

RETAIL PROPERTY FOR SALE | MLS 274414  
2121 E ISAACS AVE - SALE, WALLA WALLA, WA 99362

**NATri-Cities**



**Todd Sternfeld**  
Principal / Commercial Broker | 509.539.3998  
todd@naitcc.com

89 Gage Blvd  
Richland, WA 99352  
509.943.5200 | naitri-cities.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## RETAIL PROPERTY FOR SALE

# 2121 E ISAACS AVE - SALE, WALLA WALLA, WA 99362



Building Name	2121 E Isaacs Ave
Property Type	Retail
Property Subtype	Free Standing Building
APN	360722220025
Building Size	3,760 SF
Lot Size	0.31 Acres
Year Built	2003
Number of Floors	1
Sale Price	\$850,000

High Exposure Retail Location in Walla Walla's "Eastgate" Retail Core at Entry to Eastgate Marketplace Shopping Center. Freestanding Building in Great Condition with Excellent Site Layout and Building Features, including: A/C, Multiple Freestanding Vaults, and Oversized 4-Lane Drive-Thru with Teller Communications.



- Extremely High Traffic and High Visibility
- Directly Adjacent to Regional Shopping and Restaurants (including Albertsons, McDonalds, Dollar Tree and Rite-Aid)
- Excellent Access from E Isaacs Avenue
- Shares Parking and Circulation with Eastgate Marketplace Shopping Center
- Huge Drive-Thru Capacity
- 3,760 SF Former Bank Branch on 0.31 Acres
- Site Interior and Exterior Maintained in Excellent Condition

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EXTERIOR PHOTOS  
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INTERIOR PHOTOS  
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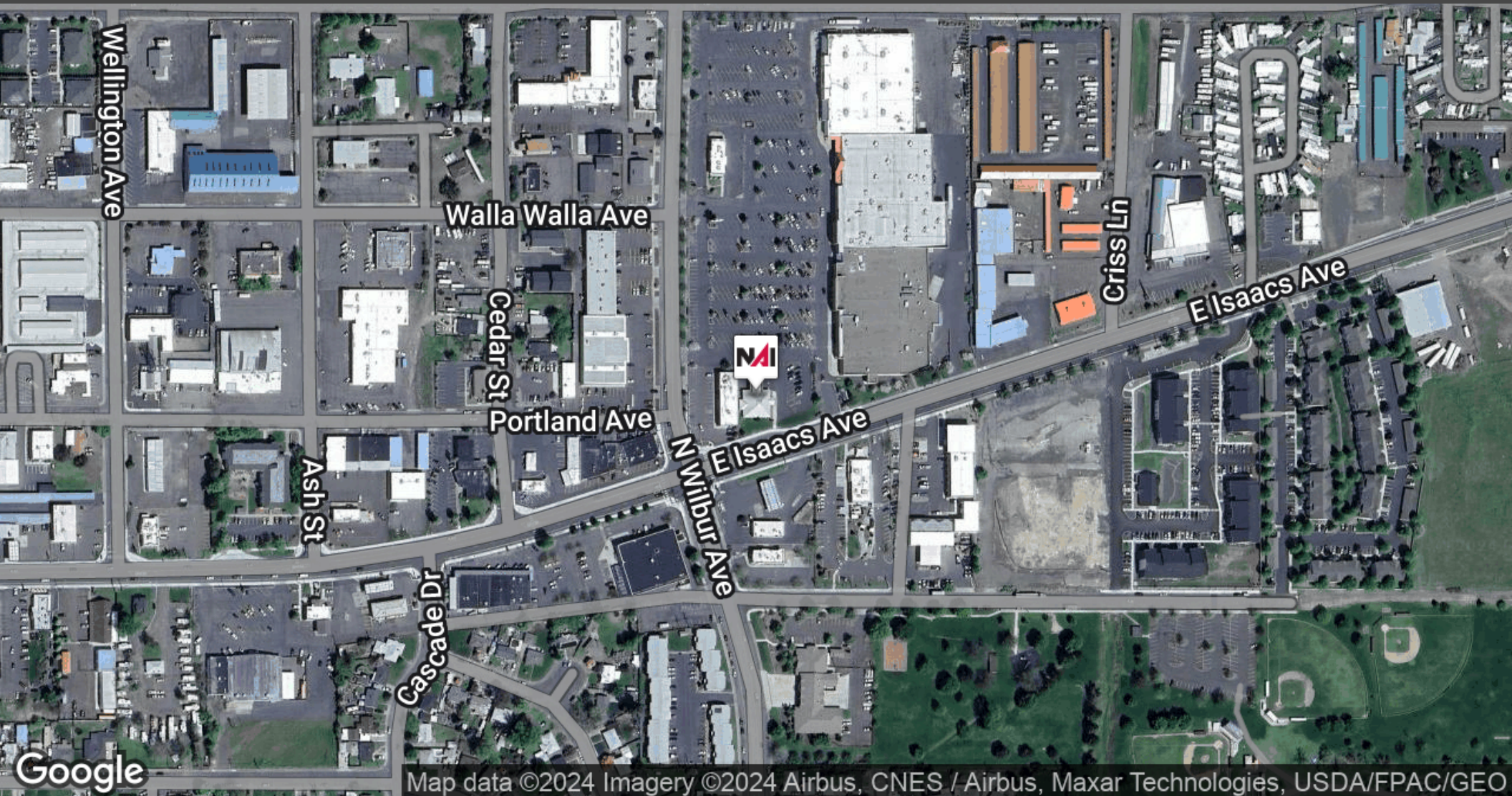
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# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2023)	9,613		33,973		49,299		58,741	
Projected Population (2028)	9,589		34,216		49,834		59,709	
Census Population (2020)	9,636		33,695		49,133		58,119	
Census Population (2010)	9,492		32,619		46,439		54,775	
Projected Annual Growth (2023-2028)	-24	-	243	0.1%	535	0.2%	968	0.3%
Historical Annual Growth (2020-2023)	-23	-	278	-	167	0.1%	622	0.4%
Historical Annual Growth (2010-2020)	144	0.2%	1,076	0.3%	2,694	0.6%	3,344	0.6%
Estimated Population Density (2023)	3,061 <i>psm</i>		1,202 <i>psm</i>		628 <i>psm</i>		187 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2023)	4,016		12,423		18,588		22,162	
Projected Households (2028)	4,023		12,536		18,837		22,591	
Census Households (2020)	3,954		12,188		18,297		21,654	
Census Households (2010)	3,805		11,602		17,323		20,413	
Projected Annual Growth (2023-2028)	8	-	113	0.2%	249	0.3%	429	0.4%
Historical Annual Change (2010-2023)	211	0.4%	821	0.5%	1,265	0.6%	1,750	0.7%
<b>Average Household Income</b>								
Estimated Average Household Income (2023)	\$95,960		\$95,380		\$95,121		\$98,744	
Projected Average Household Income (2028)	\$102,464		\$101,834		\$100,692		\$103,773	
Census Average Household Income (2010)	\$47,589		\$52,467		\$54,535		\$56,184	
Census Average Household Income (2000)	\$39,593		\$43,164		\$43,082		\$43,431	
Projected Annual Change (2023-2028)	\$6,504	1.4%	\$6,454	1.4%	\$5,571	1.2%	\$5,029	1.0%
Historical Annual Change (2000-2023)	\$56,367	6.2%	\$52,216	5.3%	\$52,039	5.3%	\$55,313	5.5%
<b>Median Household Income</b>								
Estimated Median Household Income (2023)	\$72,358		\$68,945		\$73,541		\$73,977	
Projected Median Household Income (2028)	\$74,275		\$71,187		\$75,954		\$76,420	
Census Median Household Income (2010)	\$42,898		\$43,827		\$44,466		\$45,622	
Census Median Household Income (2000)	\$34,346		\$35,294		\$35,529		\$35,779	
Projected Annual Change (2023-2028)	\$1,917	0.5%	\$2,242	0.7%	\$2,413	0.7%	\$2,443	0.7%
Historical Annual Change (2000-2023)	\$38,012	4.8%	\$33,651	4.1%	\$38,012	4.7%	\$38,197	4.6%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2023)	\$40,168		\$37,787		\$38,148		\$39,189	
Projected Per Capita Income (2028)	\$43,073		\$40,200		\$40,320		\$41,165	
Census Per Capita Income (2010)	\$19,075		\$18,661		\$20,343		\$20,935	
Census Per Capita Income (2000)	\$15,838		\$15,088		\$15,553		\$15,660	
Projected Annual Change (2023-2028)	\$2,905	1.4%	\$2,413	1.3%	\$2,172	1.1%	\$1,977	1.0%
Historical Annual Change (2000-2023)	\$24,330	6.7%	\$22,700	6.5%	\$22,595	6.3%	\$23,528	6.5%
Estimated Average Household Net Worth (2023)	\$647,167		\$702,590		\$768,877		\$777,927	

