



CINEMARK

DOWNTOWN
WALLA WALLA

WALLA WALLA
FAIR-PORTER DAYS

SAFEWAY
BI-MART

Hampton

PORT WALLA WALLA
MUSEUM

BIG 5

NE MYRA ROAD

3XX NE MYRA ROAD | COLLEGE PLACE, WA



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

MYRA ROAD LAND DEVELOPMENT OPPORTUNITY




MYRA ROAD LAND

6.43± Acre Commercial Development Opportunity in College Place, WA

First Western Properties is pleased to present the Myra Commercial Center, a 6.43± 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 750,000 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.

SITE SUMMARY

Property Name	Myra Road Land
Opportunity Type	General Commercial Land Development
Address	3xx NE Myra Road
Total Land Area	6.43± Acres (280,091 SF)
Zoning	General Commercial (GC)
Jurisdiction	City of College Place, WA
Parcels	360731220044 & 350736110049
Price	\$1,700,000
Permitted Uses	<ul style="list-style-type: none">• Multifamily• Warehousing• Retail• Mixed-use• Hospitality• Senior Living• Medical
CLICK FOR GC USE 	



SITE SUMMARY

LINE	BEARING	DISTANCE
L1	S84°22'23"W	127.35
L2	S29°31'11"W	77.02
L3	N28°48'37"W	83.16
L4	S08°29'50"E	87.84
L5	S19°10'58"W	133.00
L6	S60°33'55"W	133.00
L7	N89°50'55"W	128.00
L8	S68°18'05"E	86.00
L9	N72°29'35"E	116.87
L10	S28°37'37"E	38.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	322.00	54.79	93.70	S48°47'09"E	9°12'34"
C2	80.00	63.70	73.99	N89°02'25"W	69°56'19"
C3	120.00	236.90	260.20	N64°17'48"E	113°08'46"
C4	86.00	79.07	75.89	N36°03'24"E	56°37'59"
C5	120.00	163.90	143.32	N64°17'48"E	77°19'54"
C6	120.00	83.32	81.65	N27°37'51"E	39°46'53"

2015-08556 B: 12 P: 167 SUR
8/26/2015 10:41:00 AM Page 1 of 2 Fee: 143.00
Kathleen County Auditor Walla Walla County WA

