Memorial Health	1,747
520	Staples	25,600



# CAPITAL EXPENDITURES

EASTGATE MARKETPLACE		
2024	Exterior Painted	\$49,848
2023	Roof Replacement (with 20 year warranty)	\$492,345
2021	Fire Alarm Panel Replacement	\$16,476
2020	Common Restroom/Hall Updates	\$14,645
2019	Parking Lot Repairs	\$109,598
	<b>TOTAL</b>	<b>\$682,912</b>

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

# TENANT DESCRIPTIONS



Prosser Memorial Health operates as part of Providence Health & Services, one of the largest nonprofit healthcare systems in the United States. The organization has been operating for over 75 years, and provides a broad range of medical services including primary care, specialty care, diagnostic services, and community health programs.

The logo for Staples, consisting of the word "STAPLES" in white, bold, uppercase letters on a red rectangular background.

Staples is one of the world's largest providers of office products and business services, with around 1,000 stores worldwide. The company serves businesses and consumers with a wide range of office supplies, technology products, furniture, print and marketing services, and workplace essentials.

The logo for Harbor Freight Tools, featuring the words "HARBOR FREIGHT TOOLS" in white, bold, uppercase letters on a red rectangular background.

Harbor Freight Tools is a leading discount tool retailer in the United States. The company offers a broad assortment of high-quality tools and equipment at affordable prices through its nationwide network of over 1,500 stores. Harbor Freight sells a range of products including automotive tools, power tools, generators, shop equipment, hand tools, and hardware.



Safeway is one of the most recognized grocery brands in the western United States and a subsidiary of Albertsons Companies, one of the largest food and drug retailers in North America. The company operates over 900 full-service supermarkets offering fresh produce, meat and seafood, bakery, deli, pharmacy, and household essentials.

Safeway stores serve as convenient neighborhood grocery destinations, known for quality products, competitive pricing, and strong private-label offerings including the popular Signature Select brand.

# WALLA WALLA OVERVIEW

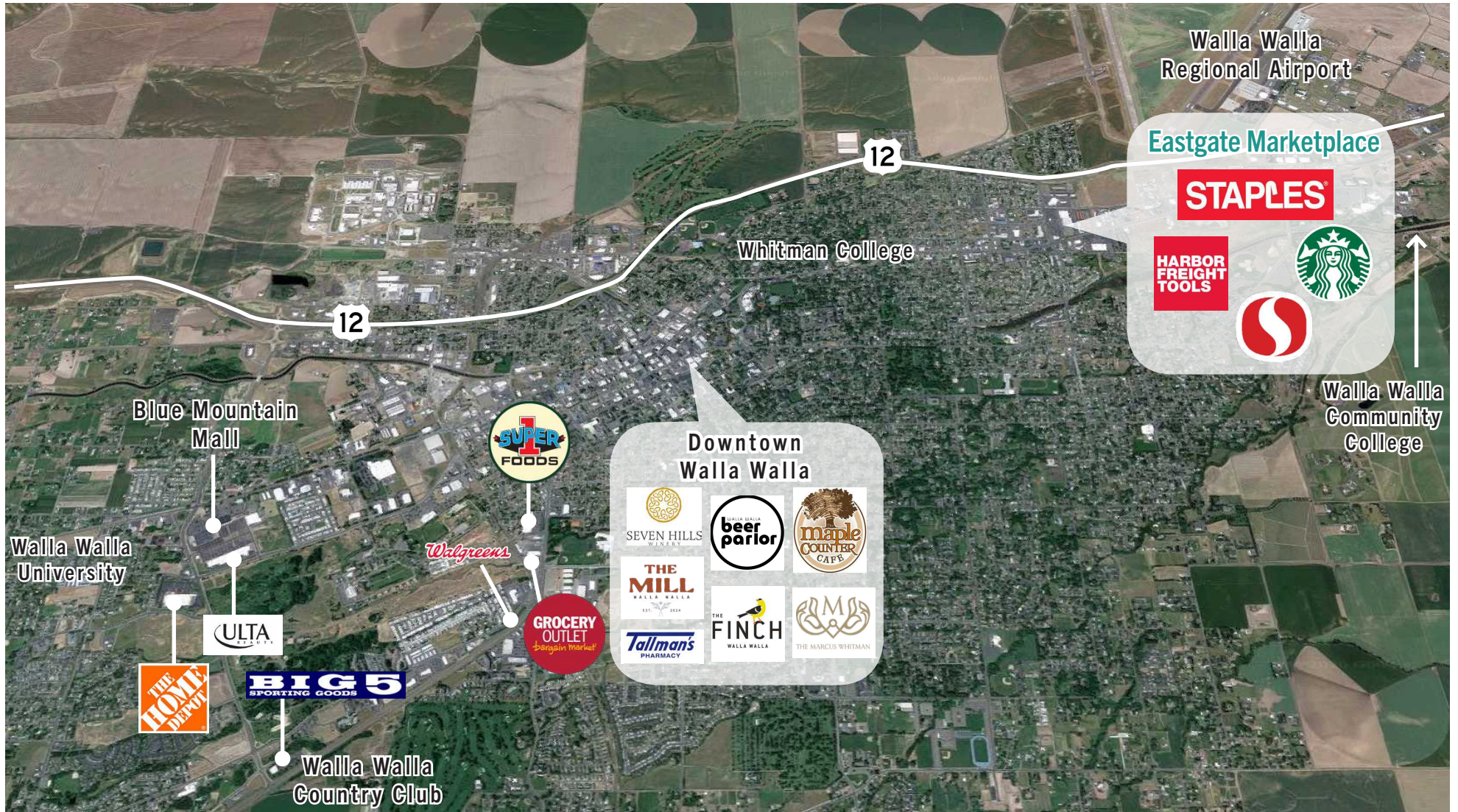
## ONE OF WASHINGTON'S PREMIER WINE & TOURISM ECONOMIES

The east side of Walla Walla offers expansive views of rolling wheat fields and the Blue Mountains, with a peaceful, open feel that's hard to find in more built-up parts of town. New infrastructure planning and housing initiatives are positioning Walla Walla's Eastgate neighborhood as the city's next hub for high-quality residential developments and small local businesses. Residents enjoy quick access to historic downtown, wineries, and outdoor recreation while living on quieter streets with room to grow. As the city's long-term comprehensive plan unfolds, east Walla Walla is set to capture the best of both worlds: rural charm with modern amenities and investment.

- Over 130 Wineries
- 2,900 Acres of Vineyards
- 3,500+ Industry Jobs
- Growing Hospitality & Food Scene
- \$167 Million+ in Wine Tourism Revenue

*Photo credit to Walla Walla Tourism/Aluve Winery*

# LOCATION MAP



# PARCEL MAP