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>									
Total Population (2023)		9,613		33,973		49,299		58,741	
White (2023)		7,283	75.8%	23,015	67.7%	33,971	68.9%	41,235	70.2%
Black or African American (2023)		101	1.1%	2,782	8.2%	3,060	6.2%	3,117	5.3%
American Indian or Alaska Native (2023)		73	0.8%	262	0.8%	372	0.8%	464	0.8%
Asian (2023)		177	1.8%	1,508	4.4%	2,854	5.8%	2,952	5.0%
Hawaiian or Pacific Islander (2023)		25	0.3%	56	0.2%	104	0.2%	109	0.2%
Other Race (2023)		896	9.3%	3,011	8.9%	4,138	8.4%	5,284	9.0%
Two or More Races (2023)		1,056	11.0%	3,340	9.8%	4,801	9.7%	5,581	9.5%
Population < 18 (2023)		2,223	23.1%	7,041	20.7%	10,133	20.6%	12,087	20.6%
White Not Hispanic		1,285	57.8%	3,842	54.6%	5,610	55.4%	6,789	56.2%
Black or African American		12	0.6%	71	1.0%	153	1.5%	163	1.3%
Asian		9	0.4%	116	1.6%	191	1.9%	207	1.7%
Other Race Not Hispanic		130	5.8%	370	5.3%	545	5.4%	605	5.0%
Hispanic		787	35.4%	2,642	37.5%	3,633	35.9%	4,324	35.8%
Not Hispanic or Latino Population (2023)		7,358	76.5%	26,357	77.6%	38,726	78.6%	45,949	78.2%
Not Hispanic White		6,739	91.6%	21,181	80.4%	31,445	81.2%	38,218	83.2%
Not Hispanic Black or African American		95	1.3%	2,649	10.1%	2,916	7.5%	2,969	6.5%
Not Hispanic American Indian or Alaska Native		24	0.3%	91	0.3%	131	0.3%	164	0.4%
Not Hispanic Asian		175	2.4%	1,494	5.7%	2,833	7.3%	2,926	6.4%
Not Hispanic Hawaiian or Pacific Islander		16	0.2%	37	0.1%	67	0.2%	71	0.2%
Not Hispanic Other Race		12	0.2%	35	0.1%	52	0.1%	63	0.1%
Not Hispanic Two or More Races		297	4.0%	871	3.3%	1,281	3.3%	1,538	3.3%
Hispanic or Latino Population (2023)		2,255	23.5%	7,616	22.4%	10,573	21.4%	12,792	21.8%
Hispanic White		544	24.1%	1,835	24.1%	2,526	23.9%	3,017	23.6%
Hispanic Black or African American		7	0.3%	133	1.7%	144	1.4%	148	1.2%
Hispanic American Indian or Alaska Native		49	2.2%	171	2.2%	240	2.3%	300	2.3%
Hispanic Asian		2	-	14	0.2%	21	0.2%	26	0.2%
Hispanic Hawaiian or Pacific Islander		9	0.4%	18	0.2%	36	0.3%	38	0.3%
Hispanic Other Race		884	39.2%	2,975	39.1%	4,085	38.6%	5,220	40.8%
Hispanic Two or More Races		759	33.7%	2,469	32.4%	3,520	33.3%	4,043	31.6%
Not Hispanic or Latino Population (2020)		7,508	77.9%	25,677	76.2%	38,260	77.9%	45,215	77.8%
Hispanic or Latino Population (2020)		2,128	22.1%	8,018	23.8%	10,873	22.1%	12,904	22.2%
Not Hispanic or Latino Population (2010)		7,895	83.2%	25,774	79.0%	37,436	80.6%	43,928	80.2%
Hispanic or Latino Population (2010)		1,597	16.8%	6,845	21.0%	9,003	19.4%	10,847	19.8%
Not Hispanic or Latino Population (2028)		7,362	76.8%	26,489	77.4%	39,063	78.4%	46,643	78.1%
Hispanic or Latino Population (2028)		2,228	23.2%	7,727	22.6%	10,770	21.6%	13,066	21.9%
Projected Annual Growth (2023-2028)		-28	-0.2%	111	0.3%	197	0.4%	274	0.4%
Historical Annual Growth (2010-2020)		531	3.3%	1,173	1.7%	1,870	2.1%	2,058	1.9%