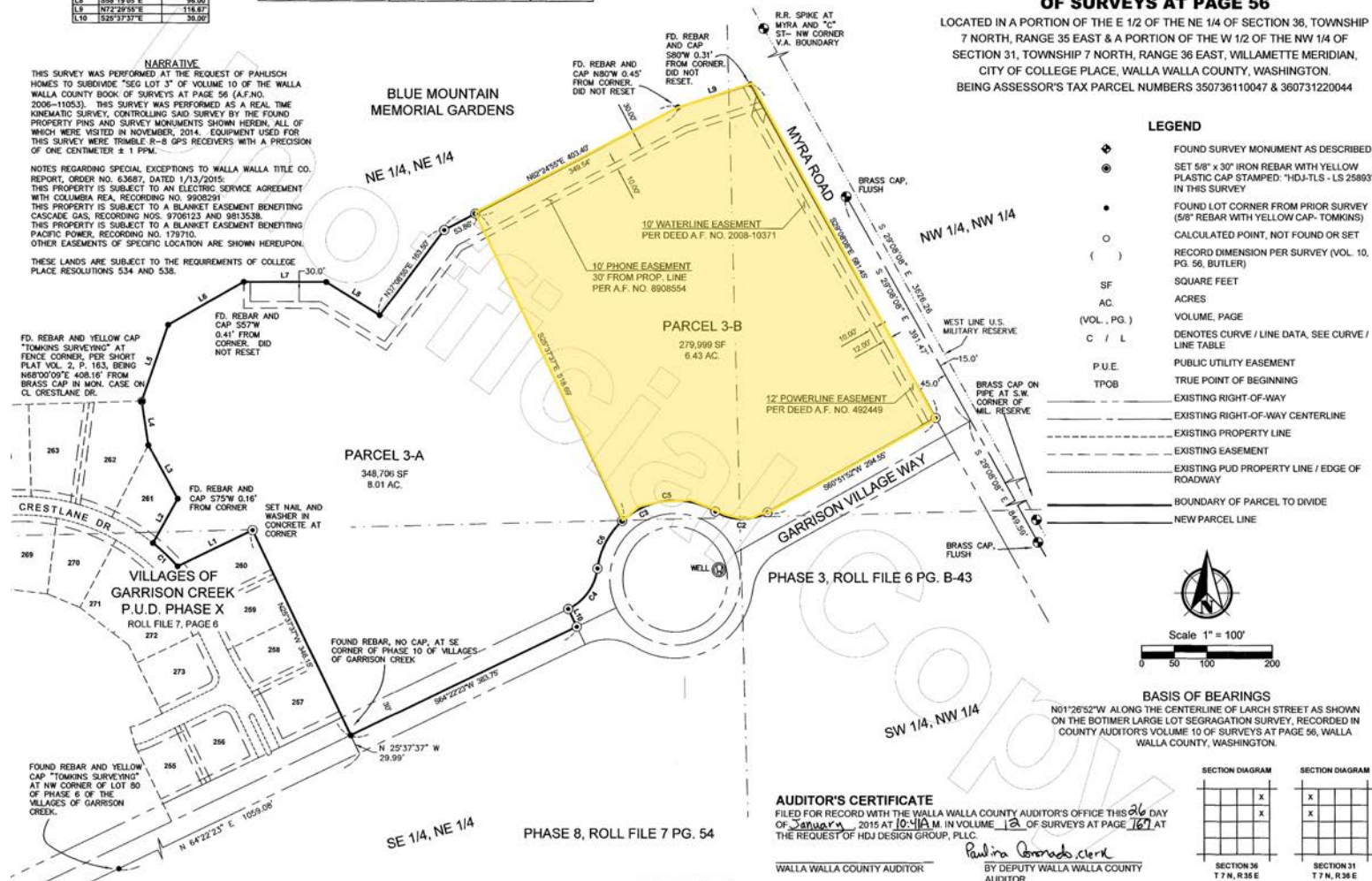
LOT SEGREGATION SURVEY OF SEGREGATION LOT 3 OF THAT SURVEY AS RECORDED IN COUNTY AUDITOR'S VOLUME 10 OF SURVEYS AT PAGE 56

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP
7 NORTH, RANGE 35 EAST & A PORTION OF THE W 1/2 OF THE NW 1/4 OF
SECTION 31, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN,
CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON.
BEING ASSESSOR'S TAX PARCEL NUMBERS 350736110047 & 360731220044

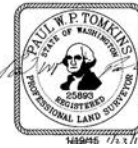
NARRATIVE
THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAHLISCH
HOMES TO SUBDIVIDE "SEG LOT 3" OF VOLUME 10 OF THE WALLA
WALLA COUNTY BOOK OF SURVEYS AT PAGE 56 (A.F.N.O.
2006-11053). THIS SURVEY WAS PERFORMED AS A REAL-TIME
KINEMATIC SURVEY, CONTROLLING SAO SURVEY BY THE FOUND
PROPERTY PINS AND SURVEY MONUMENTS SHOWN HEREIN, ALL OF
WHICH WERE VISITED IN NOVEMBER, 2014. EQUIPMENT USED FOR
THIS SURVEY WERE TRIMBLE 8-8 GPS RECEIVERS WITH A PRECISION
OF ONE CENTIMETER ± 1 PPM.

NOTES REGARDING SPECIAL EXCEPTIONS TO WALLA WALLA TITLE CO.
REPORT, ORDER NO. 63687, DATED 1/13/2015:
THIS PROPERTY IS SUBJECT TO AN ELECTRIC SERVICE AGREEMENT
WITH COLUMBIA REA, RECORDING NO. 9908291
THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING
CASCADE GAS, RECORDING NOS. 9706123 AND 9813538.
THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING
PACIFIC POWER, RECORDING NO. 179710.
OTHER EASEMENTS OF SPECIFIC LOCATION ARE SHOWN HEREUPON.

THESE LANDS ARE SUBJECT TO THE REQUIREMENTS OF COLLEGE
PLACE RESOLUTIONS 534 AND 535.



