

OFFERING MEMORANDUM

# 1415 PLAZA WAY

**PRIME WALLA WALLA  
RESTAURANT SPACE**

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





**LEASE RATE**    **\$9,000 PER MONTH**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	10,164 SF
<b>LOT SIZE:</b>	1.22 Acres
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	Highway Commercial
<b>APN:</b>	36-07-29-33-0013 & 0014
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

This building is a true turnkey opportunity, ready for immediate operation. Positioned at a prime Walla Walla location at the convergence of three major arterials, it offers exceptional visibility and access. The main level features a fully equipped commercial kitchen, spacious dining areas, and a dedicated bar. Below, a full basement provides valuable support space with forklift/vehicle access, walk-in coolers and freezers, and ample dry storage.



## ZONING

The property is zoned Highway Commercial (CH) by the City of Walla Walla. Defined in the City of Walla Walla municipal code section 20.50.050 as:

The Highway Commercial Zone is intended to accommodate a wide range of commercial activities which largely depend upon proximity to major streets and arterials for trade and transportation. The types of uses permissible in this zone are generally similar to the types permissible in the Central Commercial Zone, except that additional automobile-oriented businesses and land extensive commercial activities such as automobile sales lots, greenhouses and nurseries, lumber yards, etc., are permissible.

## LOCATION DESCRIPTION

This is a premier commercial location within the market, positioned at the confluence of Hwy 125/9th Ave., Plaza Way, and Dalles Military Road. The intersection carries traffic volumes exceeding 20,000 vehicles per day—the highest in the area. With a high-capacity roundabout planned, the site is poised for enhanced visibility, improved traffic flow, and superior access.

Walla Walla County, the largest county in southeast Washington, is home to approximately 60,000 residents and forms a metropolitan statistical area in conjunction with Columbia County. The region maintains strong economic and commuter ties to Franklin County to the west and Umatilla County, Oregon to the south.

Located at the base of the Blue Mountains, Walla Walla is one of the state's oldest established communities. Its economy is anchored by agriculture, healthcare, manufacturing, and higher education, with a steadily diversifying population supporting continued growth and regional relevance.



## LOCATION INFORMATION

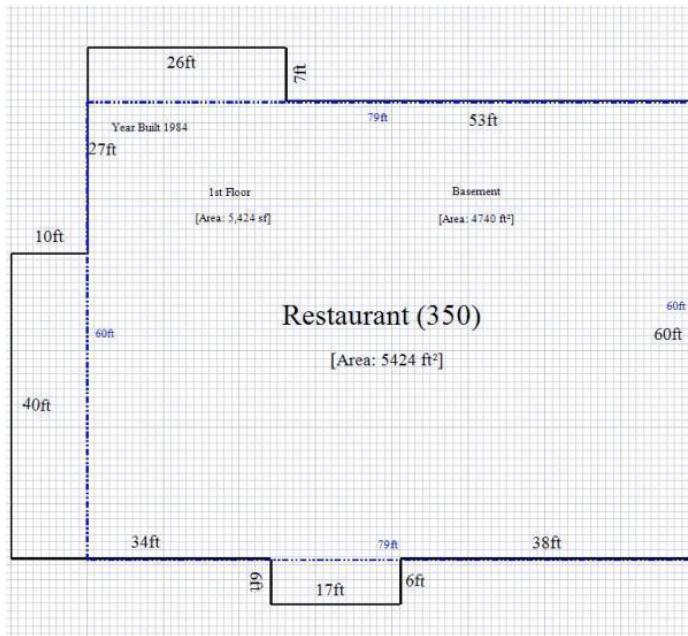
<b>BUILDING NAME</b>	Prime Walla Walla Restaurant Space
<b>STREET ADDRESS</b>	1415 Plaza Way
<b>CITY, STATE, ZIP</b>	Walla Walla, WA 99362
<b>COUNTY</b>	Walla Walla
<b>CROSS-STREETS</b>	Hwy 125/9th Ave

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	10,164 SF
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1984