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<b>Total Age Distribution (2023)</b>									
Total Population	9,613		33,973		49,299		58,741		
Age Under 5 Years	584	6.1%	1,765	5.2%	2,562	5.2%	2,978	5.1%	
Age 5 to 9 Years	655	6.8%	2,021	5.9%	2,913	5.9%	3,490	5.9%	
Age 10 to 14 Years	613	6.4%	2,029	6.0%	2,880	5.8%	3,475	5.9%	
Age 15 to 19 Years	620	6.5%	2,488	7.3%	3,823	7.8%	4,375	7.4%	
Age 20 to 24 Years	807	8.4%	3,171	9.3%	4,795	9.7%	5,340	9.1%	
Age 25 to 29 Years	646	6.7%	2,428	7.1%	3,246	6.6%	3,738	6.4%	
Age 30 to 34 Years	717	7.5%	2,370	7.0%	3,159	6.4%	3,720	6.3%	
Age 35 to 39 Years	698	7.3%	2,329	6.9%	3,069	6.2%	3,613	6.2%	
Age 40 to 44 Years	569	5.9%	2,029	6.0%	2,733	5.5%	3,320	5.7%	
Age 45 to 49 Years	508	5.3%	1,809	5.3%	2,470	5.0%	3,041	5.2%	
Age 50 to 54 Years	524	5.5%	1,784	5.3%	2,535	5.1%	3,142	5.3%	
Age 55 to 59 Years	564	5.9%	1,872	5.5%	2,703	5.5%	3,376	5.7%	
Age 60 to 64 Years	582	6.1%	2,009	5.9%	2,920	5.9%	3,605	6.1%	
Age 65 to 69 Years	563	5.9%	1,905	5.6%	2,890	5.9%	3,560	6.1%	
Age 70 to 74 Years	385	4.0%	1,447	4.3%	2,397	4.9%	2,998	5.1%	
Age 75 to 79 Years	293	3.1%	1,062	3.1%	1,771	3.6%	2,148	3.7%	
Age 80 to 84 Years	153	1.6%	656	1.9%	1,123	2.3%	1,339	2.3%	
Age 85 Years or Over	132	1.4%	799	2.4%	1,311	2.7%	1,484	2.5%	
Median Age	35.3		36.3		37.3		38.1		
Age 19 Years or Less	2,472	25.7%	8,303	24.4%	12,177	24.7%	14,317	24.4%	
Age 20 to 64 Years	5,615	58.4%	19,802	58.3%	27,630	56.0%	32,895	56.0%	
Age 65 Years or Over	1,525	15.9%	5,868	17.3%	9,492	19.3%	11,528	19.6%	
<b>Female Age Distribution (2023)</b>									
Female Population	4,916	51.1%	16,211	47.7%	24,033	48.7%	28,720	48.9%	
Age Under 5 Years	283	5.8%	864	5.3%	1,276	5.3%	1,485	5.2%	
Age 5 to 9 Years	335	6.8%	975	6.0%	1,407	5.9%	1,704	5.9%	
Age 10 to 14 Years	297	6.1%	1,008	6.2%	1,372	5.7%	1,650	5.7%	
Age 15 to 19 Years	320	6.5%	1,276	7.9%	1,982	8.2%	2,263	7.9%	
Age 20 to 24 Years	427	8.7%	1,458	9.0%	2,199	9.2%	2,444	8.5%	
Age 25 to 29 Years	329	6.7%	967	6.0%	1,379	5.7%	1,619	5.6%	
Age 30 to 34 Years	352	7.2%	1,014	6.3%	1,392	5.8%	1,670	5.8%	
Age 35 to 39 Years	346	7.0%	996	6.1%	1,351	5.6%	1,631	5.7%	
Age 40 to 44 Years	291	5.9%	874	5.4%	1,223	5.1%	1,505	5.2%	
Age 45 to 49 Years	255	5.2%	804	5.0%	1,146	4.8%	1,425	5.0%	
Age 50 to 54 Years	265	5.4%	818	5.0%	1,200	5.0%	1,492	5.2%	
Age 55 to 59 Years	277	5.6%	908	5.6%	1,357	5.6%	1,674	5.8%	
Age 60 to 64 Years	307	6.3%	1,026	6.3%	1,513	6.3%	1,872	6.5%	
Age 65 to 69 Years	294	6.0%	980	6.0%	1,515	6.3%	1,851	6.4%	
Age 70 to 74 Years	207	4.2%	749	4.6%	1,270	5.3%	1,576	5.5%	
Age 75 to 79 Years	158	3.2%	582	3.6%	950	4.0%	1,150	4.0%	
Age 80 to 84 Years	86	1.8%	393	2.4%	668	2.8%	774	2.7%	
Age 85 Years or Over	85	1.7%	520	3.2%	833	3.5%	936	3.3%	
Female Median Age	35.7		37.2		38.7		39.3		
Age 19 Years or Less	1,235	25.1%	4,123	25.4%	6,036	25.1%	7,102	24.7%	
Age 20 to 64 Years	2,850	58.0%	8,864	54.7%	12,760	53.1%	15,332	53.4%	
Age 65 Years or Over	830	16.9%	3,224	19.9%	5,237	21.8%	6,286	21.9%	



