

WALLA WALLA

MEDICAL OFFICE

FOR SALE OR LEASE

±3,606 SF
AVAILABLE SPACE

CONTACT BROKER
OFFERING PRICE

\$36.00
PSF /YR +NNN

KIEMLEHAGOOD

CHAD CARPER

509.991.2222

chad.carper@kiemlehagood.com

FOR SALE OR LEASE

2356 TAUMARSON ROAD | WALLA WALLA, WA 99324

WALLA WALLA

MEDICAL OFFICE

PROPERTY ADDRESS

2356 Taumaron Road

Walla Walla, WA 99324

OFFERING PRICE | Contact Broker

LEASE RATE | \$36.00 PSF /YR

EST. NNN RATE | \$8.00 PSF

BUILDING SIZE

±3,606 SF

YEAR BUILT

2016

LOT SIZE

±26,136 SF

PARCEL NO.

350601210094

ZONING

Commercial



FOR SALE OR LEASE

2356 TAUMARSON ROAD | WALLA WALLA, WA 99324

WALLA WALLA

MEDICAL OFFICE



WALLA WALLA

MEDICAL OFFICE

INVESTMENT HIGHLIGHTS

➤ Strategic Walla Walla Location

Walla Walla serves as a regional hub in southeastern Washington, supported by local residents, surrounding communities, agriculture, tourism, and the wine industry. The city offers access to an established and diverse customer base.

➤ Established Market & Flexibility

Walla Walla offers a mature market with diverse commercial, retail, service, hospitality, and professional uses. Its established infrastructure provides flexibility for a variety of businesses and development concepts.

➤ Strong Demographic Profile

The 5 Mile Radius surrounding the property has approximately 53,072 residents and 20,213 households, with a median household income of approximately \$77,568. Walla Walla County expands the regional market to more than 62,000 residents.

➤ Established Retail Ecosystem

Walla Walla features a diverse mix of local businesses, regional retailers, restaurants, hospitality, and tourism-oriented services. Countywide retail sales totaled approximately \$849.5 million in 2022.

➤ Regional Economic Center

The local economy is supported by agriculture, wine production, tourism, health care, education, manufacturing, government, and retail trade, creating a diverse regional employment base.

➤ Excellent Access & Connectivity

Walla Walla benefits from Highway 12 and other regional transportation routes connecting southeastern Washington and Oregon. Key arterials provide convenient access throughout the city's commercial and employment areas.

➤ Retail & Tourism Performance

Walla Walla's commercial environment benefits from both local consumer demand and established tourism. The region's wineries, restaurants, hospitality, and downtown destinations contribute to ongoing visitor and retail activity.

➤ Development-Ready Market

Walla Walla continues to plan for long-term growth through comprehensive planning focused on land use, transportation, housing, and economic development, supporting future investment and development opportunities.

WALLA WALLA

MEDICAL OFFICE

LOCAL DEMOGRAPHICS



WallaWalla,
WA



53,072

5 MILE RADIUS
EST POPULATION 2026



20,213

5 MILE RADIUS
EST HOUSEHOLDS 2026



\$77,568

5 MILE RADIUS
MEIDAN HH INCOME 2026



\$1.81 B

5 MILE RADIUS
TOTAL HH SPEND 2026



FOR SALE OR LEASE

2356 TAUWARSON ROAD | WALLA WALLA, WA 99324

WALLA WALLA

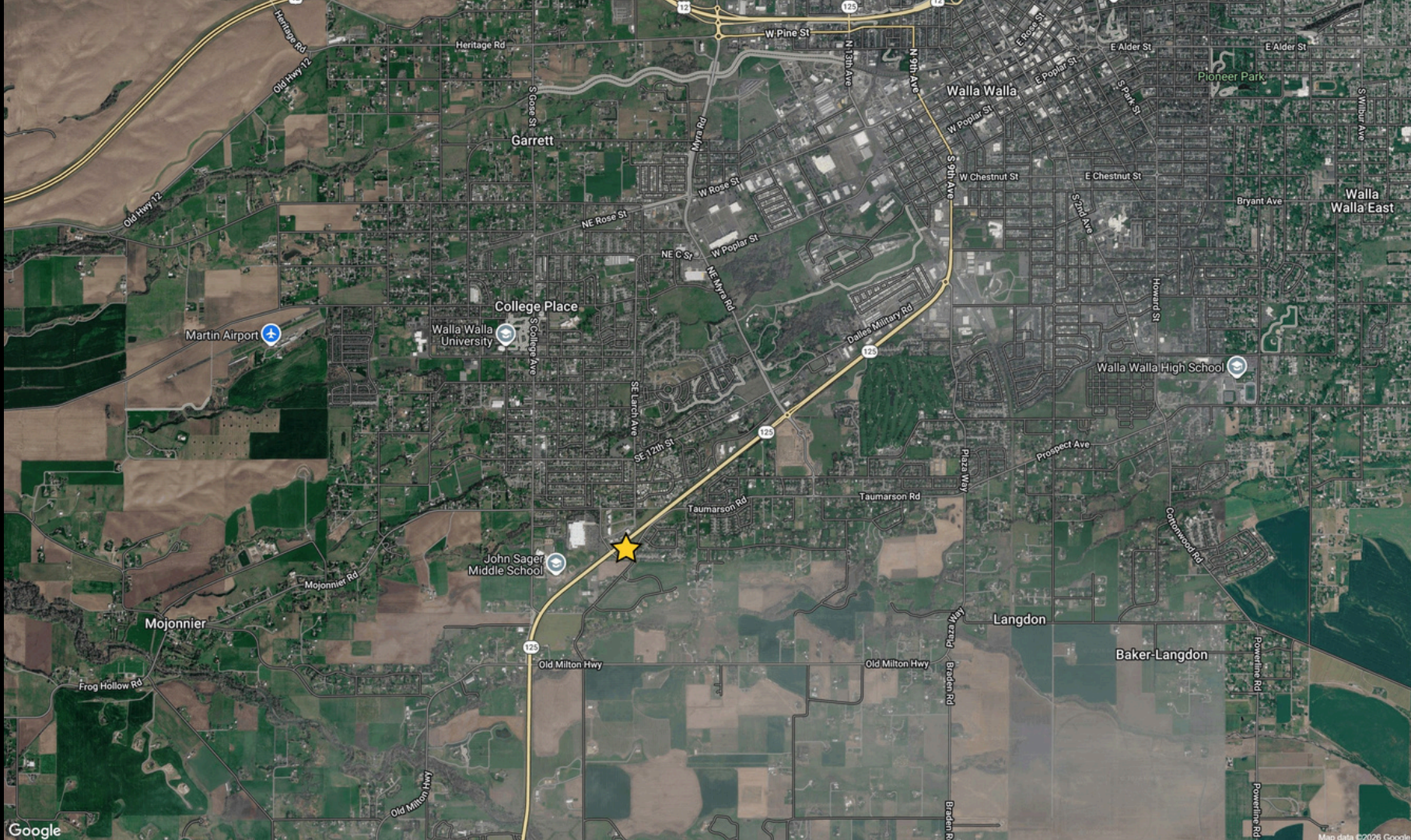
MEDICAL OFFICE

SITE PHOTOS



FOR SALE OR LEASE

2356 TAUMARSON ROAD | WALLA WALLA, WA 99324



WALLA WALLA

MEDICAL OFFICE

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

CHAD CARPER

509.991.2222

chad.carper@kiemlehangood.com

[KIEMLEHAGOOD]