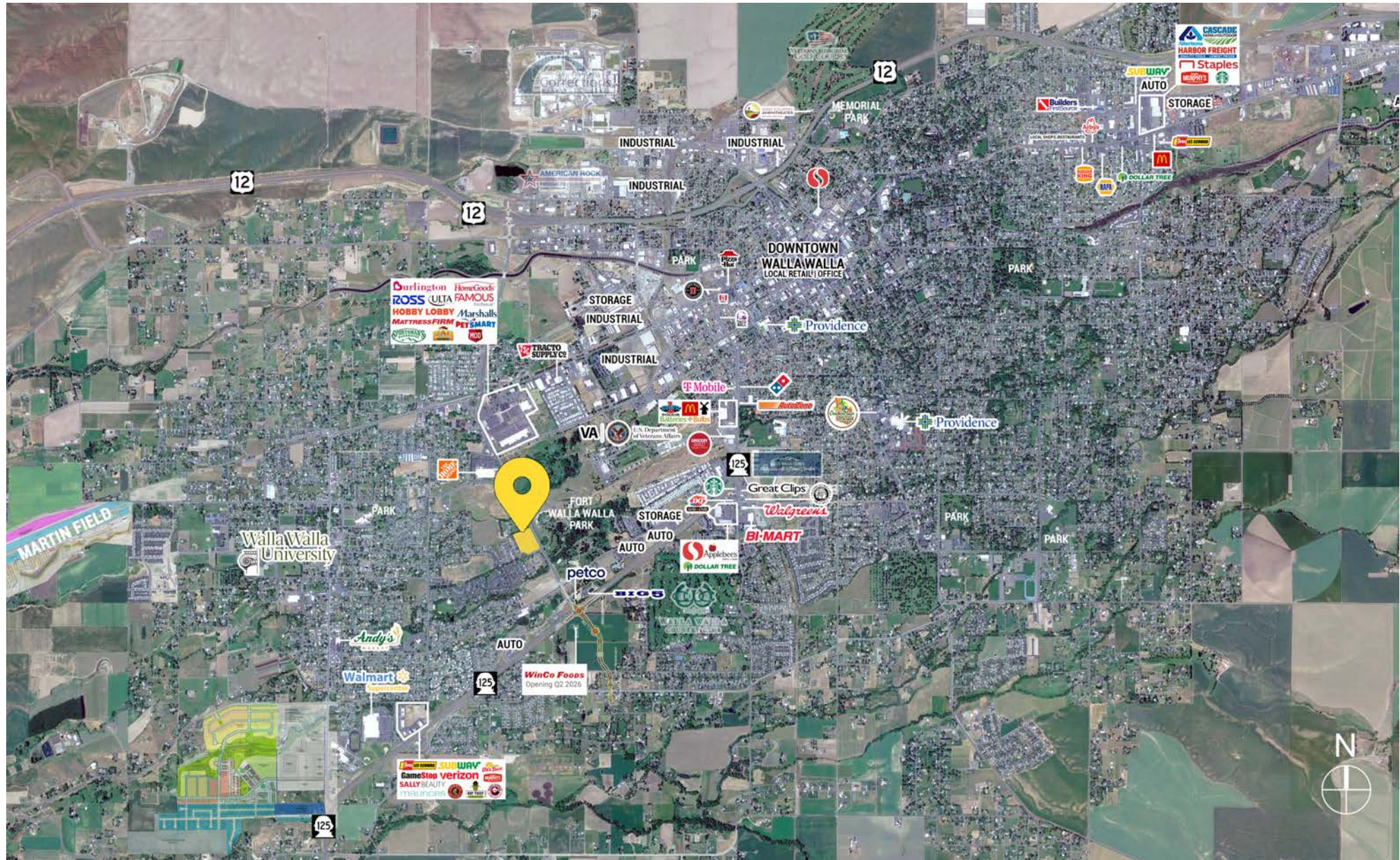
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE
REQUEST OF PAHLISCH HOMES
1/23/15
PAUL W.P. TOMKINS, P.L.S. No. 25893
DATE