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<b>Male Age Distribution (2023)</b>									
Male Population	4,697	48.9%	17,762	52.3%	25,266	51.3%	30,021	51.1%	
Age Under 5 Years	301	6.4%	901	5.1%	1,286	5.1%	1,493	5.0%	
Age 5 to 9 Years	320	6.8%	1,046	5.9%	1,505	6.0%	1,786	5.9%	
Age 10 to 14 Years	315	6.7%	1,021	5.7%	1,508	6.0%	1,824	6.1%	
Age 15 to 19 Years	300	6.4%	1,212	6.8%	1,841	7.3%	2,112	7.0%	
Age 20 to 24 Years	380	8.1%	1,713	9.6%	2,596	10.3%	2,896	9.6%	
Age 25 to 29 Years	317	6.7%	1,461	8.2%	1,867	7.4%	2,119	7.1%	
Age 30 to 34 Years	365	7.8%	1,356	7.6%	1,767	7.0%	2,050	6.8%	
Age 35 to 39 Years	352	7.5%	1,332	7.5%	1,718	6.8%	1,982	6.6%	
Age 40 to 44 Years	278	5.9%	1,156	6.5%	1,509	6.0%	1,814	6.0%	
Age 45 to 49 Years	253	5.4%	1,005	5.7%	1,324	5.2%	1,616	5.4%	
Age 50 to 54 Years	259	5.5%	967	5.4%	1,335	5.3%	1,650	5.5%	
Age 55 to 59 Years	287	6.1%	965	5.4%	1,346	5.3%	1,702	5.7%	
Age 60 to 64 Years	275	5.8%	982	5.5%	1,407	5.6%	1,733	5.8%	
Age 65 to 69 Years	269	5.7%	924	5.2%	1,375	5.4%	1,709	5.7%	
Age 70 to 74 Years	177	3.8%	698	3.9%	1,128	4.5%	1,422	4.7%	
Age 75 to 79 Years	136	2.9%	479	2.7%	821	3.2%	998	3.3%	
Age 80 to 84 Years	67	1.4%	264	1.5%	455	1.8%	565	1.9%	
Age 85 Years or Over	47	1.0%	278	1.6%	477	1.9%	548	1.8%	
Male Median Age	34.8		35.4		36.0		37.0		
Age 19 Years or Less	1,237	26.3%	4,180	23.5%	6,140	24.3%	7,215	24.0%	
Age 20 to 64 Years	2,765	58.9%	10,938	61.6%	14,870	58.9%	17,563	58.5%	
Age 65 Years or Over	695	14.8%	2,644	14.9%	4,256	16.8%	5,242	17.5%	
<b>Males per 100 Females (2023)</b>									
Overall Comparison	96		110		105		105		
Age Under 5 Years	106	51.5%	104	51.1%	101	50.2%	101	50.1%	
Age 5 to 9 Years	96	48.9%	107	51.7%	107	51.7%	105	51.2%	
Age 10 to 14 Years	106	51.5%	101	50.3%	110	52.4%	111	52.5%	
Age 15 to 19 Years	94	48.4%	95	48.7%	93	48.2%	93	48.3%	
Age 20 to 24 Years	89	47.1%	118	54.0%	118	54.1%	119	54.2%	
Age 25 to 29 Years	96	49.0%	151	60.2%	135	57.5%	131	56.7%	
Age 30 to 34 Years	104	50.9%	134	57.2%	127	55.9%	123	55.1%	
Age 35 to 39 Years	102	50.5%	134	57.2%	127	56.0%	122	54.9%	
Age 40 to 44 Years	95	48.8%	132	57.0%	123	55.2%	121	54.7%	
Age 45 to 49 Years	99	49.8%	125	55.6%	116	53.6%	113	53.1%	
Age 50 to 54 Years	98	49.4%	118	54.2%	111	52.7%	111	52.5%	
Age 55 to 59 Years	104	50.9%	106	51.5%	99	49.8%	102	50.4%	
Age 60 to 64 Years	89	47.2%	96	48.9%	93	48.2%	93	48.1%	
Age 65 to 69 Years	91	47.8%	94	48.5%	91	47.6%	92	48.0%	
Age 70 to 74 Years	86	46.1%	93	48.3%	89	47.0%	90	47.4%	
Age 75 to 79 Years	86	46.3%	82	45.2%	86	46.3%	87	46.5%	
Age 80 to 84 Years	78	43.7%	67	40.2%	68	40.5%	73	42.2%	
Age 85 Years or Over	55	35.4%	54	34.9%	57	36.4%	59	36.9%	
Age 19 Years or Less	100	50.0%	101	50.3%	102	50.4%	102	50.4%	
Age 20 to 39 Years	97	49.3%	132	56.9%	126	55.7%	123	55.1%	
Age 40 to 64 Years	97	49.2%	115	53.4%	107	51.8%	107	51.7%	
Age 65 Years or Over	84	45.6%	82	45.1%	81	44.8%	83	45.5%	