## PROPERTY HIGHLIGHTS

- 10,164 total SF
- 5,400 main floor SF
- 4,764 basement SF
- Full Kitchen
- Dining Room
- Full Bar

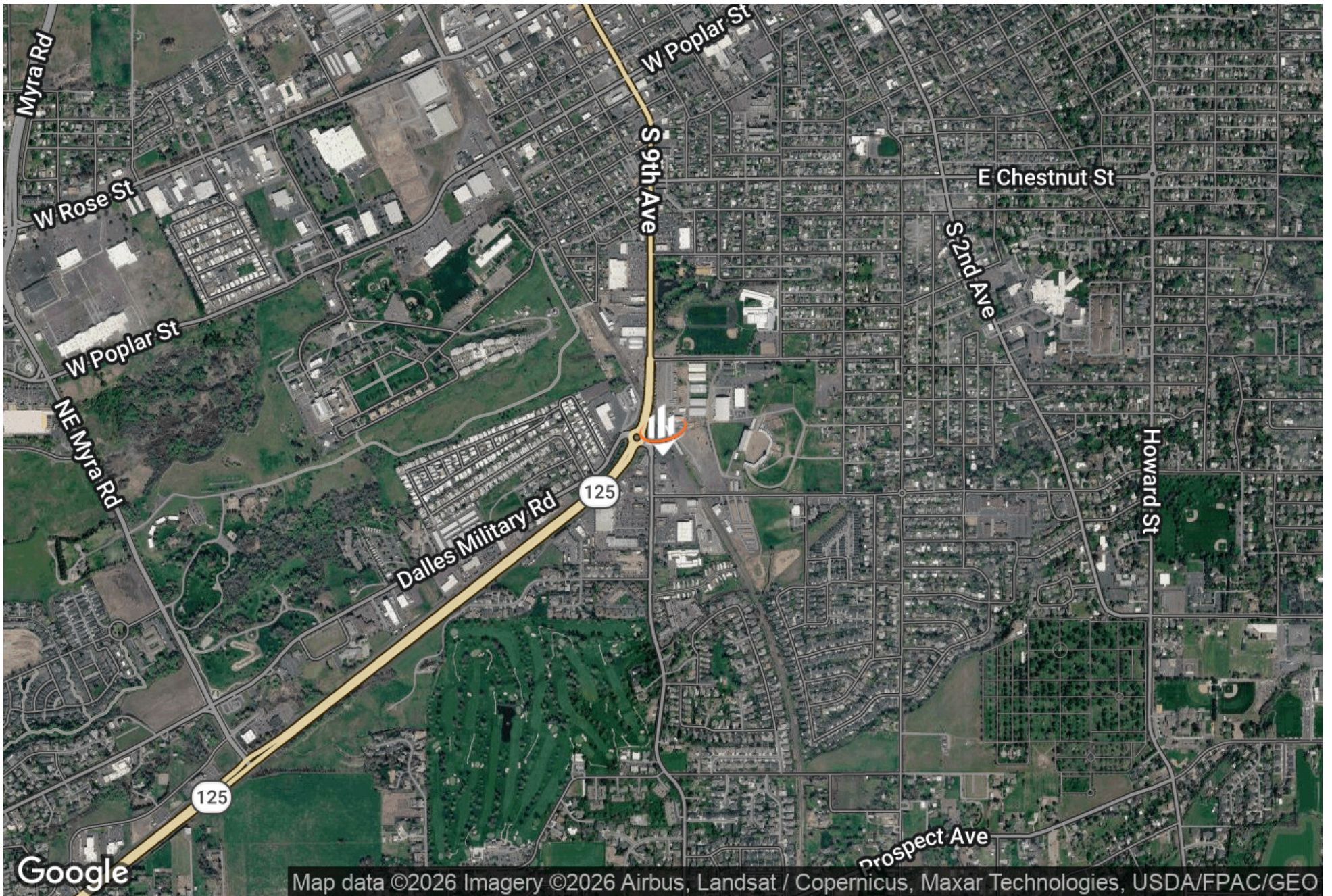


SECTION 2

LOCATION  
INFORMATION











SECTION 3

DEMOGRAPHICS



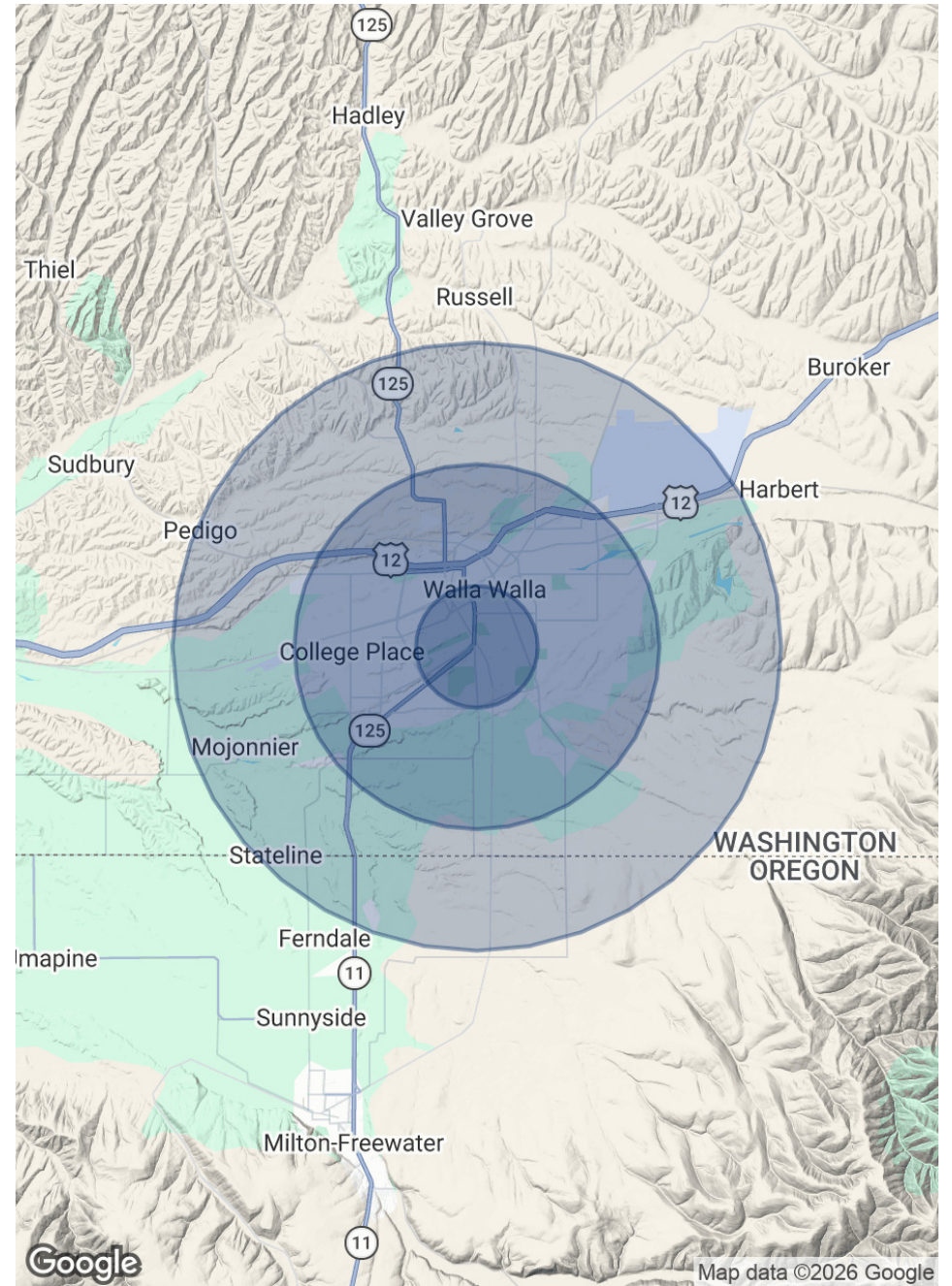
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,741	46,742	61,319
AVERAGE AGE	45.9	35.6	36.1
AVERAGE AGE (MALE)	46.3	34.4	35.1
AVERAGE AGE (FEMALE)	46.4	35.7	36.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,029	17,616	23,111
# OF PERSONS PER HH	2.2	2.7	2.7
AVERAGE HH INCOME	\$40,428	\$50,522	\$54,116
AVERAGE HOUSE VALUE	\$245,317	\$216,864	\$225,374