SITE SUMMARY

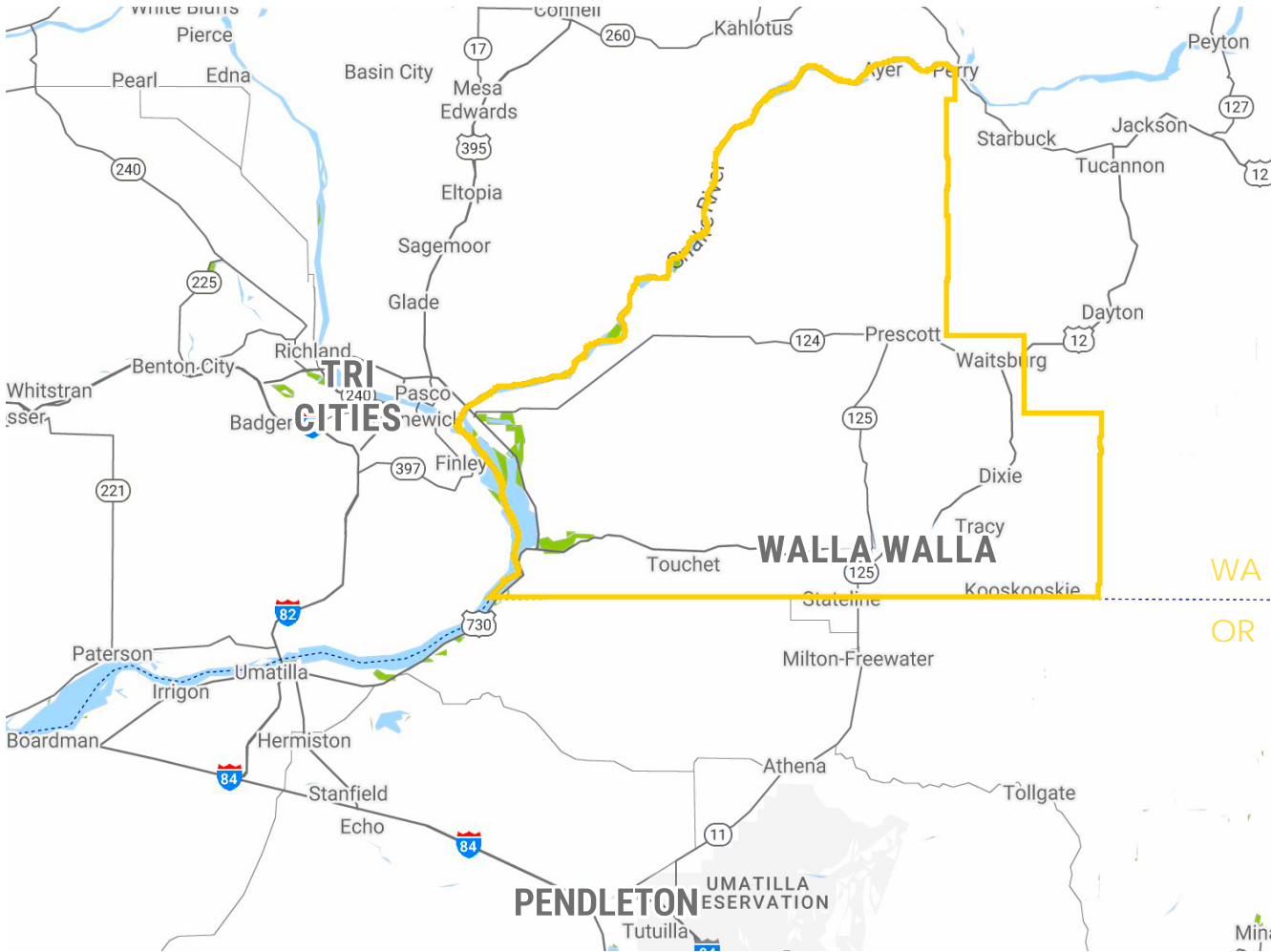


LOCATION AERIAL



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.



YEARS OLD
MEDIAN AGE



NO OF
HOUSEHOLDS



**MEDIAN HOUSEHOLD
INCOME**



**MEDIAN PROPERTY
VALUE**



WALLA WALLA COUNTY POPULATION

TOTAL NON-RETAIL
EXPENDITURE

HOME OWNERSHIP RATE

ANNUAL VISITORS
WALLA WALLA REGION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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