

A photograph of a vineyard at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The sky is a mix of soft pinks, oranges, and blues. In the foreground, the dark silhouettes of grapevines with green leaves are visible, framing the central text area. The background shows a distant, hazy landscape under the twilight sky.

FOR THE EXCLUSIVE REPRESENTATION OF

WALLA WALLA COMMERCIAL LAND

NE MYRA ROAD & W. PINE STREET  WALLA WALLA, WA

Marcus & Millichap

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

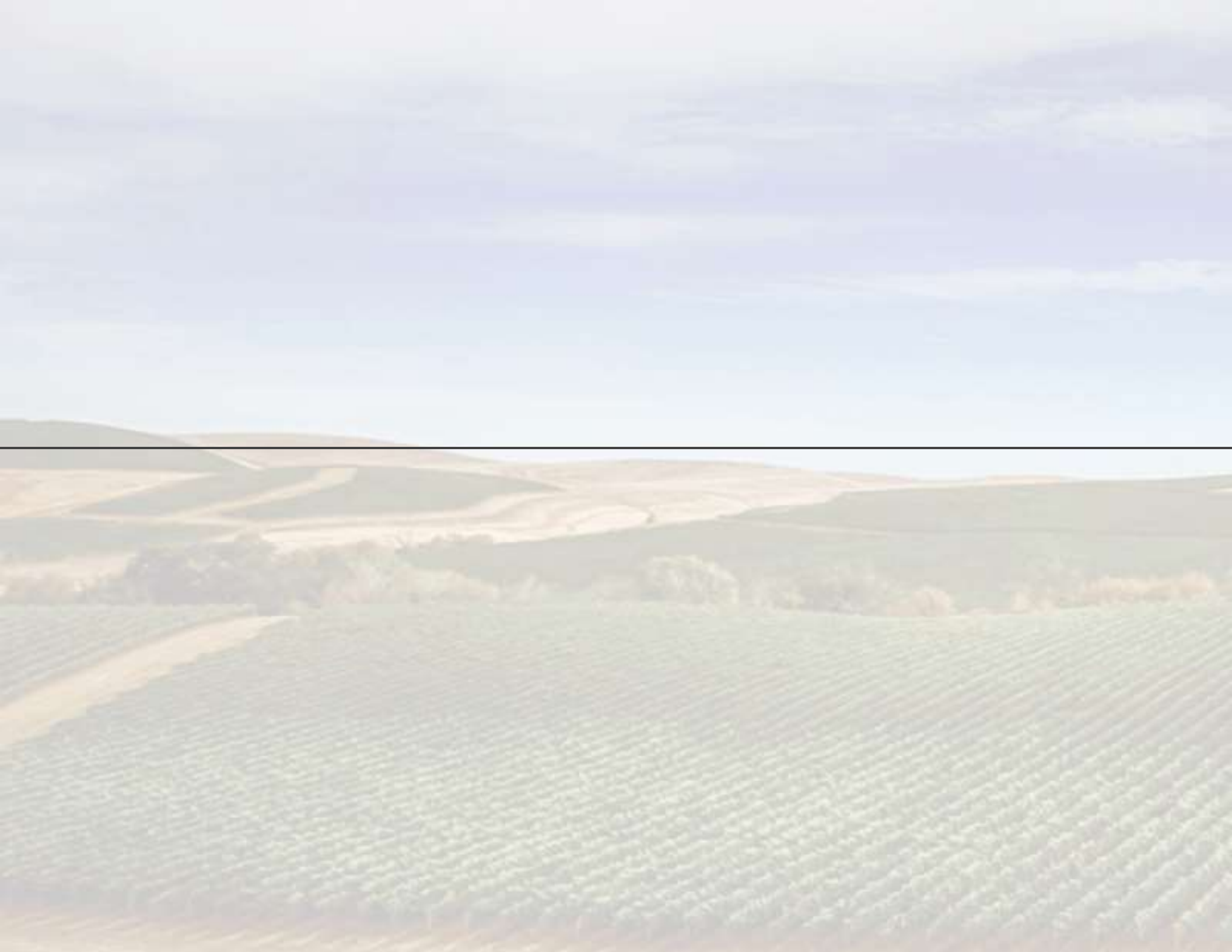
ACTIVITY ID: ZAC0110677

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

TABLE OF CONTENTS

Investment Overview	1
Property Maps	5
Potential Resort Park Use Economics	13
Additional Information	17





01

— INVESTMENT OVERVIEW —

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap Z0210011

INVESTMENT OVERVIEW

WALLA WALLA

The Highway Commercial Zone is intended to accommodate a wide range of commercial activities, which are generally similar to the types permissible in the Central Commercial Zone, including lodging, retail, residential and office.

Residential land use shall have a minimum density of twenty dwelling units per acre and maximum density of seventy-five dwelling units per acre. Buildings shall not exceed 80% lot coverage. Off-Street Parking requirements are determined by the land use.

This site is highly visible on the East side of NE Myra Rd, just South of W. Pine Street however, is presently only accessible by vehicle off of W. Pine, between the Comfort Inn and Holiday Inn Express. A future point of ingress/egress for right-in, right-out in alignment with Silverstone may be considered if its impact is analyzed as part of a Traffic Study. More than 1.25-acres is deducted from the Gross Land Area for the 75' Right-of-Way for the Mill Creek Trail, which currently terminates at Washington Park.

Walla Walla is rich in history, and its climate has drawn more than 100-wineries to the area. Canoe Ridge, Corliss Estates and Seven Hills are just a few noted vintners in the immediate vicinity.

AVERAGE TRAFFIC COUNT PER DAY:

NE Myra Road – South of the round-a-bouts: 7,360 (2015)

W. Pine Street – east of the round-a-bouts: 5,100 (2018)

EXECUTIVE SUMMARY

Address:	NE Myra Road & W. Pine Street
Price:	\$855,00
Gross Land Area:	\$4.64 psf for 234,468 sf (5.38-acres)
Net Land Area outside of easements and Right-of-Ways	\$5.32 for 160,474 sf
Jurisdiction:	City of Walla Walla
2025 Property Taxes:	\$2,463
Parcel Number:	350724440022 – Walla Walla County
Legal Description:	Lot 4 of Binding Site Plan, Volume 8, Page 109, Recording No 01-00137

ZONING DESCRIPTION

20.50.050 CH HIGHWAY COMMERCIAL.

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.

A. Level of Uses. The uses allowed by Level I, II or III procedures in this zone are designated by a “1”, “2” or “3” respectively on the Table of Permitted Land Uses, Chapter 20.100, Section 20.100.040.

B. A residential use proposed in the Highway Commercial Zone shall have a minimum density of twenty dwelling units per acre and maximum density of seventy-five dwelling units per acre.

