

OFFERING MEMORANDUM

1012 N 9TH AVE

**WALLA WALLA INDUSTRIAL
SITE**

Walla Walla, WA 99362

PRESENTED BY:

ROB ELLSWORTH, CCIM

O: 509.430.2378

rob.ellsworth@svn.com

WA #17790





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SECTION 1

PROPERTY
INFORMATION





SALE PRICE	\$799,000
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OFFERING SUMMARY

BUILDING SIZE:	8,633 SF
LOT SIZE:	1.13 Acres
PRICE / SF:	\$92.55
YEAR BUILT:	1980
ZONING:	Heavy Industrial
MARKET:	Walla Walla Valley
APN:	360719520301 & 518

PROPERTY OVERVIEW

The building has been completely cleared out and all the prior equipment removed. The seller is finishing up the clean up process so it is move in ready for a new buyer.

The property has a fully fenced yard with ample room for storage or an additional building and the current building has multiple large areas that allows you to separate operations/storage, etc.

PROPERTY HIGHLIGHTS

- 8,633 sf Industrial Building
- 1.13 Acres
- Fully Fenced
- All City Services
- High Power Capacity



ZONING

The property is zoned HEAVY INDUSTRIAL ZONE (IH), which is defined in the city of Walla Walla Municipal Code, Chapter 20.50.070 as:

The Heavy Industrial Zone is intended primarily to provide adequate land area for the location of a broad range of industrial activities which may, by their nature, create a greater degree of hazard or annoyance than would be permitted in any other zoning district. Certain uses such as residential and retail businesses are not permitted in this zone in order to promote a viable heavy industrial area which will not be injurious to nor hindered by incompatible uses.

LOCATION DESCRIPTION

This property sits in an industrial area just north of Highway 12 and State Route 125. Easy access in all directions to get in and get out.

Walla Walla County the largest county in southeast Washington and home to approximately 60,000 residents. With Columbia County, it forms a metropolitan statistical area. It is also intimately tied to the surrounding counties of Franklin to the west and Umatilla [OR] to the south.

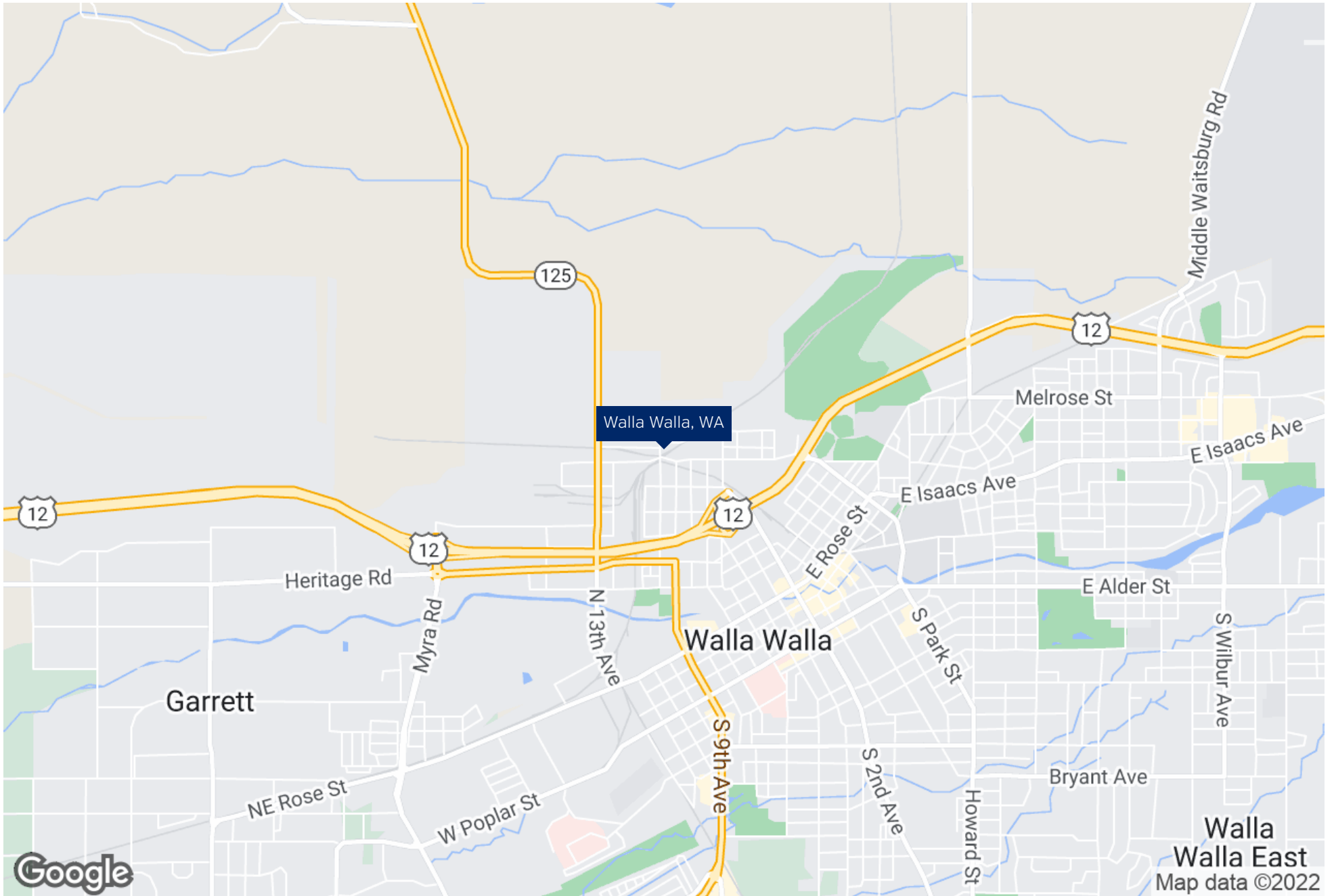
Nestled at the base of the Blue Mountains, Walla Walla is one of the oldest communities in the state. Its main industries are agriculture, healthcare, manufacturing and higher education. The County's ethnic make-up is increasingly diverse.