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2023)</b>									
Total Households		4,016		12,423		18,588		22,162	
Households with Children		1,218	30.3%	3,686	29.7%	5,192	27.9%	6,341	28.6%
Average Household Size		2.4		2.4		2.4		2.4	
Household Density per Square Mile		1,279		440		237		71	
Population Family		7,645	79.5%	23,913	70.4%	34,834	70.7%	42,953	73.1%
Population Non-Family		1,923	20.0%	6,285	18.5%	9,259	18.8%	10,507	17.9%
Population Group Quarters		45	0.5%	3,776	11.1%	5,207	10.6%	5,281	9.0%
Family Households		2,520	62.8%	7,577	61.0%	11,358	61.1%	13,976	63.1%
Married Couple Households		1,880	74.6%	5,623	74.2%	8,558	75.3%	10,671	76.4%
Other Family Households with Children		641	25.4%	1,954	25.8%	2,800	24.7%	3,305	23.6%
Family Households with Children		1,215	48.2%	3,680	48.6%	5,183	45.6%	6,328	45.3%
Married Couple with Children		797	65.6%	2,415	65.6%	3,472	67.0%	4,320	68.3%
Other Family Households with Children		418	34.4%	1,264	34.4%	1,711	33.0%	2,008	31.7%
Family Households No Children		1,305	51.8%	3,897	51.4%	6,175	54.4%	7,648	54.7%
Married Couple No Children		1,083	83.0%	3,208	82.3%	5,086	82.4%	6,351	83.0%
Other Family Households No Children		222	17.0%	689	17.7%	1,089	17.6%	1,297	17.0%
Non-Family Households		1,495	37.2%	4,846	39.0%	7,229	38.9%	8,186	36.9%
Non-Family Households with Children		3	0.2%	7	0.1%	9	0.1%	13	0.2%
Non-Family Households No Children		1,493	99.8%	4,840	99.9%	7,220	99.9%	8,173	99.8%
Average Family Household Size		3.0		3.2		3.1		3.1	
Average Family Income		\$122,705		\$120,121		\$120,403		\$122,857	
Median Family Income		\$96,106		\$92,677		\$96,705		\$95,071	
Average Non-Family Household Size		1.3		1.3		1.3		1.3	
<b>Marital Status (2023)</b>									
Population Age 15 Years or Over		7,761		28,158		40,945		48,799	
Never Married		2,747	35.4%	10,592	37.6%	14,794	36.1%	16,932	34.7%
Currently Married		3,378	43.5%	10,284	36.5%	16,557	40.4%	20,621	42.3%
Previously Married		1,636	21.1%	7,282	25.9%	9,595	23.4%	11,245	23.0%
Separated		357	21.8%	1,484	20.4%	1,760	18.3%	2,004	17.8%
Widowed		258	15.7%	1,690	23.2%	2,365	24.6%	2,859	25.4%
Divorced		1,021	62.4%	4,108	56.4%	5,470	57.0%	6,382	56.8%
<b>Educational Attainment (2023)</b>									
Adult Population Age 25 Years or Over		6,333		22,499		32,327		39,083	
Elementary (Grade Level 0 to 8)		118	1.9%	1,026	4.6%	1,359	4.2%	1,844	4.7%
Some High School (Grade Level 9 to 11)		207	3.3%	1,428	6.3%	1,987	6.1%	2,427	6.2%
High School Graduate		1,351	21.3%	5,009	22.3%	6,606	20.4%	8,288	21.2%
Some College		1,443	22.8%	5,699	25.3%	8,245	25.5%	10,024	25.6%
Associate Degree Only		1,037	16.4%	2,817	12.5%	3,968	12.3%	4,650	11.9%
Bachelor Degree Only		1,083	17.1%	3,562	15.8%	5,702	17.6%	6,704	17.2%
Graduate Degree		1,095	17.3%	2,958	13.1%	4,459	13.8%	5,147	13.2%
Any College (Some College or Higher)		4,657	73.5%	15,036	66.8%	22,375	69.2%	26,525	67.9%
College Degree + (Bachelor Degree or Higher)		2,178	34.4%	6,520	29.0%	10,161	31.4%	11,851	30.3%