C. Minimum Lot Dimensions.

1. Area: no restrictions.
2. Width: no restrictions.
3. Depth: no restrictions.

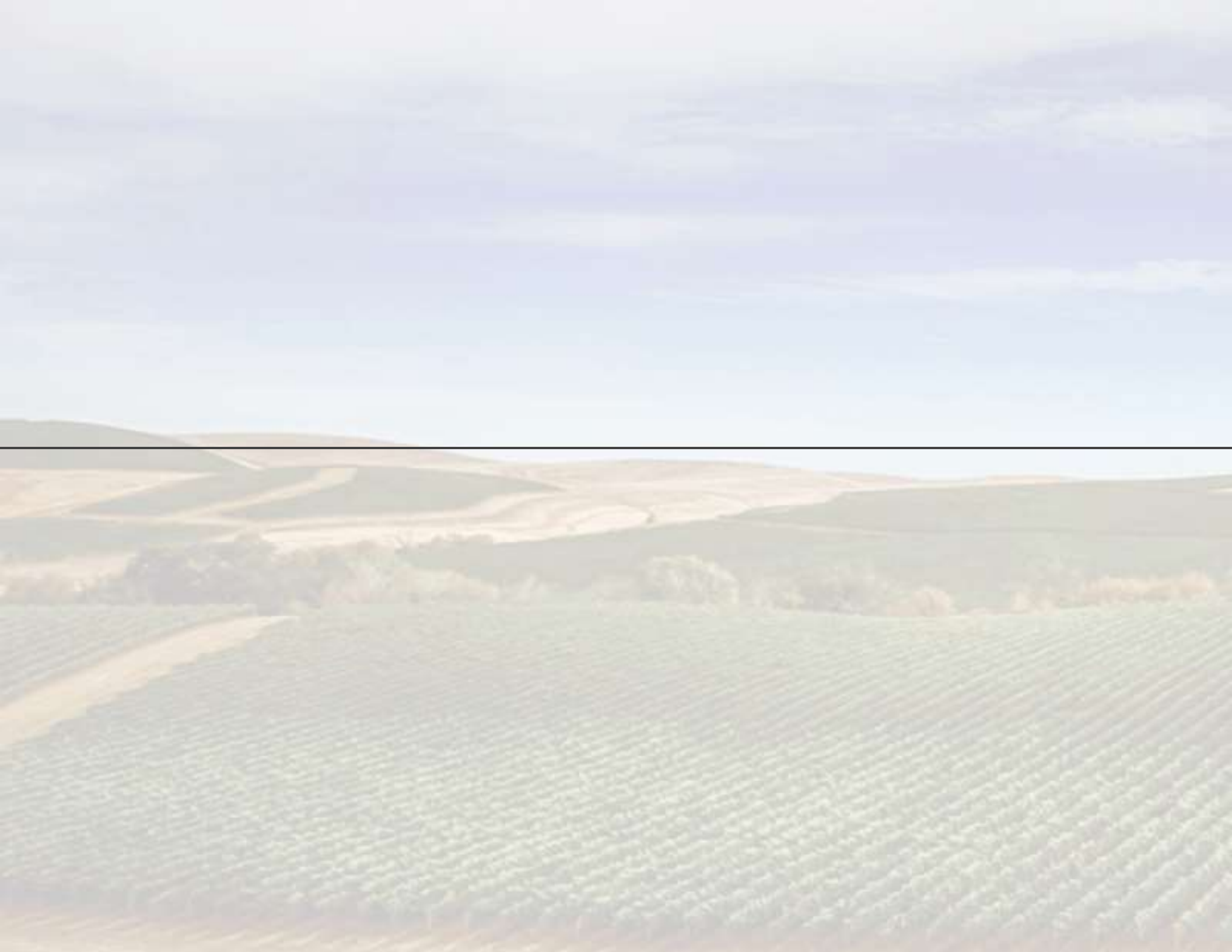
D. Minimum Yard Requirements.

1. Front: ten feet.
2. Side: no restrictions, except where abutting residential districts, then ten feet.
3. Rear: no restrictions, except where abutting residential districts, then twenty feet. Corner lots are not considered to have rear yards.

E. Lot Coverage. Buildings may not exceed eighty percent lot coverage.

F. Building Height. No building may exceed sixty feet, except when abutting the RN zone, then maximum building height is thirty-five feet. For every one additional foot of setback, an additional foot of height may be granted.

G. Off-Street Parking. Specific standards depend on use. See Chapters 20.126, Off-Street Parking and Loading Standards, and 20.127, Table of Off-Street Parking Standards. If possible, parking shall be located to the side and rear of the structure. (Ord. 2018-53 § 12(part), 2018: Ord. 2017-45 § 63, 2017: Ord. 2012-09 § 30, 2012. Formerly 20.50.075).





