

RETAIL FOR LEASE

AVAILABLE
3,000 SF

ZONING
NWBD

TRAFFIC (ADT)
±37,000

MCKITTRICK ST & N WENATCHEE AVE · WENATCHEE, WA



LOCKEHOUSE
RETAIL GROUP

HOGBACK
DEVELOPMENT

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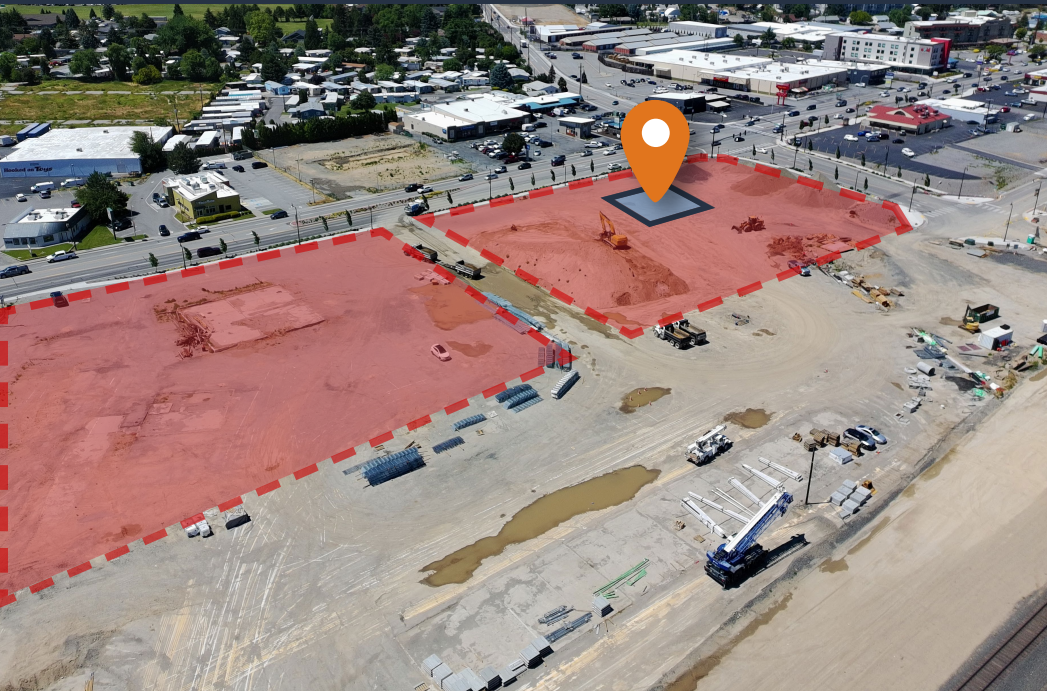
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ABOUT

North Wenatchee

North Wenatchee is one of the Wenatchee Valley's primary retail and commercial corridors, serving as a regional shopping destination for residents throughout Chelan and Douglas counties.

Located at McKittrick St & N Wenatchee Ave, the new development is positioned along this established retail corridor near major shopping destinations including WinCo Foods, Grocery Outlet and Valley North Shopping Center. Ongoing public investment, including a new signalized intersection at McKittrick St and future roadway connections will further enhance access and connectivity throughout the area.



PROPERTY SUMMARY

ADDRESS	McKittrick St & N Wenatchee Ave Wenatchee, Chelan County, WA 98801
SIZE	3,000 SF building
ZONING	NWBD — North Wenatchee Business District City of Wenatchee, WCC Chapter 10.26 / 10.46.040
RENT	Call for rates

ZONING

NWBD • North Wenatchee Business District

The NWBD district accommodates office, service and retail uses along with residential dwelling units, and is oriented toward pedestrian destinations and improved public space. The site carries no overlay district.