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>								
Total Housing Units (2023)	4,251		13,303		20,120		24,100	
Total Housing Units (2020)	4,200		13,077		19,795		23,471	
Historical Annual Growth (2020-2023)	51	0.4%	226	0.6%	325	0.5%	630	0.9%
Housing Units Occupied (2023)	4,016	94.5%	12,423	93.4%	18,588	92.4%	22,162	92.0%
Housing Units Owner-Occupied	2,765	68.9%	7,908	63.7%	11,633	62.6%	14,116	63.7%
Housing Units Renter-Occupied	1,251	31.1%	4,515	36.3%	6,955	37.4%	8,046	36.3%
Housing Units Vacant (2023)	235	5.5%	880	6.6%	1,532	7.6%	1,938	8.0%
<b>Household Size (2023)</b>								
Total Households	4,016		12,423		18,588		22,162	
1 Person Households	1,228	30.6%	4,094	33.0%	6,053	32.6%	6,833	30.8%
2 Person Households	1,483	36.9%	4,367	35.2%	6,843	36.8%	8,311	37.5%
3 Person Households	560	13.9%	1,603	12.9%	2,341	12.6%	2,867	12.9%
4 Person Households	444	11.1%	1,284	10.3%	1,850	10.0%	2,257	10.2%
5 Person Households	206	5.1%	666	5.4%	938	5.0%	1,179	5.3%
6 Person Households	71	1.8%	270	2.2%	372	2.0%	470	2.1%
7 or More Person Households	25	0.6%	138	1.1%	192	1.0%	247	1.1%
<b>Household Income Distribution (2023)</b>								
HH Income \$200,000 or More	231	5.8%	909	7.3%	1,600	8.6%	1,928	8.7%
HH Income \$150,000 to \$199,999	393	9.8%	981	7.9%	1,419	7.6%	1,779	8.0%
HH Income \$125,000 to \$149,999	361	9.0%	829	6.7%	1,441	7.8%	1,693	7.6%
HH Income \$100,000 to \$124,999	285	7.1%	1,048	8.4%	1,623	8.7%	1,991	9.0%
HH Income \$75,000 to \$99,999	607	15.1%	1,618	13.0%	2,317	12.5%	2,792	12.6%
HH Income \$50,000 to \$74,999	699	17.4%	2,108	17.0%	2,905	15.6%	3,512	15.8%
HH Income \$35,000 to \$49,999	520	12.9%	1,703	13.7%	2,456	13.2%	2,792	12.6%
HH Income \$25,000 to \$34,999	323	8.0%	805	6.5%	1,388	7.5%	1,685	7.6%
HH Income \$15,000 to \$24,999	172	4.3%	898	7.2%	1,385	7.5%	1,714	7.7%
HH Income \$10,000 to \$14,999	200	5.0%	865	7.0%	1,151	6.2%	1,238	5.6%
HH Income Under \$10,000	226	5.6%	659	5.3%	902	4.9%	1,039	4.7%
<b>Household Vehicles (2023)</b>								
Households 0 Vehicles Available	310	7.7%	1,136	9.1%	1,459	7.8%	1,625	7.3%
Households 1 Vehicle Available	1,144	28.5%	3,736	30.1%	5,933	31.9%	6,623	29.9%
Households 2 Vehicles Available	1,408	35.1%	4,386	35.3%	6,512	35.0%	8,072	36.4%
Households 3 or More Vehicles Available	1,153	28.7%	3,165	25.5%	4,685	25.2%	5,842	26.4%
Total Vehicles Available	8,222		23,532		35,241		43,192	
Average Vehicles per Household	2.0		1.9		1.9		1.9	
Owner-Occupied Household Vehicles	6,410	78.0%	17,197	73.1%	25,359	72.0%	31,434	72.8%
Average Vehicles per Owner-Occupied Household	2.3		2.2		2.2		2.2	
Renter-Occupied Household Vehicles	1,811	22.0%	6,334	26.9%	9,882	28.0%	11,758	27.2%
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.4		1.5	
<b>Travel Time (2023)</b>								
Worker Base Age 16 years or Over	4,476		13,064		19,421		23,500	
Travel to Work in 14 Minutes or Less	2,957	66.1%	8,441	64.6%	12,501	64.4%	13,799	58.7%
Travel to Work in 15 to 29 Minutes	850	19.0%	2,085	16.0%	3,394	17.5%	5,134	21.8%
Travel to Work in 30 to 59 Minutes	82	1.8%	592	4.5%	786	4.0%	1,416	6.0%
Travel to Work in 60 Minutes or More	85	1.9%	503	3.9%	702	3.6%	821	3.5%
Work at Home	502	11.2%	1,444	11.1%	2,039	10.5%	2,330	9.9%
Average Minutes Travel to Work	10.9		10.6		10.6		11.8	