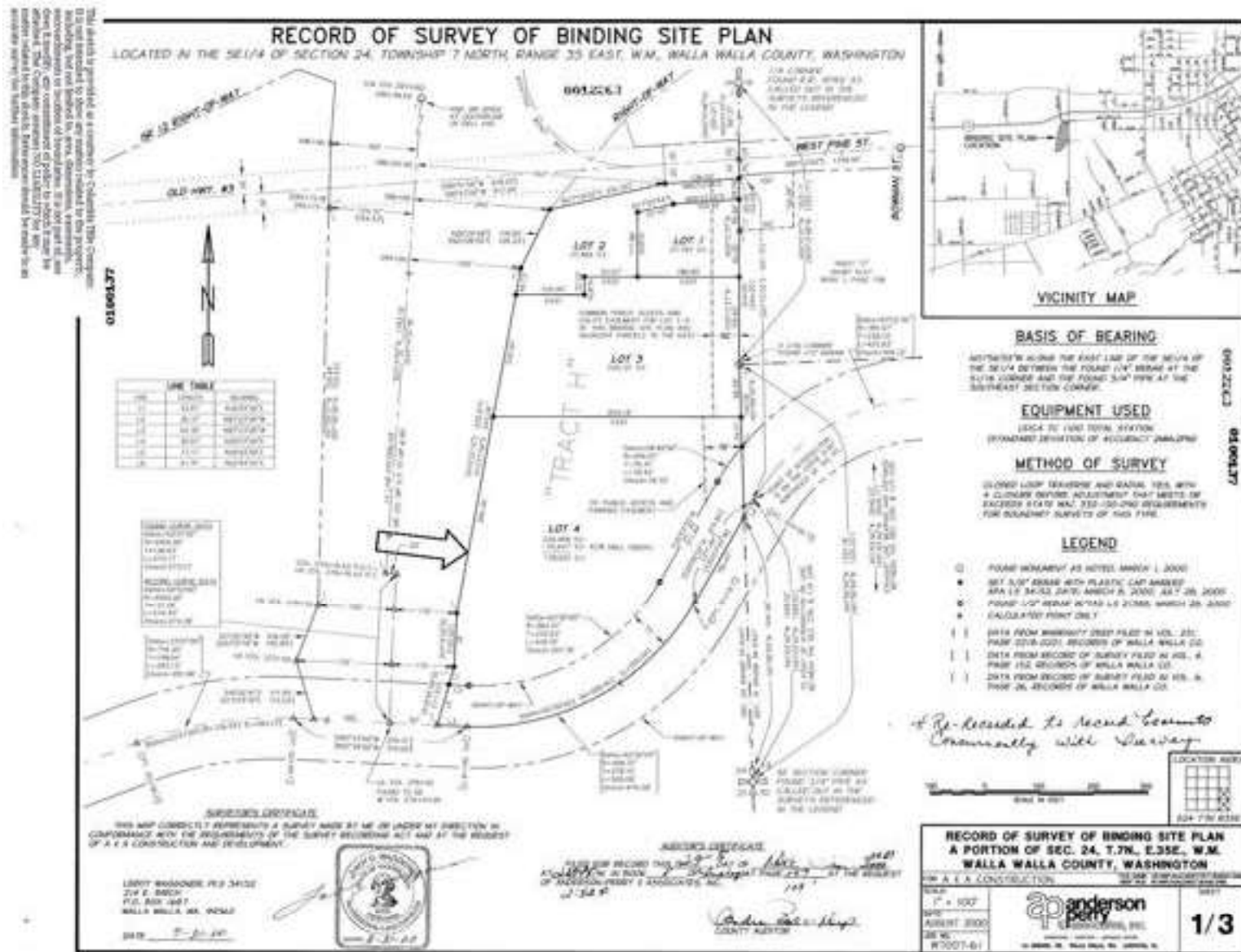
02

PROPERTY MAPS

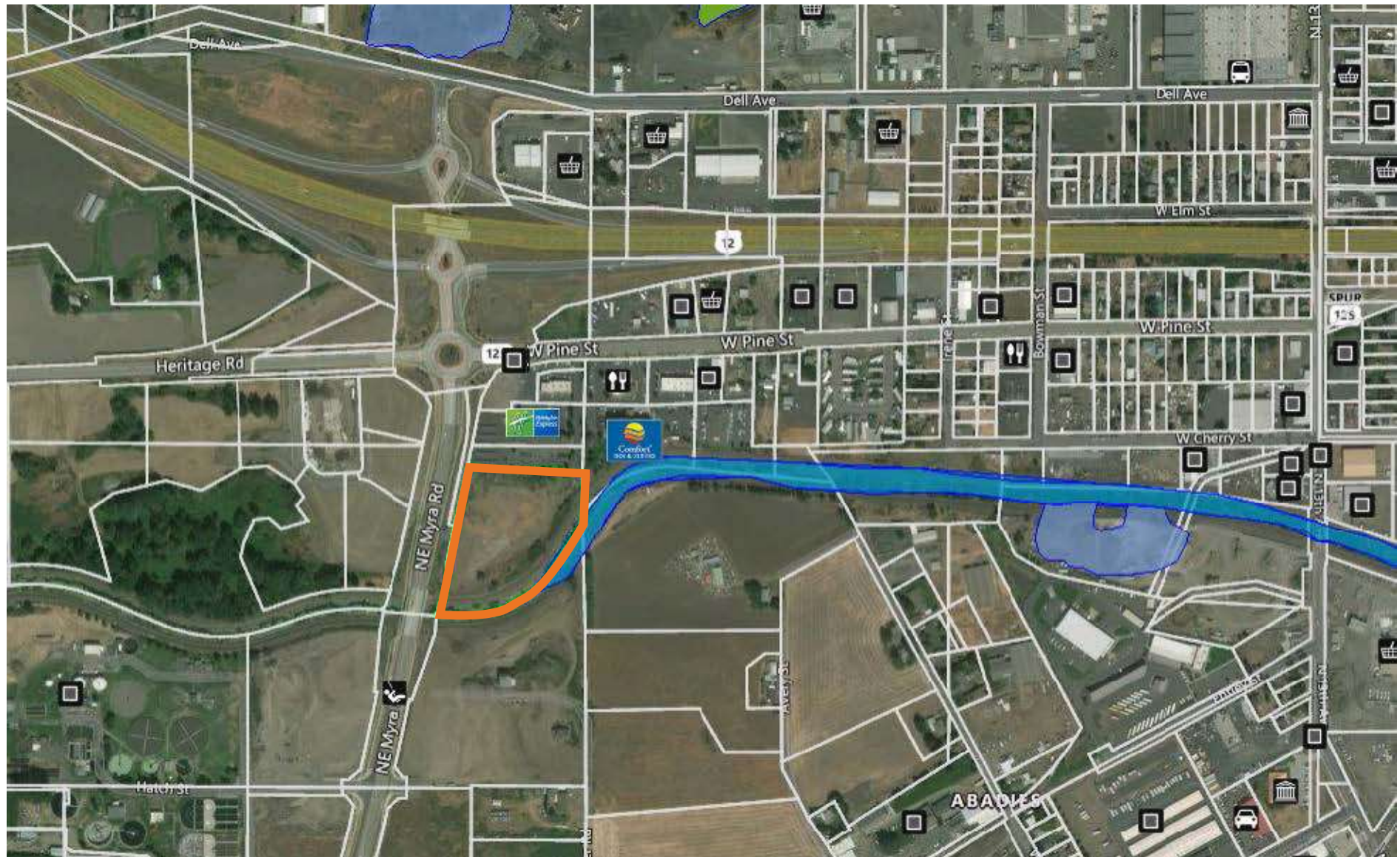
Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap Z0210011

