



Southgate Center

905 S. 2nd Ave., Walla Walla County
MLS #290444

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

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

This offering is an opportunity to take advantage of the multi-generational grocery store tenant's deep connection with this Walla Walla neighborhood.

After over 66 years of operating as a successful neighborhood grocer, the current operation has retired.

This space could continue to be operated as a full-service grocery store. Or this space could be occupied by an altogether new type of tenant.

PRICE

\$8.36/RSF + NNN

±21,515 RSF

2026 estimated NNN - \$1.69/RSF

ADDRESS

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

CONTACTS

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com

Priscely G. de Campos
Office 509.545.3355
Mobile 509.591.5676
priscely@tippettcompany.com

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

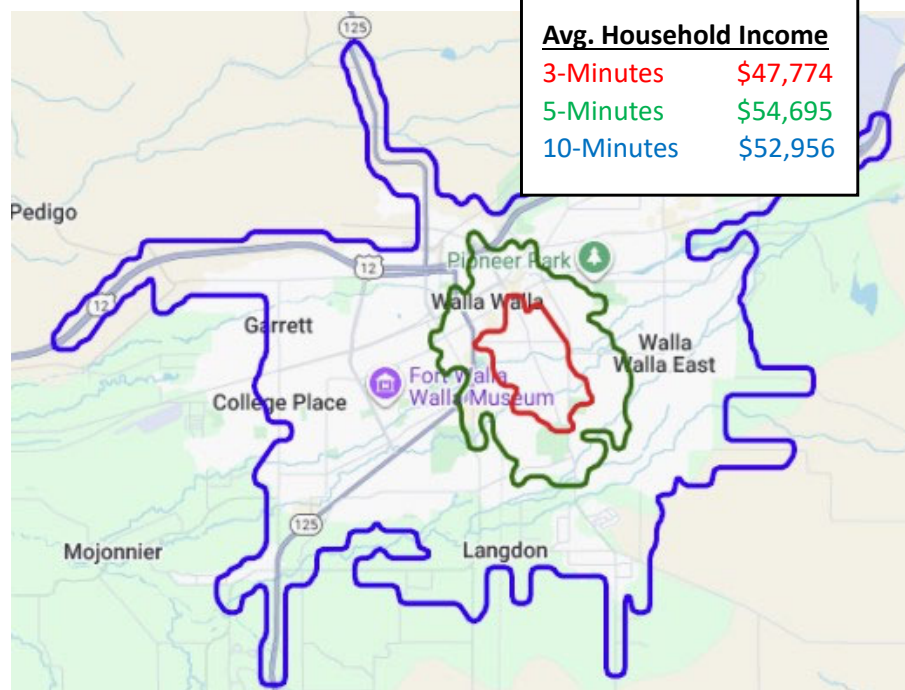
10-Minutes 43,458

Avg. Household Income

3-Minutes \$47,774

5-Minutes \$54,695

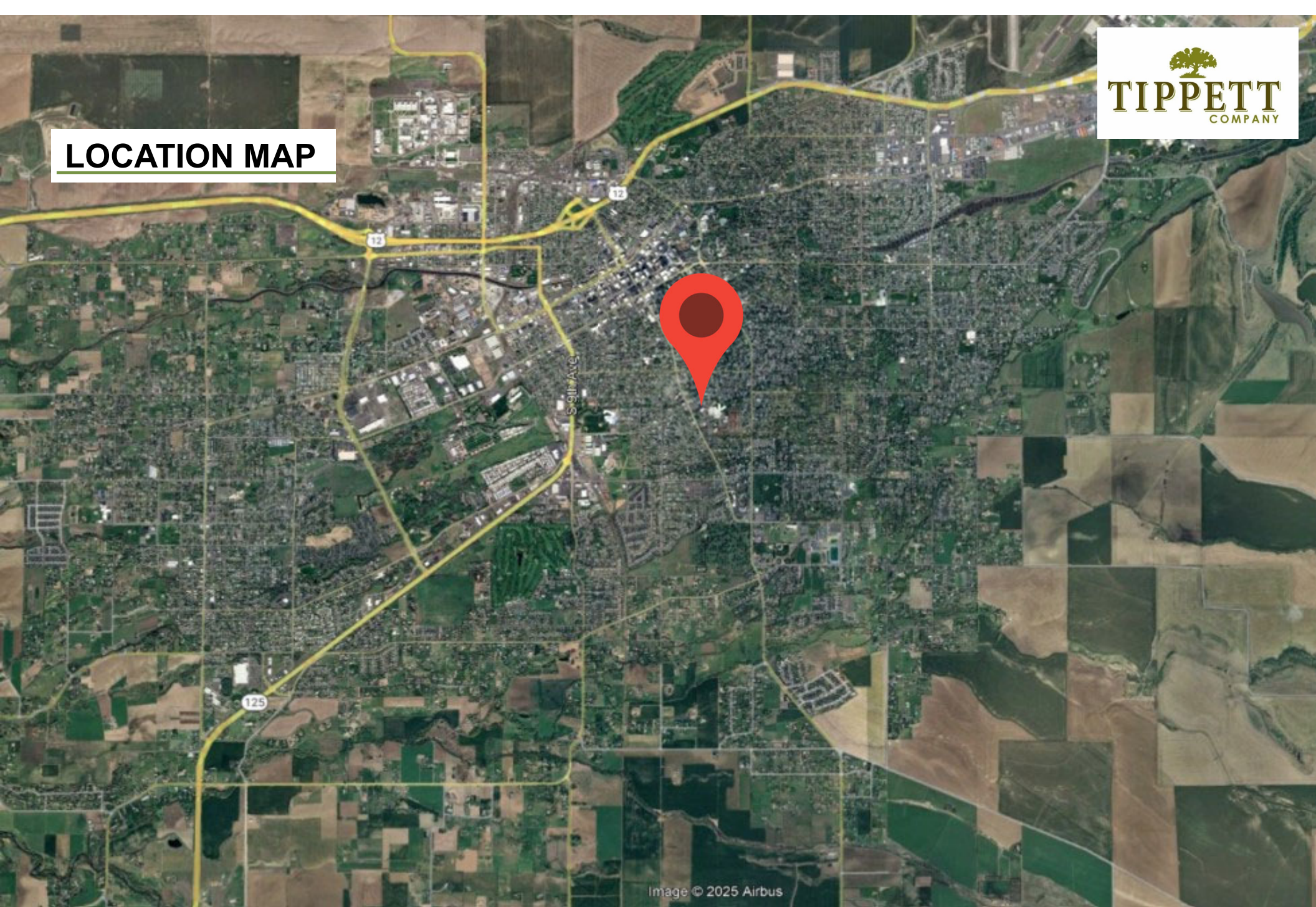
10-Minutes \$52,956



TAX PARCEL

360729420121

LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AERIAL VIEW



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DEMOGRAPHICS (CBA)