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2023)</b>								
Worker Base Age 16 years or Over	4,476		13,064		19,421		23,500	
Drive to Work Alone	3,241	72.4%	8,945	68.5%	13,703	70.6%	16,954	72.1%
Drive to Work in Carpool	310	6.9%	1,216	9.3%	1,645	8.5%	2,043	8.7%
Travel to Work by Public Transportation	26	0.6%	173	1.3%	209	1.1%	211	0.9%
Drive to Work on Motorcycle	1	-	27	0.2%	29	0.1%	50	0.2%
Bicycle to Work	148	3.3%	240	1.8%	245	1.3%	272	1.2%
Walk to Work	135	3.0%	894	6.8%	1,394	7.2%	1,449	6.2%
Other Means	112	2.5%	127	1.0%	158	0.8%	191	0.8%
Work at Home	502	11.2%	1,444	11.1%	2,039	10.5%	2,330	9.9%
<b>Daytime Demographics (2023)</b>								
Total Businesses	312		1,587		2,027		2,303	
Total Employees	2,525		16,514		20,760		22,187	
Company Headquarter Businesses	6	1.9%	49	3.1%	59	2.9%	64	2.8%
Company Headquarter Employees	29	1.1%	1,673	10.1%	2,493	12.0%	2,538	11.4%
Employee Population per Business	8.1 to 1		10.4 to 1		10.2 to 1		9.6 to 1	
Residential Population per Business	30.8 to 1		21.4 to 1		24.3 to 1		25.5 to 1	
Adj. Daytime Demographics Age 16 Years or Over	5,679		31,141		41,642		46,726	
<b>Labor Force</b>								
Labor Population Age 16 Years or Over (2023)	7,646		27,741		40,365		48,104	
Labor Force Total Males (2023)	3,704	48.4%	14,575	52.5%	20,670	51.2%	24,564	51.1%
Male Civilian Employed	2,212	59.7%	6,672	45.8%	10,010	48.4%	12,128	49.4%
Male Civilian Unemployed	89	2.4%	421	2.9%	638	3.1%	839	3.4%
Males in Armed Forces	16	0.4%	50	0.3%	62	0.3%	65	0.3%
Males Not in Labor Force	1,387	37.4%	7,432	51.0%	9,960	48.2%	11,531	46.9%
Labor Force Total Females (2023)	3,943	51.6%	13,166	47.5%	19,695	48.8%	23,541	48.9%
Female Civilian Employed	2,264	57.4%	6,392	48.6%	9,411	47.8%	11,372	48.3%
Female Civilian Unemployed	28	0.7%	423	3.2%	620	3.1%	670	2.8%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	1,651	41.9%	6,351	48.2%	9,664	49.1%	11,499	48.8%
Unemployment Rate	117	1.5%	845	3.0%	1,258	3.1%	1,509	3.1%
<b>Occupation (2023)</b>								
Occupation Population Age 16 Years or Over	4,476		13,064		19,421		23,500	
Occupation Total Males	2,212	49.4%	6,672	51.1%	10,010	51.5%	12,128	51.6%
Occupation Total Females	2,264	50.6%	6,392	48.9%	9,411	48.5%	11,372	48.4%
Management, Business, Financial Operations	615	13.7%	1,707	13.1%	2,572	13.2%	3,071	13.1%
Professional, Related	1,116	24.9%	2,813	21.5%	4,346	22.4%	5,220	22.2%
Service	935	20.9%	3,298	25.2%	4,535	23.4%	5,635	24.0%
Sales, Office	846	18.9%	2,517	19.3%	4,070	21.0%	4,609	19.6%
Farming, Fishing, Forestry	86	1.9%	251	1.9%	394	2.0%	701	3.0%
Construction, Extraction, Maintenance	230	5.1%	629	4.8%	999	5.1%	1,347	5.7%
Production, Transport, Material Moving	649	14.5%	1,850	14.2%	2,504	12.9%	2,917	12.4%
White Collar Workers	2,576	57.6%	7,037	53.9%	10,989	56.6%	12,901	54.9%
Blue Collar Workers	1,900	42.4%	6,028	46.1%	8,433	43.4%	10,600	45.1%

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Units In Structure (2023)</b>									
Total Units	4,016		12,423		18,588		22,162		
1 Detached Unit	2,895	72.1%	9,003	72.5%	12,799	68.9%	15,271	68.9%	
1 Attached Unit	168	4.2%	465	3.7%	875	4.7%	1,048	4.7%	
2 Units	153	3.8%	427	3.4%	658	3.5%	760	3.4%	
3 to 4 Units	173	4.3%	402	3.2%	878	4.7%	937	4.2%	
5 to 9 Units	141	3.5%	537	4.3%	848	4.6%	877	4.0%	
10 to 19 Units	79	2.0%	203	1.6%	355	1.9%	409	1.8%	
20 to 49 Units	150	3.7%	481	3.9%	553	3.0%	612	2.8%	
50 or More Units	98	2.4%	579	4.7%	775	4.2%	794	3.6%	
Mobile Home or Trailer	99	2.5%	265	2.1%	785	4.2%	1,391	6.3%	
Other Structure	61	1.5%	62	0.5%	62	0.3%	63	0.3%	
<b>Homes Built By Year (2023)</b>									
Homes Built 2020 or later	14	0.3%	17	0.1%	23	0.1%	30	0.1%	
Homes Built 2010 to 2019	92	2.2%	678	5.1%	1,201	6.0%	1,703	7.1%	
Homes Built 2000 to 2009	442	10.4%	1,168	8.8%	2,241	11.1%	2,599	10.8%	
Homes Built 1990 to 1999	364	8.6%	1,210	9.1%	2,338	11.6%	3,000	12.4%	
Homes Built 1980 to 1989	347	8.2%	840	6.3%	1,592	7.9%	1,904	7.9%	
Homes Built 1970 to 1979	648	15.3%	1,646	12.4%	2,490	12.4%	3,062	12.7%	
Homes Built 1960 to 1969	215	5.1%	753	5.7%	1,204	6.0%	1,397	5.8%	
Homes Built 1950 to 1959	685	16.1%	1,748	13.1%	2,070	10.3%	2,350	9.8%	
Homes Built 1940 to 1949	471	11.1%	1,359	10.2%	1,520	7.6%	1,749	7.3%	
Homes Built Before 1939	737	17.3%	3,005	22.6%	3,908	19.4%	4,369	18.1%	
Median Age of Homes	57.7	yrs	58.7	yrs	54.1	yrs	52.8	yrs	
<b>Home Values (2023)</b>									
Owner Specified Housing Units	2,765		7,908		11,633		14,116		
Home Values \$1,000,000 or More	49	1.8%	100	1.3%	112	1.0%	245	1.7%	
Home Values \$750,000 to \$999,999	73	2.6%	240	3.0%	309	2.7%	497	3.5%	
Home Values \$500,000 to \$749,999	142	5.1%	688	8.7%	1,363	11.7%	1,684	11.9%	
Home Values \$400,000 to \$499,999	213	7.7%	727	9.2%	1,135	9.8%	1,553	11.0%	
Home Values \$300,000 to \$399,999	389	14.1%	1,738	22.0%	2,584	22.2%	2,933	20.8%	
Home Values \$250,000 to \$299,999	711	25.7%	1,311	16.6%	1,608	13.8%	1,818	12.9%	
Home Values \$200,000 to \$249,999	387	14.0%	913	11.5%	1,314	11.3%	1,545	10.9%	
Home Values \$175,000 to \$199,999	215	7.8%	409	5.2%	610	5.2%	660	4.7%	
Home Values \$150,000 to \$174,999	207	7.5%	611	7.7%	729	6.3%	868	6.2%	
Home Values \$125,000 to \$149,999	101	3.7%	283	3.6%	430	3.7%	532	3.8%	
Home Values \$100,000 to \$124,999	52	1.9%	221	2.8%	298	2.6%	342	2.4%	
Home Values \$90,000 to \$99,999	2	-	63	0.8%	83	0.7%	100	0.7%	
Home Values \$80,000 to \$89,999	3	0.1%	70	0.9%	106	0.9%	118	0.8%	
Home Values \$70,000 to \$79,999	51	1.8%	124	1.6%	127	1.1%	169	1.2%	
Home Values \$60,000 to \$69,999	2	-	59	0.7%	104	0.9%	117	0.8%	
Home Values \$50,000 to \$59,999	2	-	8	0.1%	152	1.3%	195	1.4%	
Home Values \$35,000 to \$49,999	4	0.1%	40	0.5%	136	1.2%	177	1.3%	
Home Values \$25,000 to \$34,999	-	-	7	-	34	0.3%	45	0.3%	
Home Values \$10,000 to \$24,999	46	1.7%	134	1.7%	141	1.2%	181	1.3%	
Home Values Under \$10,000	116	4.2%	160	2.0%	258	2.2%	336	2.4%	
Owner-Occupied Median Home Value	\$259,605		\$289,710		\$297,231		\$304,911		
Renter-Occupied Median Rent	\$911		\$921		\$900		\$874		