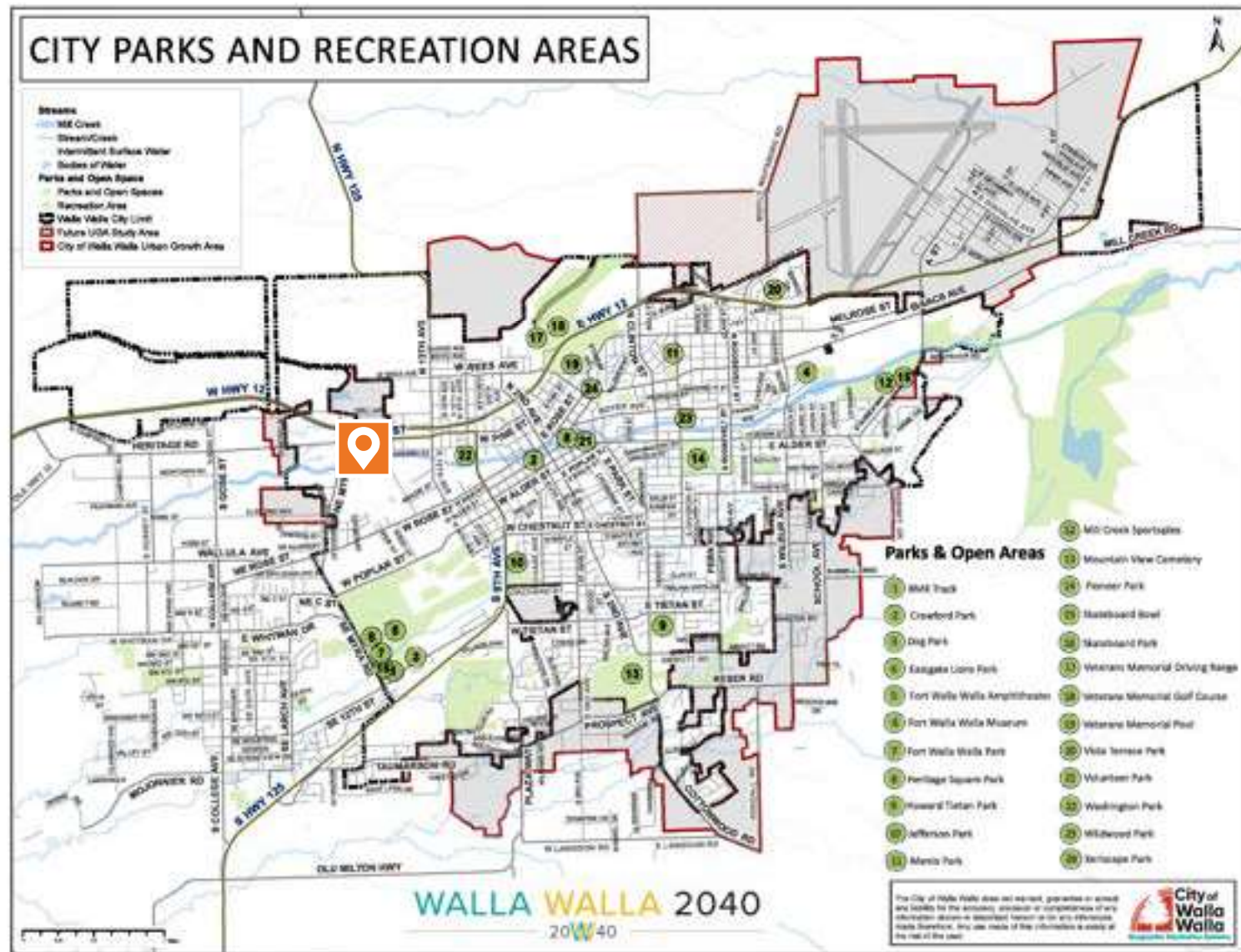
LAND SURVEY



PARCEL AERIAL



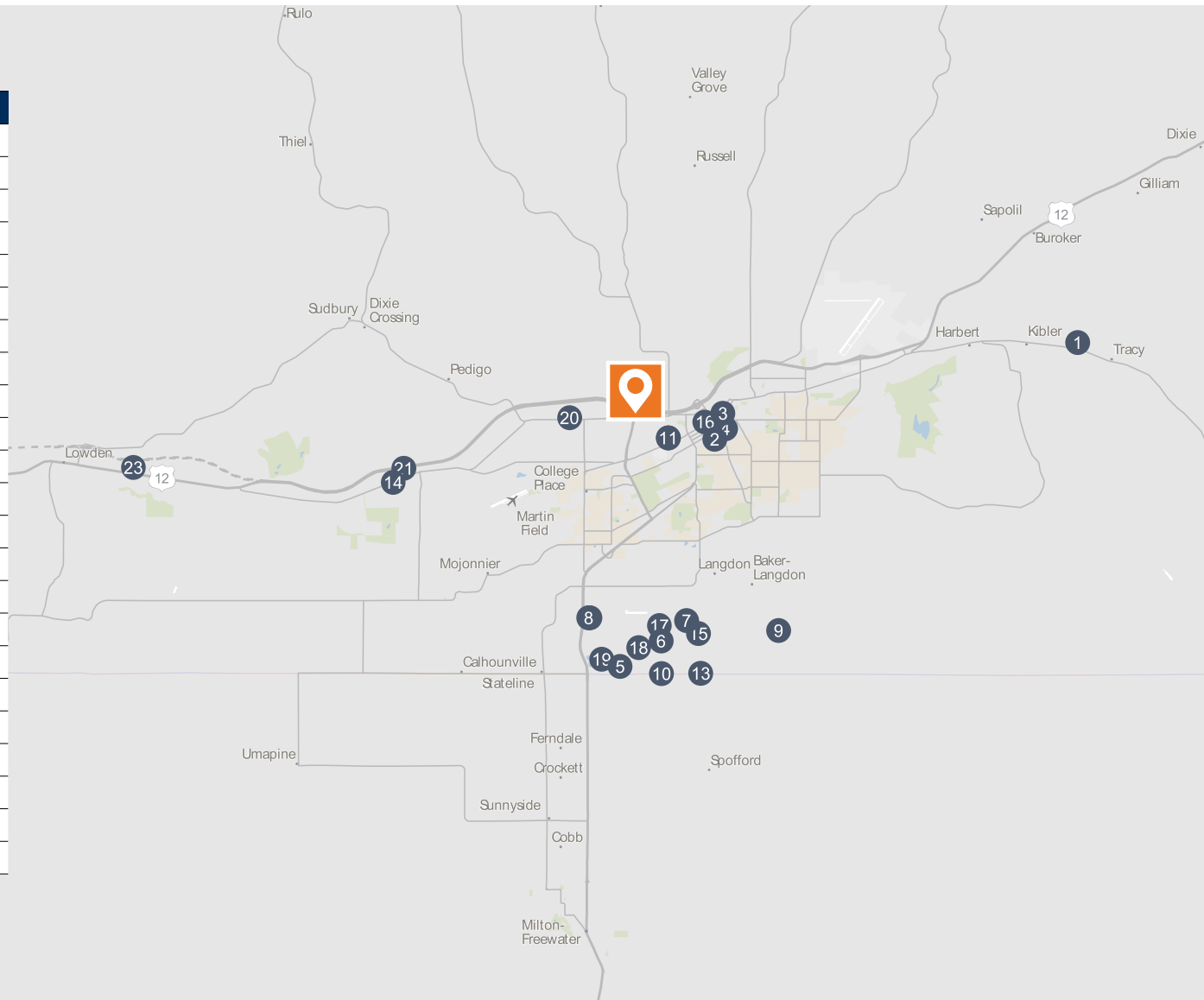
PARKS MAP



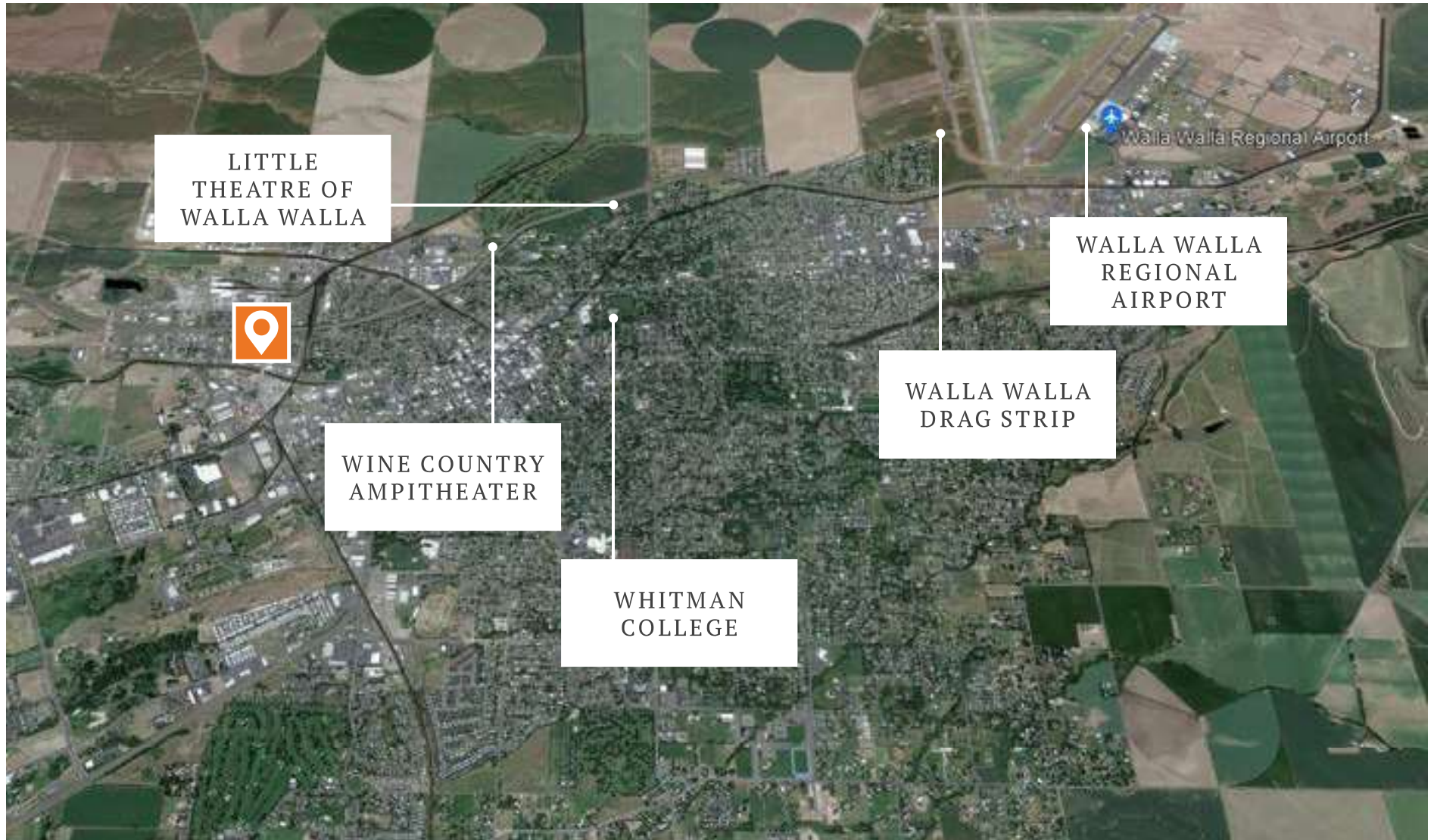
NEARBY WINERIES IN WALLA WALLA

NEARBY WINERIES

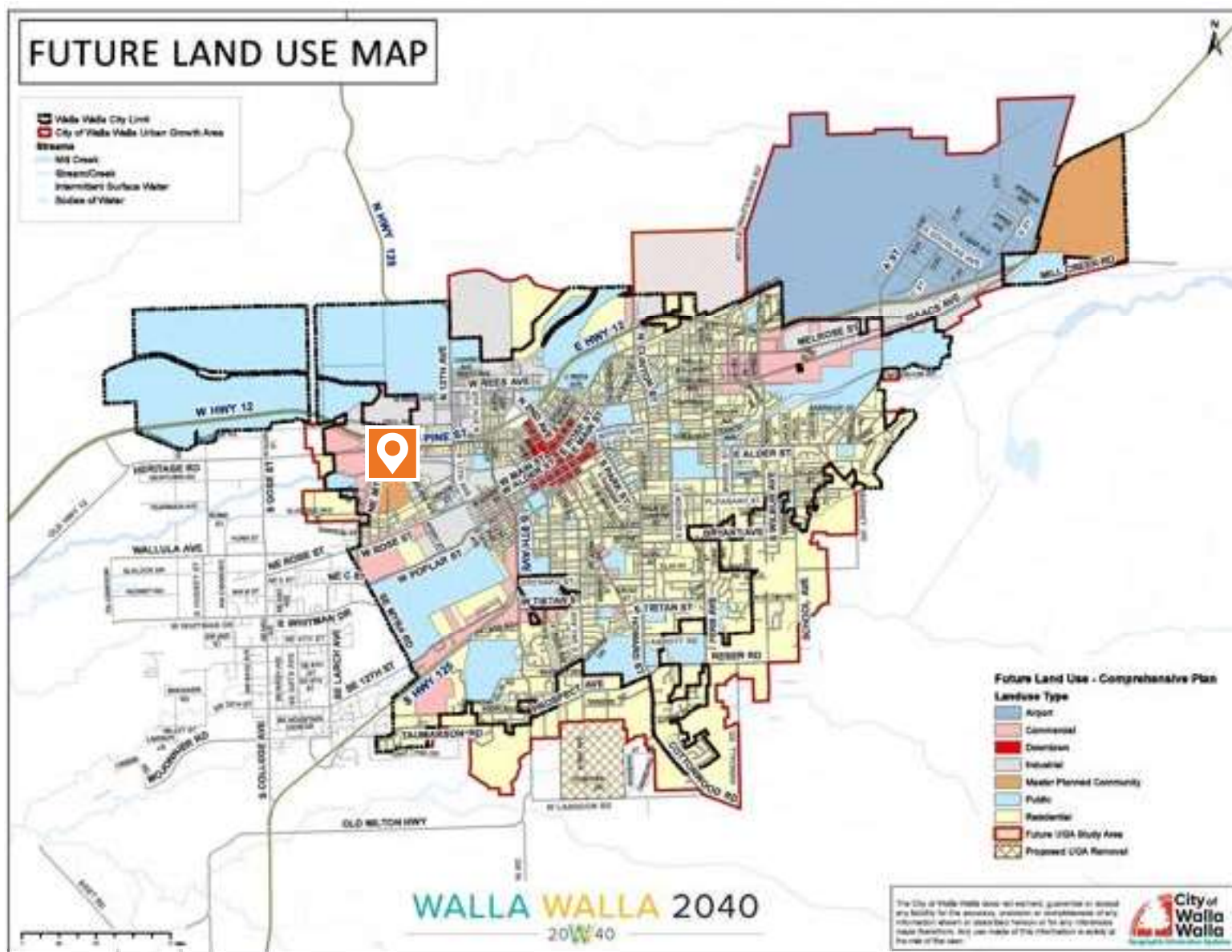
1.	aMaurice	178 Vineyard Lane
2.	Armstrong Family Winery	14 West Main Street
3.	Bledsoe Family Winery	229 E. Main St
4.	Canoe Ridge Vineyard	45 E. Main St
5.	Canvasback	1825 J.B George Rd.
6.	Caprio Cellars	1603 Whiteley Rd.
7.	Deux Soldats	1180 Whiteley Rd
8.	Dillion Cellars	3802 Rolling Hills Ln
9.	Doubleback	3853 Powerline Rd.
10.	Gifford Hirlinger	2104 Stateline Rd
11.	Foundry Vineyards	1111 Abadie Street
12.	Foundry Vineyards	1111 Abadie Street
13.	Gillford Hirlinger	1450 Stateline Rd.
14.	Helix Wines	5858 Old Highway 12
15.	Kinhaven Winery	1050 Merlot Drive
16.	Lagana Cellars	16 North 2nd Ave
17.	Patterson Cellars	1564 Whiteley Rd.
18.	Pepper Bridge	1704 JB George Rd
19.	Saviah Cellars	1979 JB George Road
20.	Smoky Rose Cellars	2428 Heritage Road
21.	Three Rivers Winery	5641 U.S 12
22.	Valdemar Estates	3808 Rolling Hills Ln
23.	Waterbrook Winery	10518 West Hwy 12