\* Demographic data derived from 2020 ACS - US Census



4,374

Population



2.6

Average Household Size



40.9

Median Age

\$82,850

Median Household Income



10%

No High School Diploma



22%

High School Graduate



30%

Some College



38%

Bachelor's/Grad/Prof Degree

BUSINESS



224

Total Businesses



2,170

Total Employees

EMPLOYMENT



67%

White Collar



20%

Blue Collar



13%

Services



2.8%

Unemployment Rate

INCOME



\$82,850

Median Household Income



\$42,418

Per Capita Income



\$307,661

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (18.9%)

The smallest group: <\$15,000 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	4.7%	-4.8%	
\$15,000 - \$24,999	6.5%	-1.0%	
\$25,000 - \$34,999	6.8%	-0.3%	
\$35,000 - \$49,999	10.8%	-0.2%	
\$50,000 - \$74,999	16.6%	-0.1%	
\$75,000 - \$99,999	12.2%	-2.3%	
\$100,000 - \$149,999	18.9%	+2.6%	
\$150,000 - \$199,999	12.9%	+4.4%	
\$200,000 - \$249,999	10.1%	+1.7%	

9,606

Population



2.2

Average Household Size

43.1

Median Age

\$54,982

Median Household Income

11%

No High School Diploma



27%

High School Graduate



33%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



476

Total Businesses



5,894

Total Employees

EMPLOYMENT



48%

White Collar



22%

Blue Collar



30%

Services

7.3%

Unemployment Rate

INCOME



\$54,982

Median Household Income



\$32,116

Per Capita Income



\$97,059

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (21.1%)

The smallest group: \$150,000 - \$199,999 (3.6%)

Indicator ▲	Value	Diff
<\$15,000	13.8%	+4.3%
\$15,000 - \$24,999	10.5%	+3.0%
\$25,000 - \$34,999	5.8%	-1.3%
\$35,000 - \$49,999	13.2%	+2.2%
\$50,000 - \$74,999	21.1%	+4.4%
\$75,000 - \$99,999	15.9%	+1.4%
\$100,000 - \$149,999	9.5%	-6.8%
\$150,000 - \$199,999	3.6%	-4.9%
\$200,000 - \$249,999	1.7%	-2.2%

39,316

Population



2.4

Average Household Size



39.1

Median Age

\$70,116

Median Household Income



No High School Diploma



22%

High School Graduate



34%

Some College



36%

Bachelor's/Grad/Prof Degree

BUSINESS



1,334

Total Businesses



13,757

Total Employees

EMPLOYMENT



66%

White Collar



18%

Blue Collar



16%

Services



4.0%

Unemployment Rate

INCOME



\$70,116

Median Household Income



\$35,334

Per Capita Income



\$184,643

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (17.2%)

The smallest group: \$15,000 - \$24,999 (7.6%)

Indicator ▲	Value	Diff	
<\$15,000	10.0%	+0.5%	
\$15,000 - \$24,999	7.6%	+0.1%	
\$25,000 - \$34,999	8.2%	+1.1%	
\$35,000 - \$49,999	11.2%	+0.2%	
\$50,000 - \$74,999	15.4%	-1.3%	
\$75,000 - \$99,999	12.9%	-1.6%	
\$100,000 - \$149,999	17.2%	+0.9%	
\$150,000 - \$199,999	8.8%	+0.3%	
\$200,000+	8.7%	+0.2%	

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