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 46.0761/-118.3039

2121 E Isaacs Ave Walla Walla, WA 99362		1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2023)</b>					
Total Household Expenditure		\$275.4 M	\$843.78 M	\$1.26 B	\$1.54 B
Total Non-Retail Expenditure		\$145.43 M	\$446.39 M	\$666.83 M	\$816.21 M
Total Retail Expenditure		\$129.97 M	\$397.39 M	\$593.01 M	\$726.44 M
Apparel		\$9.71 M	\$29.67 M	\$44.32 M	\$54.3 M
Contributions		\$9.03 M	\$27.77 M	\$41.88 M	\$51.33 M
Education		\$8.32 M	\$25.51 M	\$38.47 M	\$47.12 M
Entertainment		\$15.64 M	\$47.73 M	\$71.4 M	\$87.56 M
Food and Beverages		\$40.49 M	\$124.07 M	\$184.84 M	\$226.26 M
Furnishings and Equipment		\$9.74 M	\$29.66 M	\$44.38 M	\$54.4 M
Gifts		\$6.78 M	\$20.86 M	\$31.62 M	\$38.68 M
Health Care		\$23.28 M	\$71.43 M	\$106.52 M	\$130.41 M
Household Operations		\$10.82 M	\$33.18 M	\$49.7 M	\$60.87 M
Miscellaneous Expenses		\$5.22 M	\$15.98 M	\$23.89 M	\$29.25 M
Personal Care		\$3.7 M	\$11.32 M	\$16.91 M	\$20.71 M
Personal Insurance		\$1.96 M	\$5.96 M	\$8.96 M	\$11.02 M
Reading		\$603.31 K	\$1.85 M	\$2.77 M	\$3.4 M
Shelter		\$58.11 M	\$178.54 M	\$266.2 M	\$325.71 M
Tobacco		\$1.64 M	\$5.09 M	\$7.5 M	\$9.14 M
Transportation		\$50.19 M	\$153.03 M	\$228.25 M	\$279.76 M
Utilities		\$20.18 M	\$62.12 M	\$92.22 M	\$112.76 M
<b>Monthly Household Consumer Expenditure (2023)</b>					
Total Household Expenditure		\$5,715	\$5,660	\$5,648	\$5,801
Total Non-Retail Expenditure		\$3,018 52.8%	\$2,994 52.9%	\$2,990 52.9%	\$3,069 52.9%
Total Retail Expenditures		\$2,697 47.2%	\$2,666 47.1%	\$2,659 47.1%	\$2,732 47.1%
Apparel		\$201 3.5%	\$199 3.5%	\$199 3.5%	\$204 3.5%
Contributions		\$187 3.3%	\$186 3.3%	\$188 3.3%	\$193 3.3%
Education		\$173 3.0%	\$171 3.0%	\$172 3.1%	\$177 3.1%
Entertainment		\$325 5.7%	\$320 5.7%	\$320 5.7%	\$329 5.7%
Food and Beverages		\$840 14.7%	\$832 14.7%	\$829 14.7%	\$851 14.7%
Furnishings and Equipment		\$202 3.5%	\$199 3.5%	\$199 3.5%	\$205 3.5%
Gifts		\$141 2.5%	\$140 2.5%	\$142 2.5%	\$145 2.5%
Health Care		\$483 8.5%	\$479 8.5%	\$478 8.5%	\$490 8.5%
Household Operations		\$225 3.9%	\$223 3.9%	\$223 3.9%	\$229 3.9%
Miscellaneous Expenses		\$108 1.9%	\$107 1.9%	\$107 1.9%	\$110 1.9%
Personal Care		\$77 1.3%	\$76 1.3%	\$76 1.3%	\$78 1.3%
Personal Insurance		\$41 0.7%	\$40 0.7%	\$40 0.7%	\$41 0.7%
Reading		\$13 0.2%	\$12 0.2%	\$12 0.2%	\$13 0.2%
Shelter		\$1,206 21.1%	\$1,198 21.2%	\$1,193 21.1%	\$1,225 21.1%
Tobacco		\$34 0.6%	\$34 0.6%	\$34 0.6%	\$34 0.6%
Transportation		\$1,042 18.2%	\$1,026 18.1%	\$1,023 18.1%	\$1,052 18.1%
Utilities		\$419 7.3%	\$417 7.4%	\$413 7.3%	\$424 7.3%