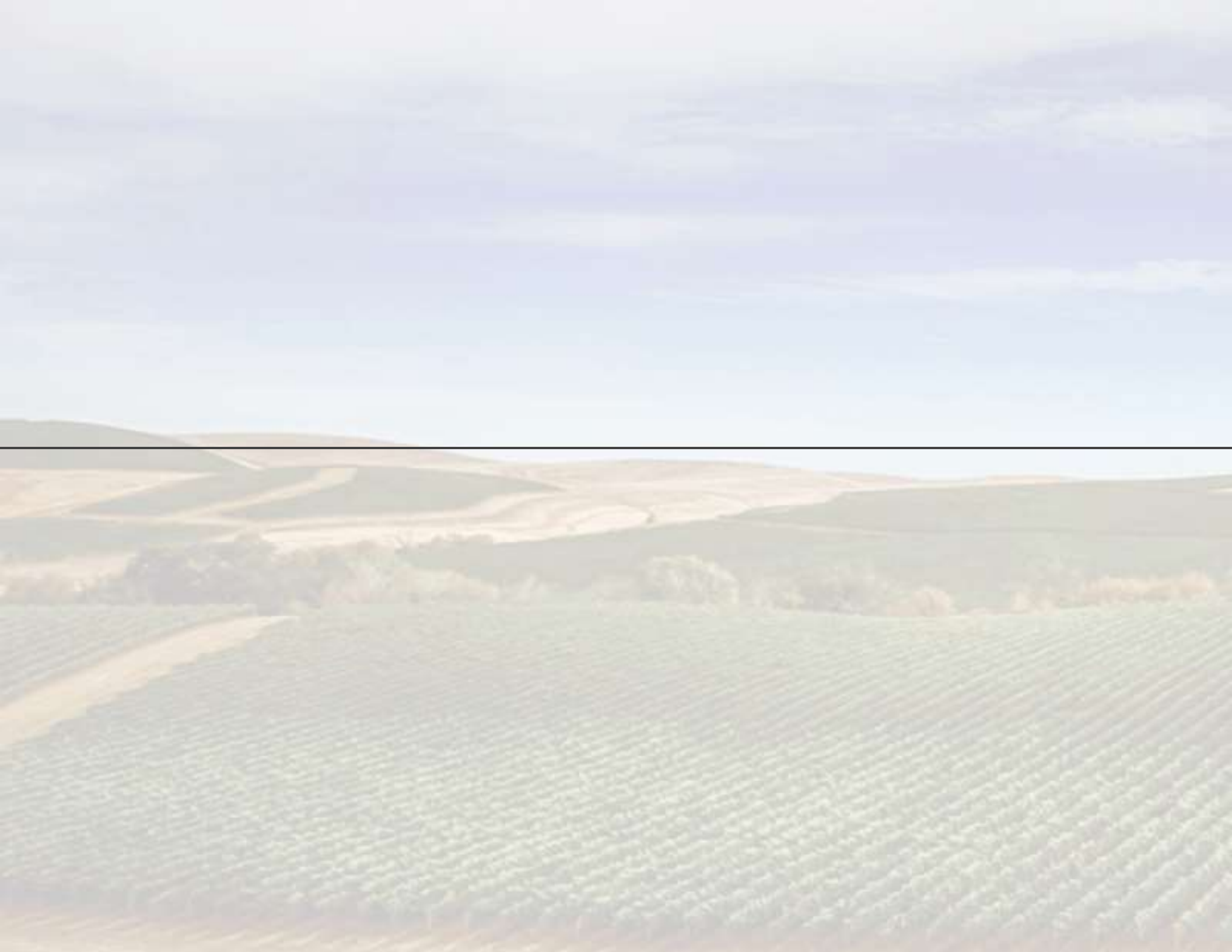


NEARBY ATTRACTIONS/AMENITIES



FUTURE LAND USE MAP







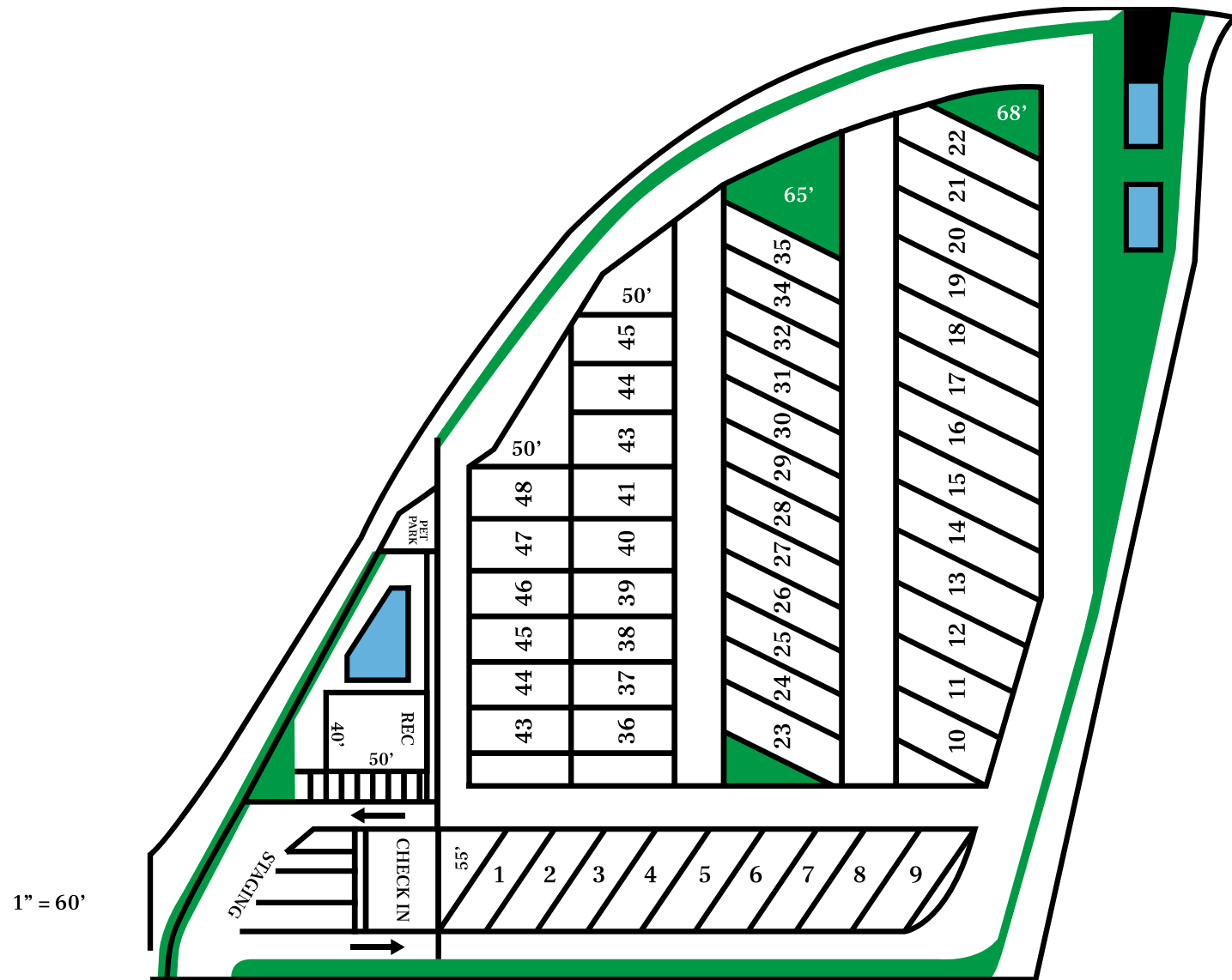
03

POTENTIAL RESORT PARK USE ECONOMICS

Marcus & Millichap

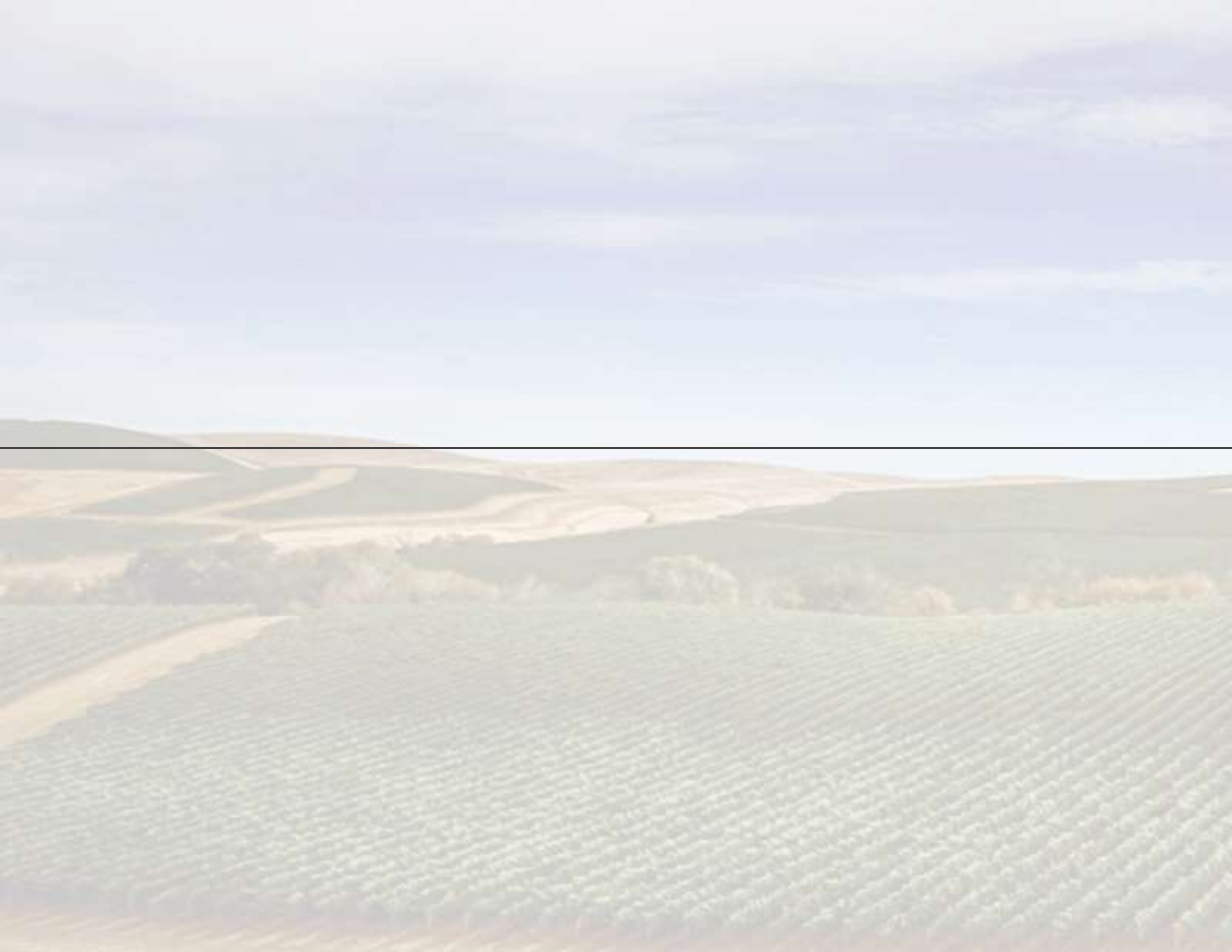
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap Z0210011