SECTION 2

LOCATION
INFORMATION









SECTION 3

DEMOGRAPHICS



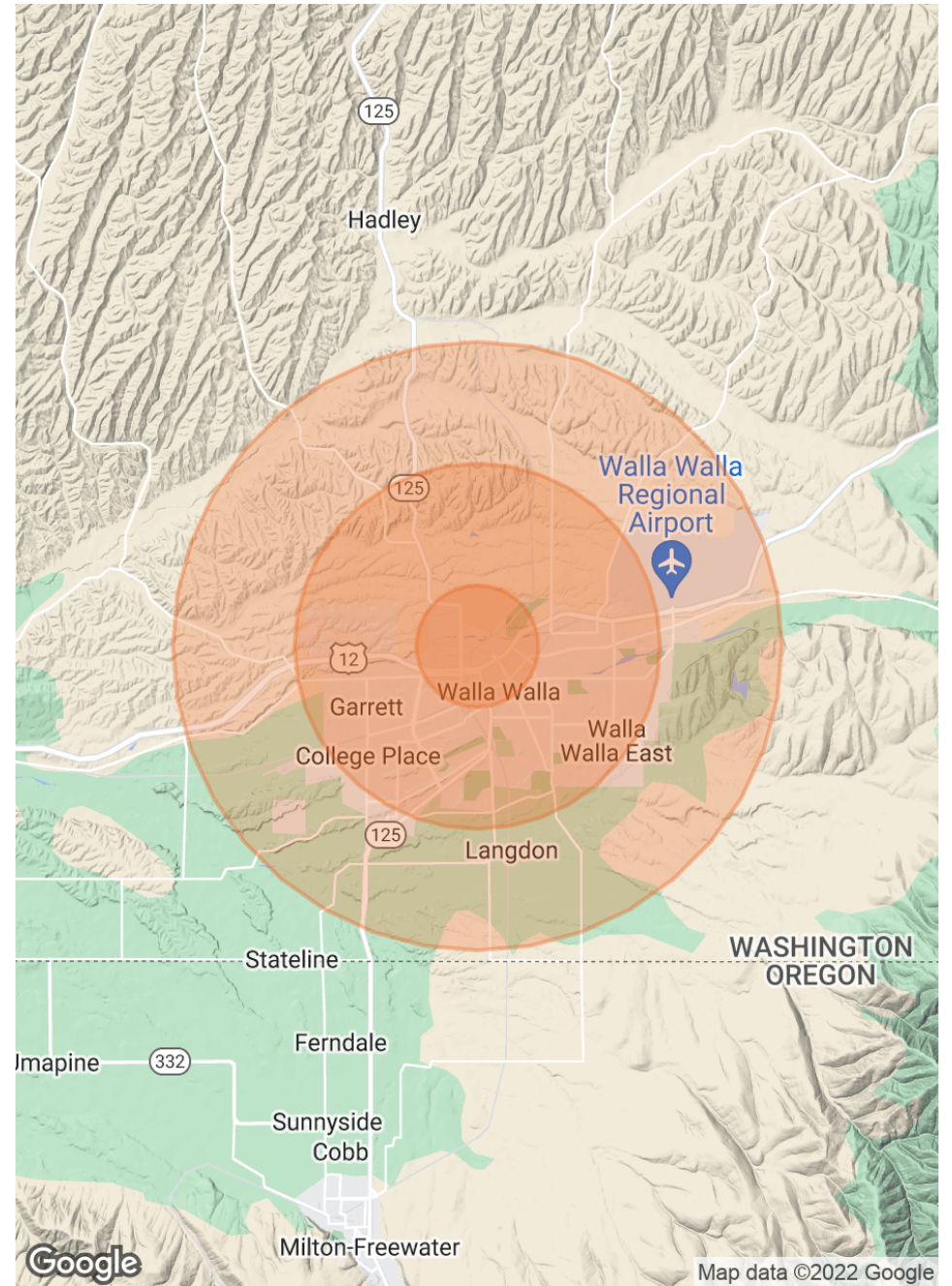
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,852	43,003	59,289
AVERAGE AGE	31.5	35.7	36.1
AVERAGE AGE (MALE)	32.1	34.6	35.0
AVERAGE AGE (FEMALE)	25.9	35.4	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,233	16,117	22,545
# OF PERSONS PER HH	3.9	2.7	2.6
AVERAGE HH INCOME	\$42,896	\$48,262	\$52,754
AVERAGE HOUSE VALUE	\$127,765	\$212,813	\$222,356