CITY, STATE

Walla Walla, WA

POPULATION

43,458

AVG. HH SIZE

2.52

MEDIAN HH INCOME

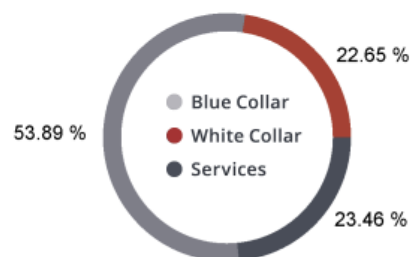
\$46,299

HOME OWNERSHIP

Renters: **6,515**

Owners: **10,229**

EMPLOYMENT



46.44 %
Employed

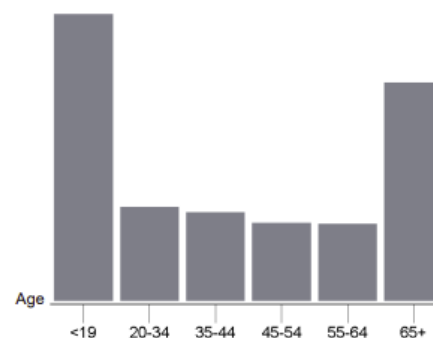
1.77 %
Unemployed

EDUCATION

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

GENDER & AGE

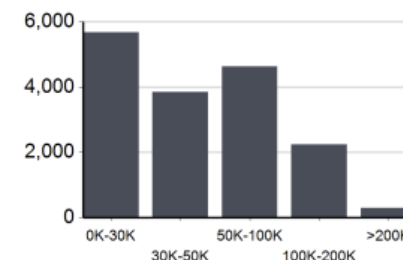
