



DOWNTOWN WALLA WALLA

DALLE MILITARY ROAD

NE MYRA ROAD



15,875 ADT



NWC DALLE MILITARY ROAD & NE MYRA ROAD | COLLEGE PLACE, WA

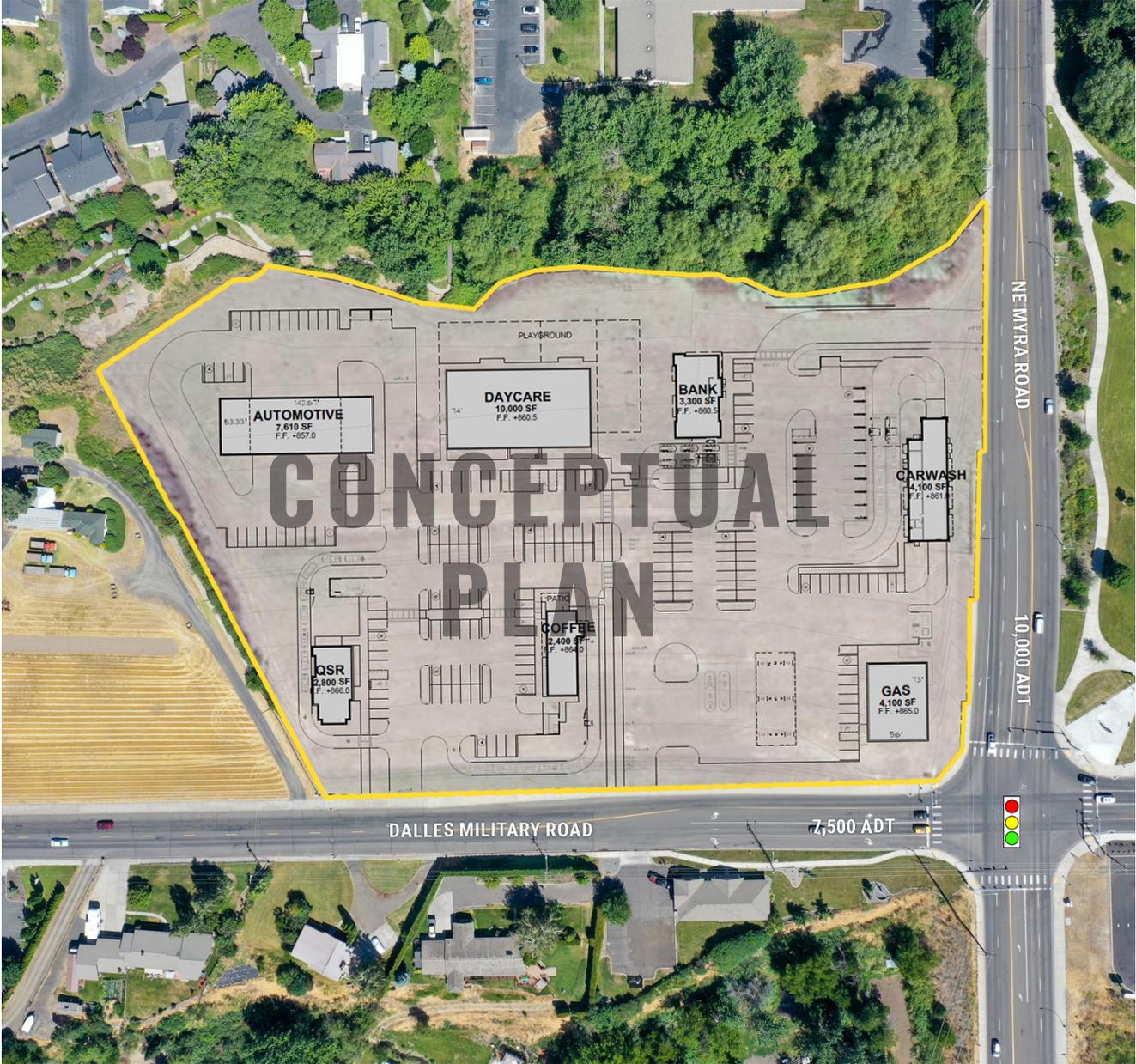
MYRA CORNER RETAIL PADS FOR SALE

First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY

| | |
|---------------------------|---|
| Property Name | Myra Commercial Center |
| Opportunity Type | General Commercial Land Development |
| Address | 4xx NE Myra Road |
| Total Land Area | 5.96± Acres |
| Zoning | General Commercial (GC) |
| Jurisdiction | City of College Place, WA |
| Available Pad Size | 0.5 - 2.0± Acres |
| Parcel | 360731230060 |
| Price | \$14.00 - \$24.00 PSF |
| Note | Site Plan is Conceptual Only. Lot Lines and Building Size Can Be Adjusted Per Tenant Use. |

