

RETAIL  
LEASE

12



JO-ANN

N Wilbur Avenue

E Isaacs Avenue

# EASTGATE MARKETPLACE

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# STAPLES, HARBOR FREIGHT, & ALBERTSON'S ANCHORED RETAIL CENTER

1,747 SF - 16,147 SF AVAILABLE

Retail Rate: \$14.00/SF

Retail NNN: \$5.34/SF

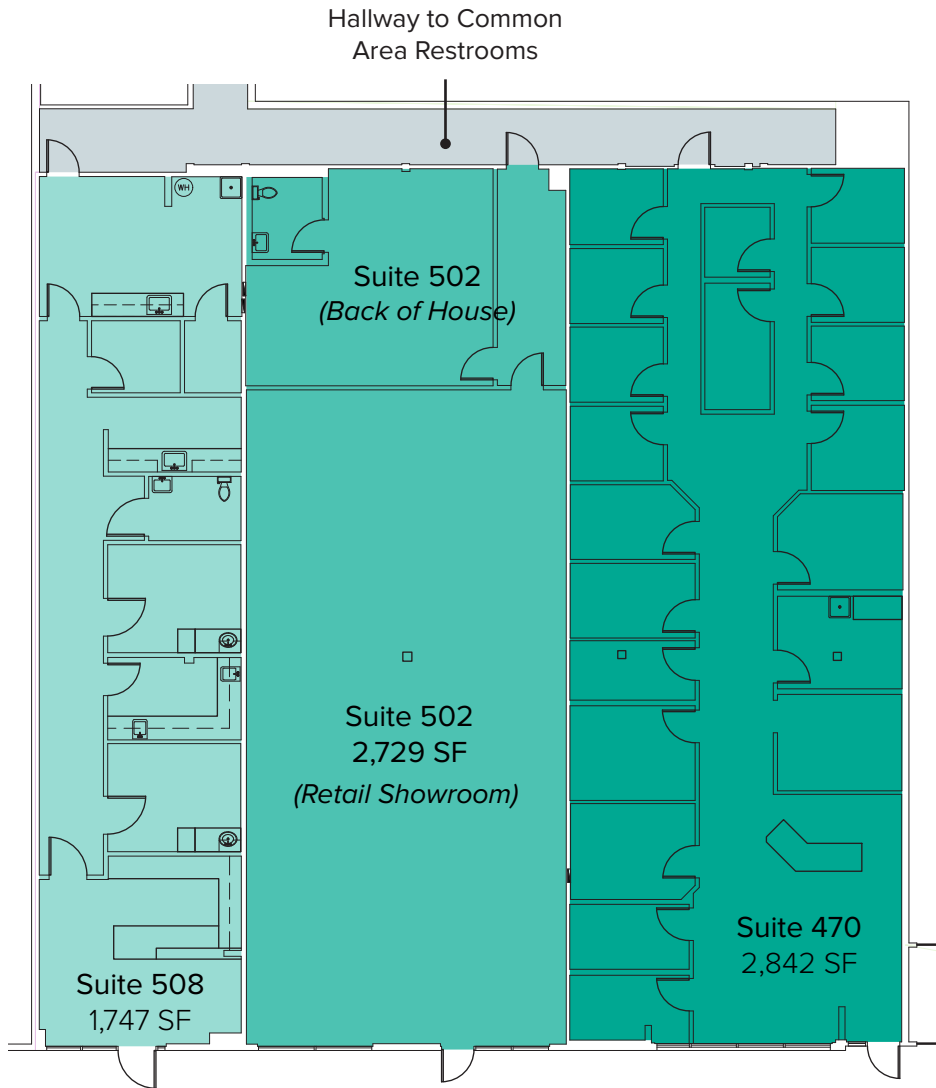
## PROPERTY DETAILS:

- Building Signage
- Tenant Improvement allowance available
- Quick access to Highway-12 and Walla Walla Regional Airport
- Abundant parking
- Neighboring retailers include Joann Fabrics and Crafts, Dollar Tree, Rite Aid, McDonald's, and Subway