47.54 %   **52.46 %**



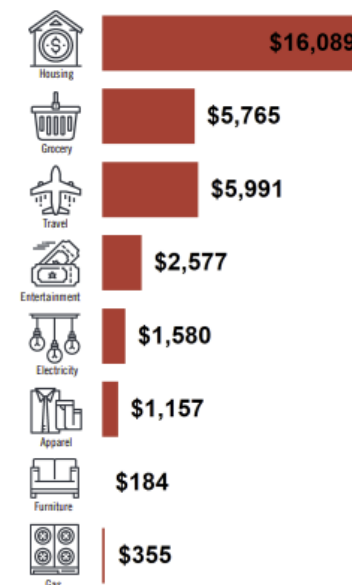
RACE & ETHNICITY

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 %**

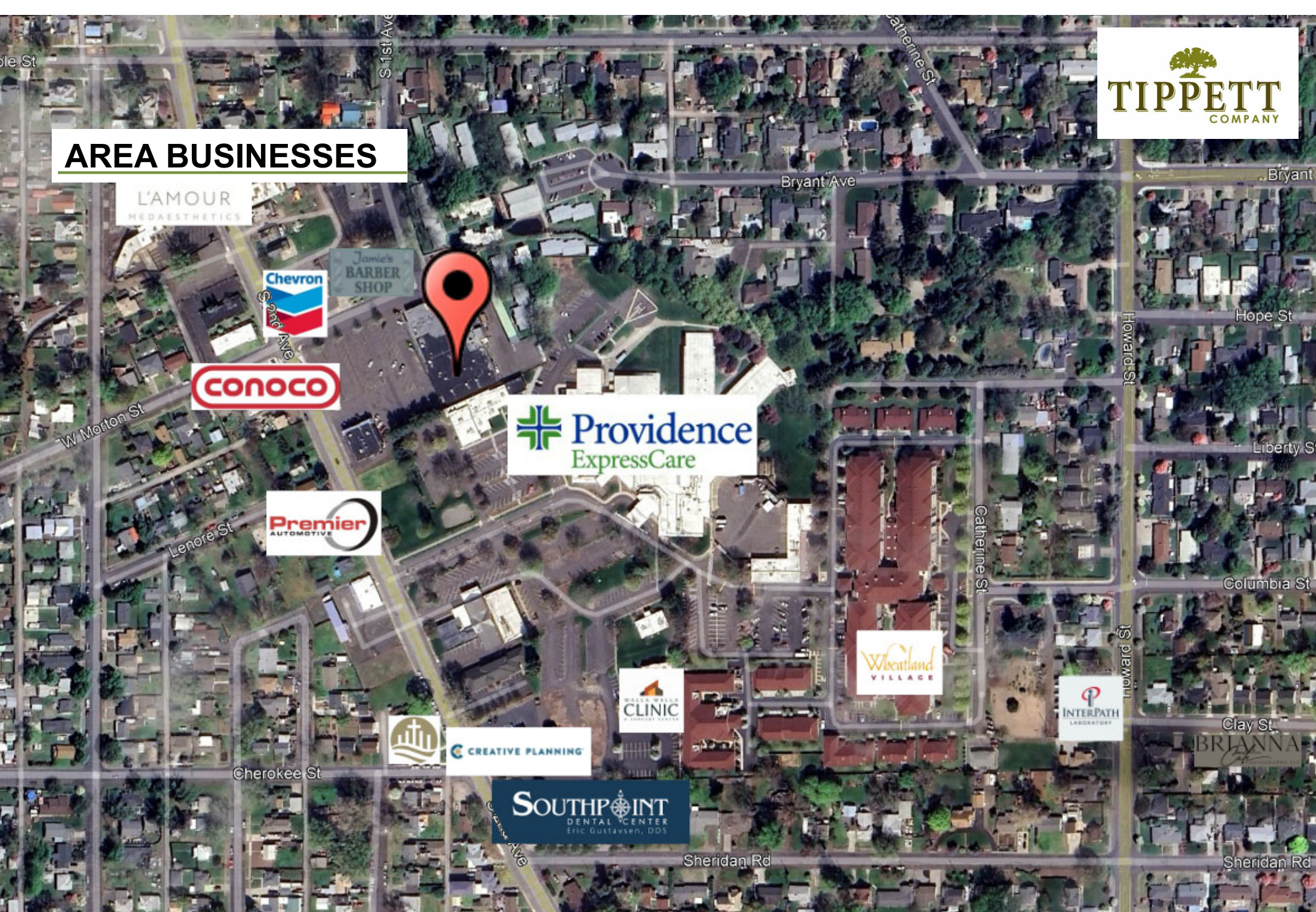
INCOME BY HOUSEHOLD



HH SPENDING

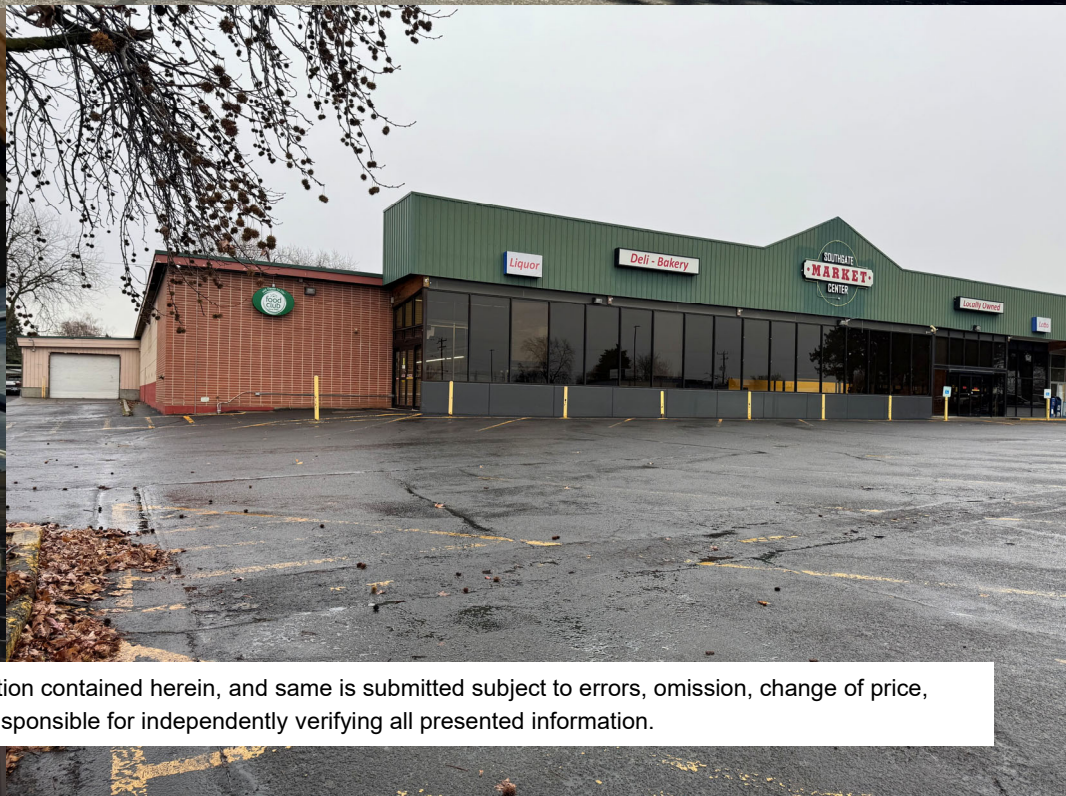


AREA BUSINESSES



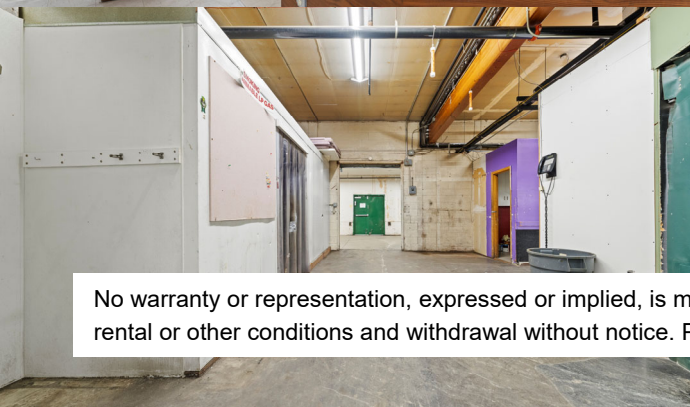
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PHOTOS (Exterior)