POTENTIAL RESORT PARK SITE PLAN



PROFORMA INCOME/EXPENSE PROJECTIONS

		Allocation Est.	25%	25%	50%		
Pads	Pad Size	Ave. Rent	Daily Rent	Weekly Rent	Mo. Rent Per Diem	Monthly GPR	Plan Type
17	25' x 50'	\$41.25	\$65	\$50	\$25	\$21,038	Back-In
9	25' x 55'	\$46.25	\$70	\$55	\$30	\$12,488	Pull-Thru
11	25' x 65'	\$49.75	\$75	\$60	\$32	\$16,418	Pull-Thru
11	25' x 68'	\$53.75	\$80	\$65	\$35	\$17,738	Pull-Thru
48	TOTAL	\$47.75	\$72.50	\$57.50	\$30.50	\$67,680	
	AVERAGE					\$1,410	Per Pad PM
Other Income						Expense Analysis	
Number	Unit Type	Mo. Income	Potential	Economic	Net Revenue	% of G.O.I	30.49%
48	Misc. Income	\$3,000	\$36,000	65%	\$23,400	Per Unit	\$5,160
48	Vending	\$2,500	\$30,000	65%	\$19,500		
	TOTAL		\$66,000	65%	\$42,900		
Financial Analysis				Take-Out Financing			
CAP Market Value	6.00%	\$5,385,664		Loan Amount			\$3,100,000
Per Unit Pad		\$112,201		Loan per Pad			\$64,583
Project Equity		\$2,285,664		Loan Rate			6.75%
				Annual Debt Service w/ AMT.	360		\$241,278
				Debt Coverage Ratio			1.34
				Loan to Value			57.56%
Stabilized Op. Budget				Operating Expense			
		Annualized			Annual		Per Pad
Gross Scheduled Income	35%	\$812,160		Administration	\$4,800		\$100
Vac/Credit Loss		-\$284,256		Payroll	\$120,000		\$2,500
Other Income		\$42,900		Contract Services	\$16,800		\$350
Gross Operating Income		\$570,804		Management	\$22,832	4%	\$476
Operating Expenses		-\$247,664		Marketing/Retention	\$20,544		\$428
Net Operating Income		\$323,140		Repairs/Maintenance	\$10,800		\$225
Debt Service		-\$241,278		Turnover	\$5,760		\$120
PP Capital Reserves	\$150	-\$7,200		Unrecoverable Utilities	\$26,400		\$550
Net Cash Flow		\$74,661		* RE Taxes	\$12,000		\$250
				Insurance	\$7,728		\$161
				Total	\$247,664		\$5,160





04

ADDITIONAL INFORMATION

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap Z0210011

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 64,056. The population has changed by 5.74 percent since 2010. It is estimated that the population in your area will be 64,953 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 39.0. The population density in your area is 203 people per square mile.



HOUSEHOLDS

There are currently 24,411 households in your selected geography. The number of households has changed by 8.85 percent since 2010. It is estimated that the number of households in your area will be 24,970 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2024, the median household income for your selected geography is \$67,752, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 57.35 percent since 2010. It is estimated that the median household income in your area will be \$77,212 five years from now, which represents a change of 14.0 percent from the current year.

The current year per capita income in your area is \$33,704, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$86,113, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 28,386 people in your selected area were employed. The 2010 Census revealed that 55.9 percent of employees are in white-collar occupations in this geography, and 16.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 16.00 minutes.



HOUSING

The median housing value in your area was \$385,963 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 13,802.00 owner-occupied housing units and 8,626.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 27.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 12.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.2 percent in the selected area compared with the 19.7 percent in the U.S.

WALLA WALLA POPULATION STATISTICS

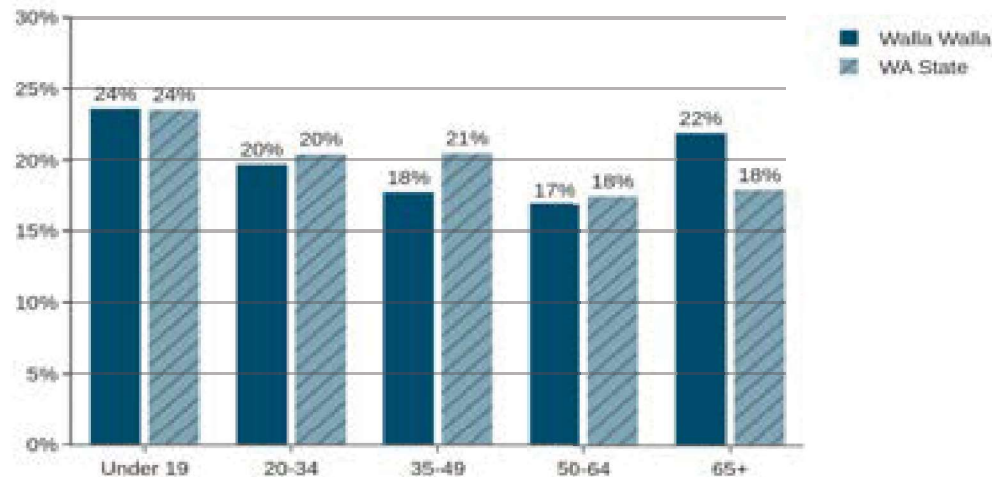
Looking at the change in population, the City of Walla Walla is growing a little faster than Walla Walla County as a whole. Growth has been lower than the statewide average, but growth has generally increased at a faster pace over the last seven years. The percentage increase from 2015-2025, a ten year period, was 2.1%. The percentage increase from 2020-2025, a five year period, was 2.3%.

Exhibit 5. Population Over Time, 2000-2017

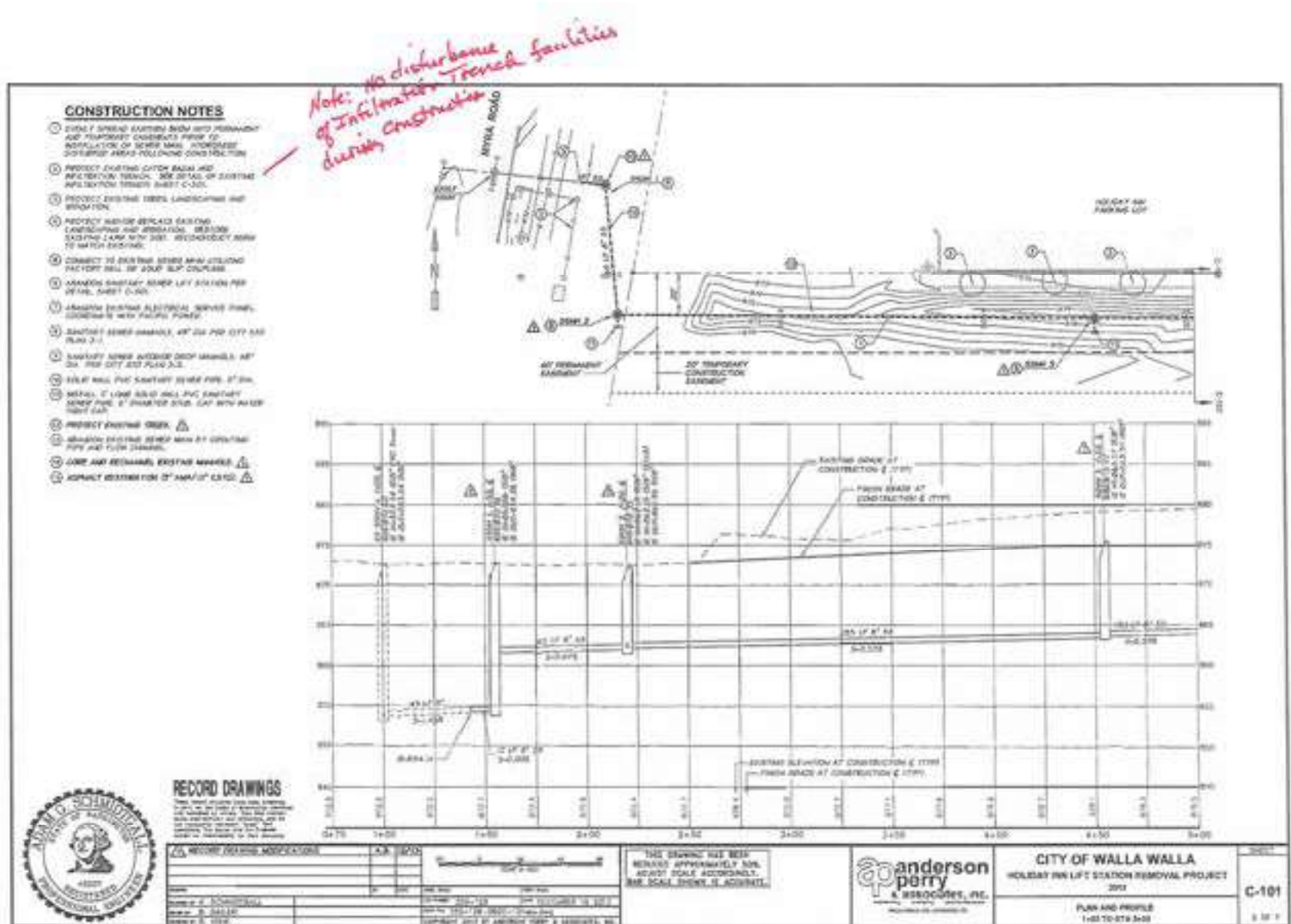
	2015 Population	2020 Population	2025 Population Est.	% Growth 2015-2020	% Growth 2020-2025
City of Walla Walla	33,365	34,060	34,850	2.08%	2.32%
Walla Walla County	61,036	62,584	63,800	2.54%	1.94%
Washington State	7,106,620	7,706,310	8,115,100	8.44%	5.30%