* Demographic data derived from 2020 ACS - US Census



KEY FACTS

6,394

Population



2.8

Average Household Size

31.3

Median Age

\$41,207

Median Household Income

EDUCATION

22%

No High School Diploma



25%

High School Graduate



43%

Some College



9%

Bachelor's/Grad/Prof Degree

BUSINESS



659

Total Businesses



8,167

Total Employees

EMPLOYMENT



40%

White Collar



39%

Blue Collar



21%

Services

10.3%

Unemployment Rate

INCOME



\$41,207

Median Household Income



\$11,885

Per Capita Income



\$19,624

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (23.4%)

The smallest group: \$200,000+ (1%)

Indicator ▲	Value	Diff	
<\$15,000	20.9%	+9.1%	
\$15,000 - \$24,999	11.2%	+3.2%	
\$25,000 - \$34,999	10.4%	+2.4%	
\$35,000 - \$49,999	14.8%	+0.9%	
\$50,000 - \$74,999	23.4%	+4.9%	
\$75,000 - \$99,999	8.2%	-4.1%	
\$100,000 - \$149,999	7.7%	-9.3%	
\$150,000 - \$199,999	2%	-4.3%	
\$200,000+	1%	-3.2%	

Bars show deviation from Walla Walla County

KEY FACTS

6,781

Population



2.6

Average Household Size

42.3

Median Age

\$78,653

Median Household Income

EDUCATION

8%

No High School Diploma



13%

High School Graduate



34%

Some College



44%

Bachelor's/Grad/Prof Degree

BUSINESS



257

Total Businesses



2,685

Total Employees

EMPLOYMENT



68%

White Collar



21%

Blue Collar



10%

Services

3.8%

Unemployment Rate

INCOME



\$78,653

Median Household Income



\$39,187

Per Capita Income



\$273,832

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$15,000 - \$24,999 (4.3%)

Indicator ▲	Value	Diff	
<\$15,000	5.4%	-6.4%	
\$15,000 - \$24,999	4.3%	-3.7%	
\$25,000 - \$34,999	5.9%	-2.1%	
\$35,000 - \$49,999	13.1%	-0.8%	
\$50,000 - \$74,999	18.9%	+0.4%	
\$75,000 - \$99,999	13.2%	+0.9%	
\$100,000 - \$149,999	20.6%	+3.6%	
\$150,000 - \$199,999	10.7%	+4.4%	
\$200,000+	8%	+3.8%	

Bars show deviation from Walla Walla County

KEY FACTS

38,036
Population



2.4
Average Household Size

37.9
Median Age

\$54,310

Median Household Income

EDUCATION

9%

No High School Diploma



19%
High School Graduate



38%
Some College



35%
Bachelor's/Grad/Prof Degree

BUSINESS



995

Total Businesses



11,120

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

17%



Services

15%

4.2%

Unemployment Rate

INCOME



\$54,310

Median Household Income



\$28,580

Per Capita Income



\$107,289

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$200,000+ (3.1%)

Indicator ▲	Value	Diff
<\$15,000	13.6%	+1.8%
\$15,000 - \$24,999	8.8%	+0.8%
\$25,000 - \$34,999	9.1%	+1.1%
\$35,000 - \$49,999	14.4%	+0.5%
\$50,000 - \$74,999	17.7%	-0.8%
\$75,000 - \$99,999	12%	-0.3%
\$100,000 - \$149,999	16.1%	-0.9%
\$150,000 - \$199,999	5.3%	-1%
\$200,000+	3.1%	-1.1%

Bars show deviation from Walla Walla County

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