MAX HEIGHT
90 FT

FRONT SETBACK
0-10 FT

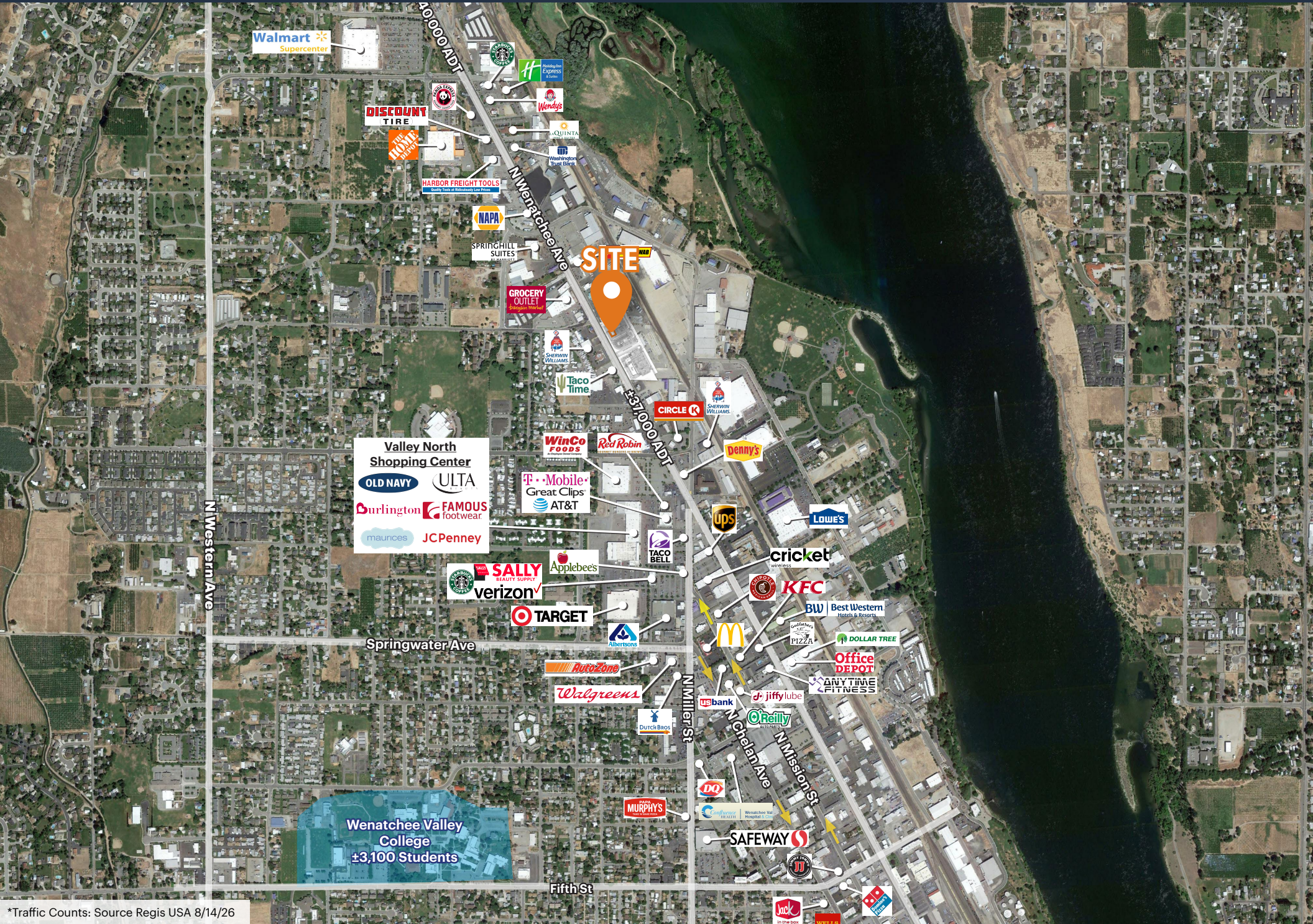
SIDE/REAR
0 FT

LOT COVERAGE
100%

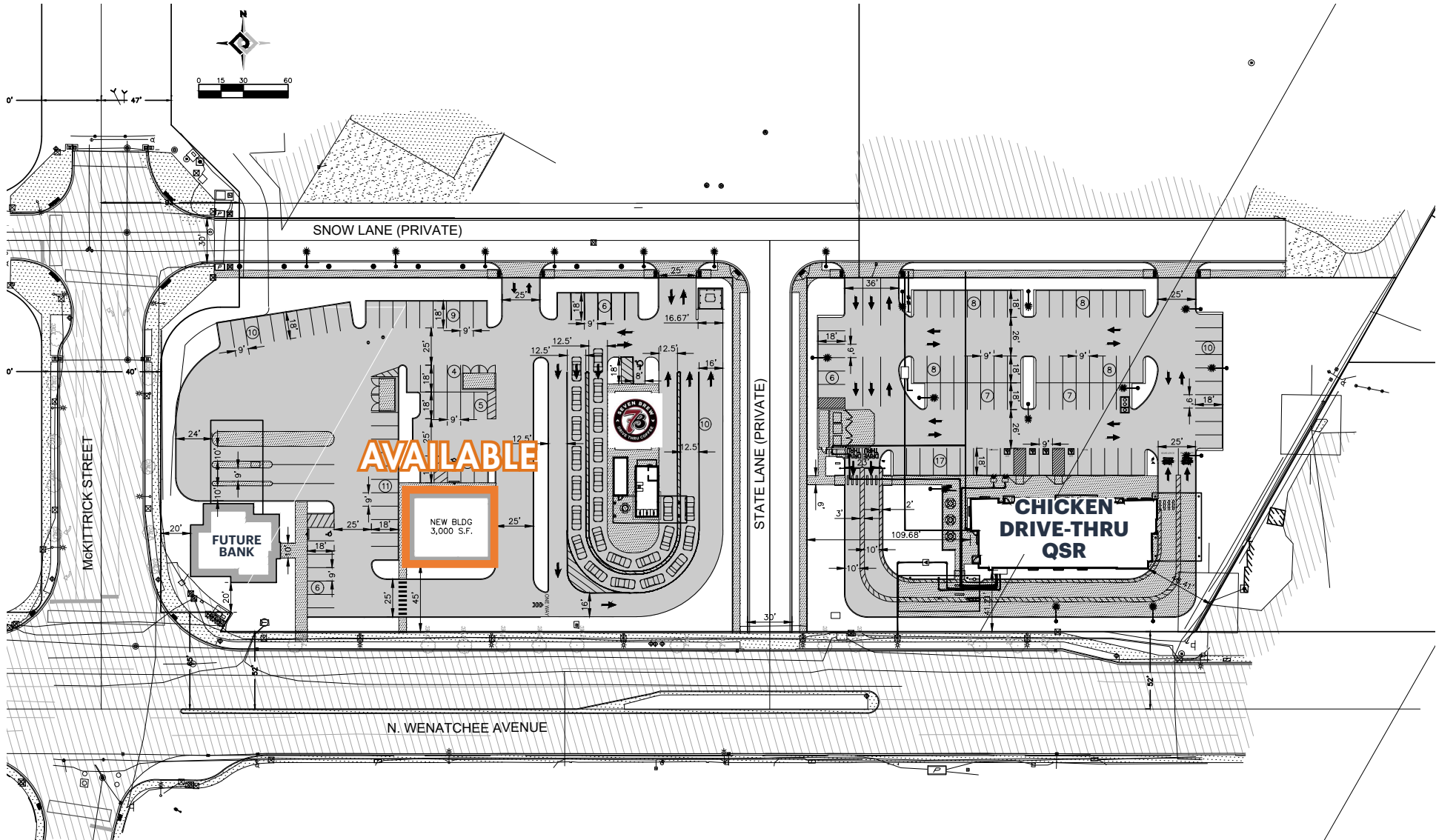
Source: City of Wenatchee GIS (Zoning & Land Use) and Wenatchee City Code Ch. 10.26 / 10.46.040. Permitted uses per district use chart, WCC Ch. 10.10. Buyer/tenant to verify with City of Wenatchee Community Development.

HIGHLIGHTS

- **Prime North Wenatchee Location** — Positioned along one of Wenatchee Valley's primary retail corridors
- **Strong Retail Synergy** — Surrounded by established retailers, grocers, restaurants and services that draw customers from throughout the greater trade area
- **Excellent Access & Visibility** — Prominent N Wenatchee Ave exposure with a new signalized intersection at McKittrick St



*Traffic Counts: Source Regis USA 8/14/26



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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Locke House Retail Group makes no representation or warranty as to its accuracy. Zoning information is summarized from public City of Wenatchee and is subject to change; tenants should independently verify all zoning, permitting and development requirements.