Source: Washington State Office of Financial Management. "Population & Demographics." OFM, www.ofm.wa.gov/data-research/population-demographics.

According to data from the Washington State Office of Financial Management about 44% of Walla Walla's population is under 34 years old. The presence of higher educational institutions, such as Whitman College, increases the proportion of young adults in the community. The State Office of Financial Management (OFM) estimates that roughly 11% of Walla Walla's population or over 3,600 people live in group quarters such as college residence halls, the state penitentiary, or nursing facilities, while the remainder reside in households.

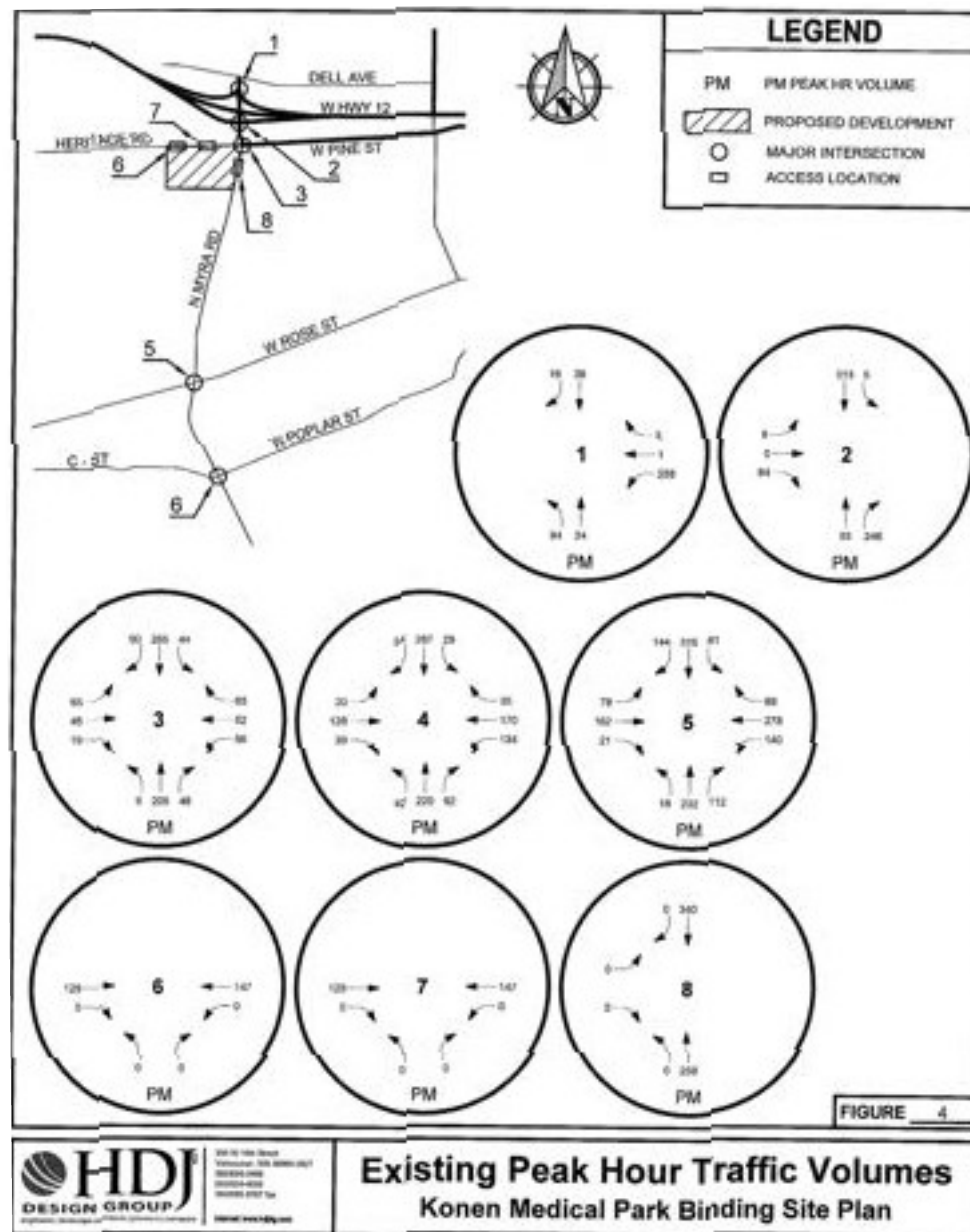


SEWER LIFT STATION SURVEY





MYRA PEAK HOUR COUNTS



WALLA WALLA CFC RATES

CAPITAL FACILITIES CHARGES - EFFECTIVE 1-1-22		
Meter size	Water	Wastewater
3/4"	\$ 4,560.00	\$ 4,560.00
1"	\$ 7,600.00	\$ 7,600.00
1 1/2"	\$ 15,200.00	\$ 15,200.00
2"	\$ 24,320.00	\$ 24,320.00
3"	\$ 48,640.00	\$ 48,640.00
4"	\$ 76,000.00	\$ 76,000.00
6"	\$ 152,000.00	\$ 152,000.00
8"	\$ 243,200.00	\$ 243,200.00
10"	\$ 349,600.00	\$ 349,600.00
12"	\$ 513,000.00	\$ 513,000.00
Sewer side service	\$1,940.00	
Meter Prices		
3/4" water meter	\$ 480.00	
1" water meter	\$ 490.00	
1 1/2" water meter	\$ 1,830.00	
2" water meter	\$ 2,070.00	
>2" water meter	actual cost	
Water Services		
1" water service	\$3,310.00	
2" water service	\$5,200.00	
>2" water service	actual cost	

A background image of a vineyard with rows of grapevines stretching into the distance under a soft, hazy sky. The vines are covered in green leaves, and the perspective is from a slightly elevated position looking down the rows.

WALLA WALLA COMMERCIAL LAND

Michael A. Lawrence
Investment Property Advisor
(206) 826-5808 direct
(425) 698-9722 mobile
MALawrence@marcusmillichap.com

Marcus & Millichap