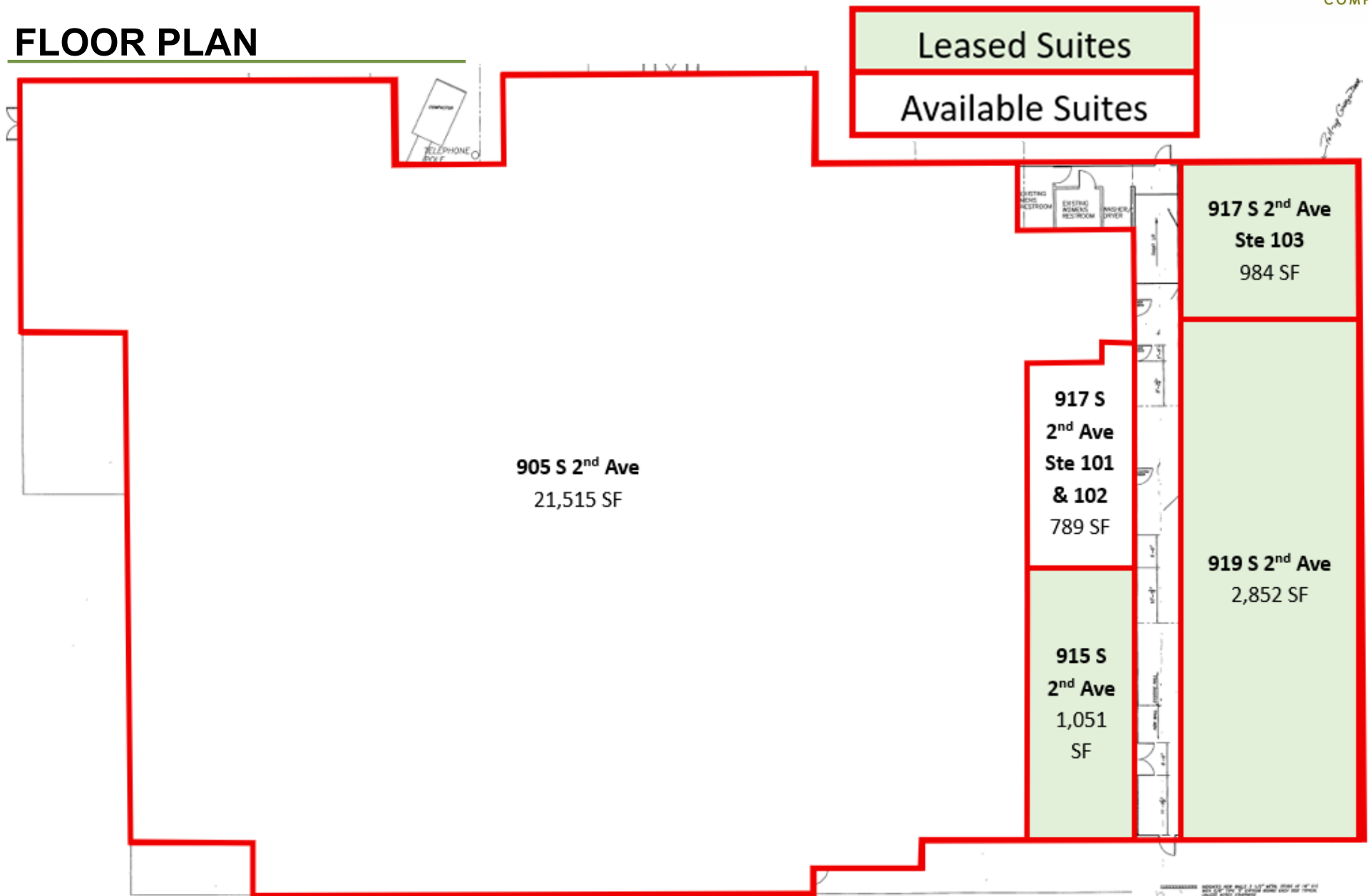
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PHOTOS (Interior)



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FLOOR PLAN



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