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# AS-IS FLOOR PLAN



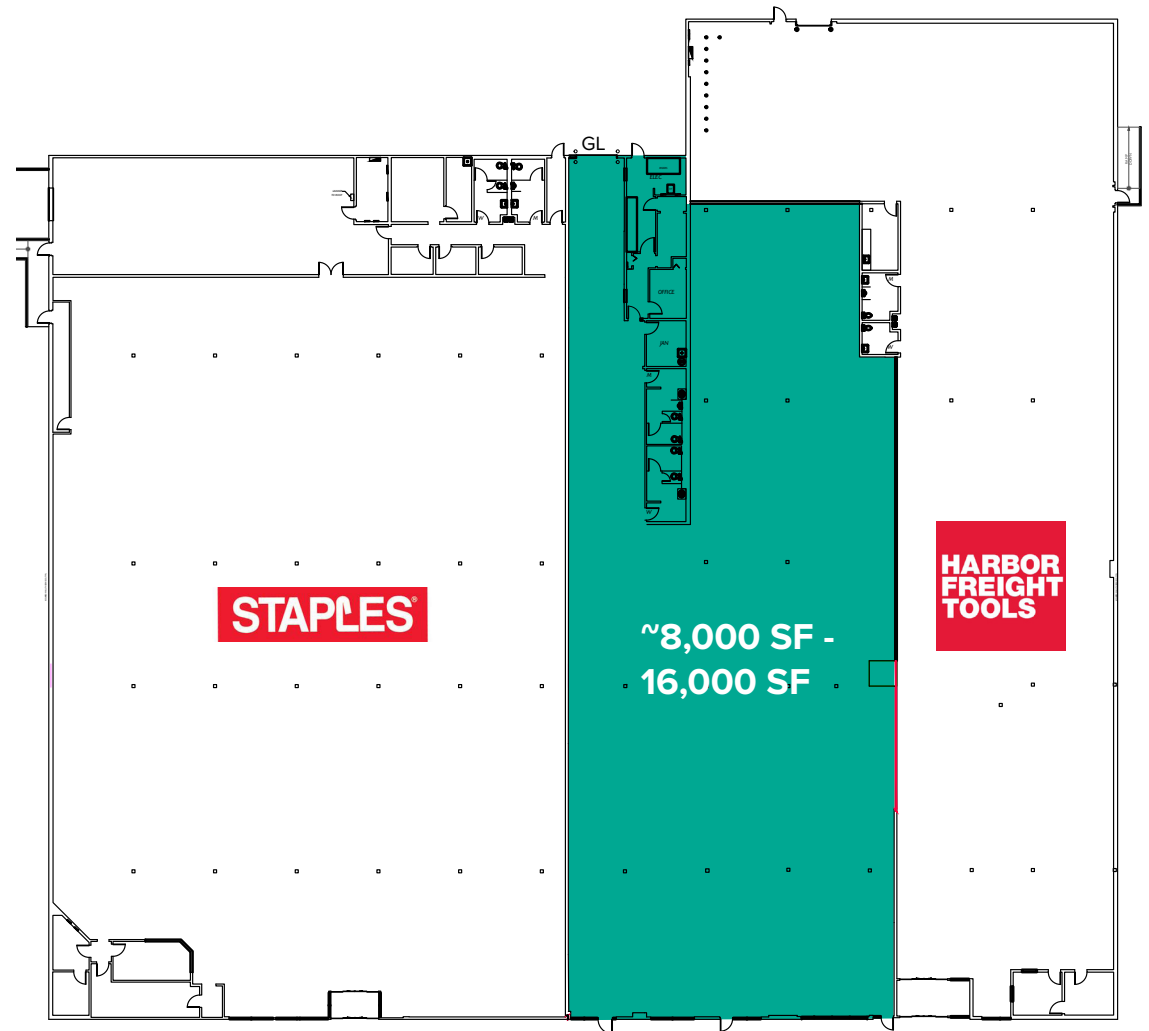
## SUITE DETAILS

Suite	Square Feet	Rate
470	2,842 SF - 7,318 SF	\$14.00/SF, NNN
Former tanning salon with several private rooms & reception. Contiguous with Suites 502 & 508 for a total of 7,318 SF. <b>Available now.</b>		
502	2,729 SF - 7,318 SF	\$14.00/SF, NNN
Retail area with showroom area, back of house space, & 1 restroom. Contiguous with Suites 470 & 508 for a total of 7,318 SF. <b>Available now.</b>		
508	1,747 SF - 7,318 SF	\$14.00/SF, NNN
Existing medical office build-out with reception, private rooms, & 1 restroom. Contiguous with Suites 470 & 502 for a total of 7,318 SF. <b>Available now.</b>		

# SAMPLE FLOOR PLAN

## AMENITIES & FEATURES:

- Junior Anchor space
- ~8,000 SF - 16,000 SF available
- Direct entry & separate back entrance
- Open work area
- Internal restrooms
- Grade-level loading door



# LOCATION MAP