CLICK FOR
GC USE



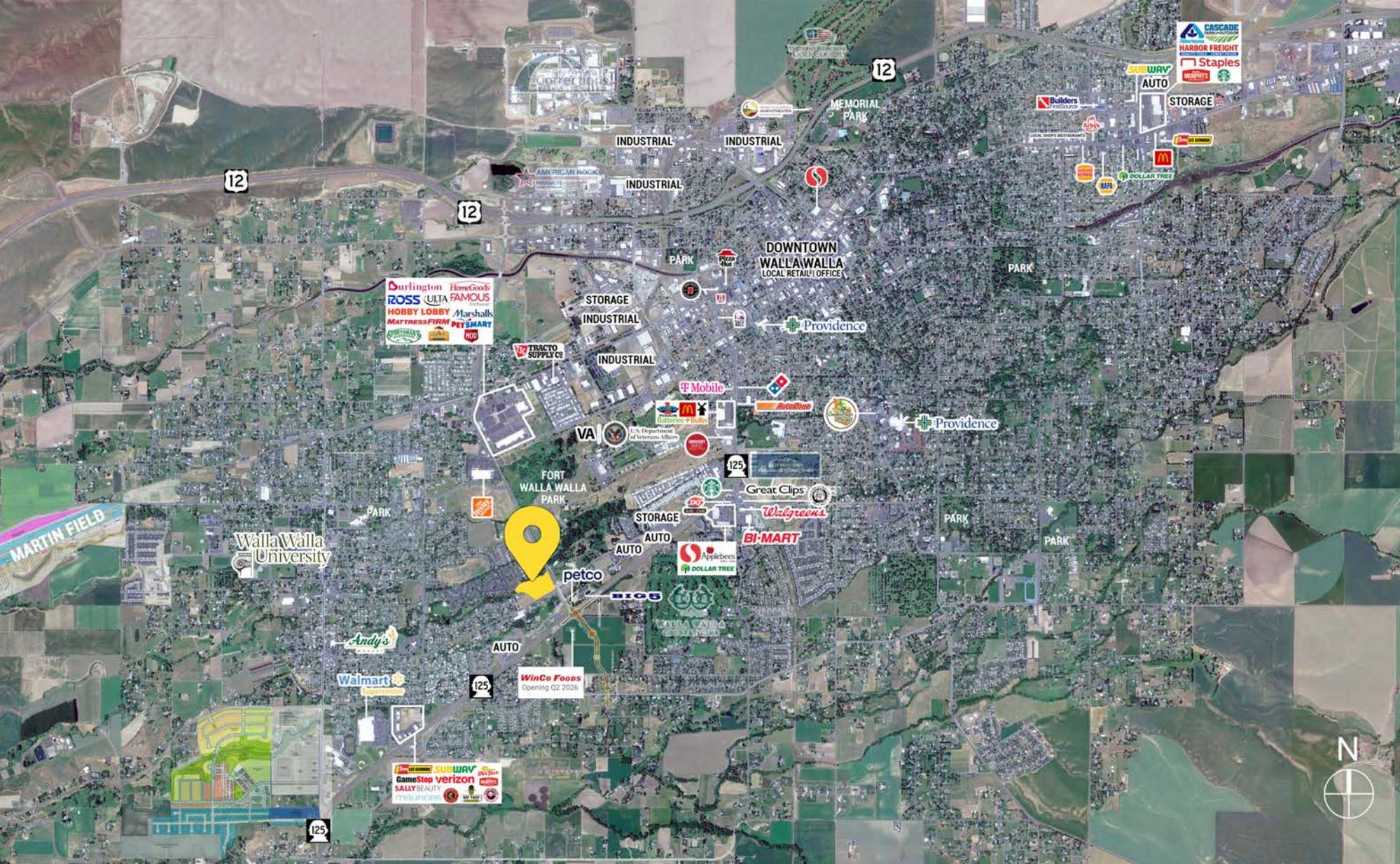


MYRA COMMERCIAL CENTER

5.96± Acre Commercial Development Opportunity in College Place, WA

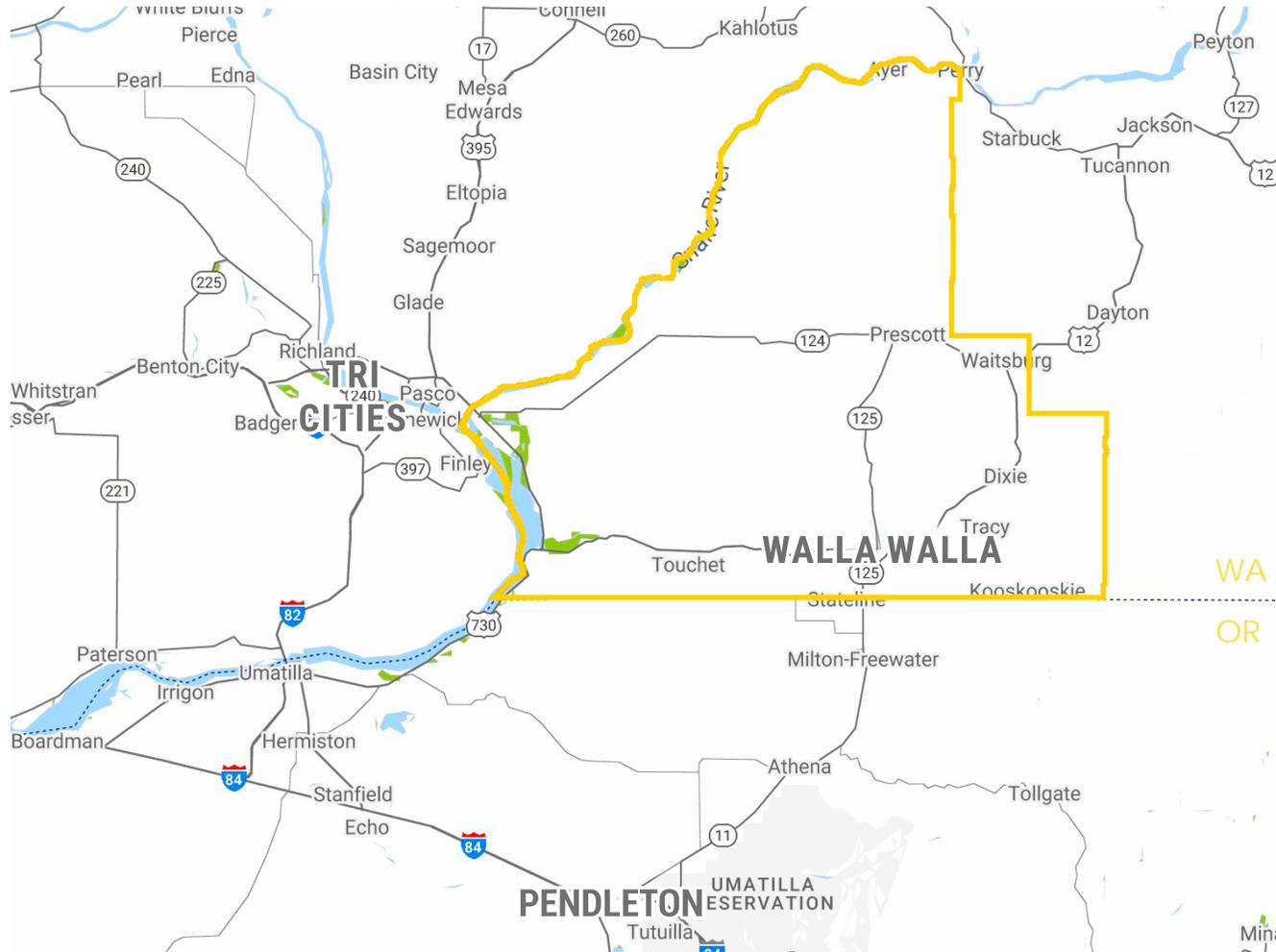
First Western Properties is pleased to present the Myra Commercial Center, a 5.96± acre commercial development opportunity in College Place, WA. Located near SR 125, the main north-south route through Walla Walla, this property allows for various commercial uses. The Walla Walla Valley's thriving wine industry adds to the area's appeal, attracting over 500,000 visitors yearly and contributing significantly to the regional economy. These tourists contribute approximately \$146 million annually. This strong connection between the wine industry and the broader economy highlights the importance of viticulture in driving prosperity and growth in the Walla Walla Valley.

LOCATION AERIAL



TRADE AREA

The Walla Walla County trade area is a vibrant and growing region known for its strong agricultural roots, renowned wineries, and thriving local economy. Anchored by Walla Walla University and a historic downtown, the area attracts a mix of students, professionals, and tourists. With a blend of national retailers, local businesses, and a steady residential base, the market benefits from consistent consumer demand. Proximity to Highway 125 ensures accessibility, while the area's reputation as a premier wine destination continues to drive tourism and economic growth.



37.9

YEARS OLD
MEDIAN AGE



23,353

NO OF
HOUSEHOLDS



\$71,829

MEDIAN HOUSEHOLD
INCOME



\$349,156

MEDIAN PROPERTY
VALUE



61,875

WALLA WALLA COUNTY
POPULATION



\$1.11B

TOTAL NON-RETAIL
EXPENDITURE



66.2%

HOME OWNERSHIP
RATE



500K+

ANNUAL VISITORS
WALLA WALLA REGION





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

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