

FOR SALE OR LEASE

Retail Opportunity

1725 TWIN CREEK PLACE / WALLA WALLA, WA 99362

Located off Hwy 125 with excellent visibility



BUILDING/LOT SIZE

13,553 SF / 1.89 ACRES

SALE PRICE

\$1,700,000

LEASE RATE

\$12.00/SF/YR, NNN

TRAFFIC COUNTS

Hwy 125 - 13,699 ADT ('20)

HIGHLIGHTS

- Unique opportunity for this property located in the city limits of Walla Walla.
- Nearby retailers include Walmart Supercenter, Home Depot, Safeway, Bi-Mart, Marshalls, Ulta Beauty, PetSmart, Hobby Lobby, Walgreens and MOD Pizza.
- Ideal location for a hotel or event space.
- The property has 54 parking spaces, roll up load zone and pylon signage available.



Cap Berri
503 972 7187 / cberri@naielliott.com



Todd Sternfeld
509 943 5200 / todd@naitcc.com

Unique opportunity in Walla Walla



LOCATION HIGHLIGHTS

- Walla Walla rests in a fertile valley surrounded by wheat fields, mountains, rivers and vineyards. It is a destination known by wine connoisseurs and agritourists for its over 150 wineries, breweries, cideries and distilleries which bring hundreds of thousands of visitors each summer. Additionally, Walla Walla has become a select location for luxury destination weddings, outdoor enthusiasts and is also becoming well known for its great restaurants, boutiques, bars and festivals.
- The Walla Walla valley has been named America's Best Wine Region in the 2020 USA Today 10 Best Reader's Choice Awards.
- Walla Walla is the largest city in and the county seat of Walla Walla County. The area serves many residents in northeastern Oregon as well.
- Retail rents in the Walla Walla market were rising at a 1.2% annual rate during the fourth quarter of 2020, and have posted an average annual gain of 2.5% over the past three years.

NAI Elliott

Cap Berri
503 972 7187 / cberri@naielliott.com

NAI Tri-Cities

Todd Sternfeld
509 943 5200 / todd@naitcc.com

Interior images



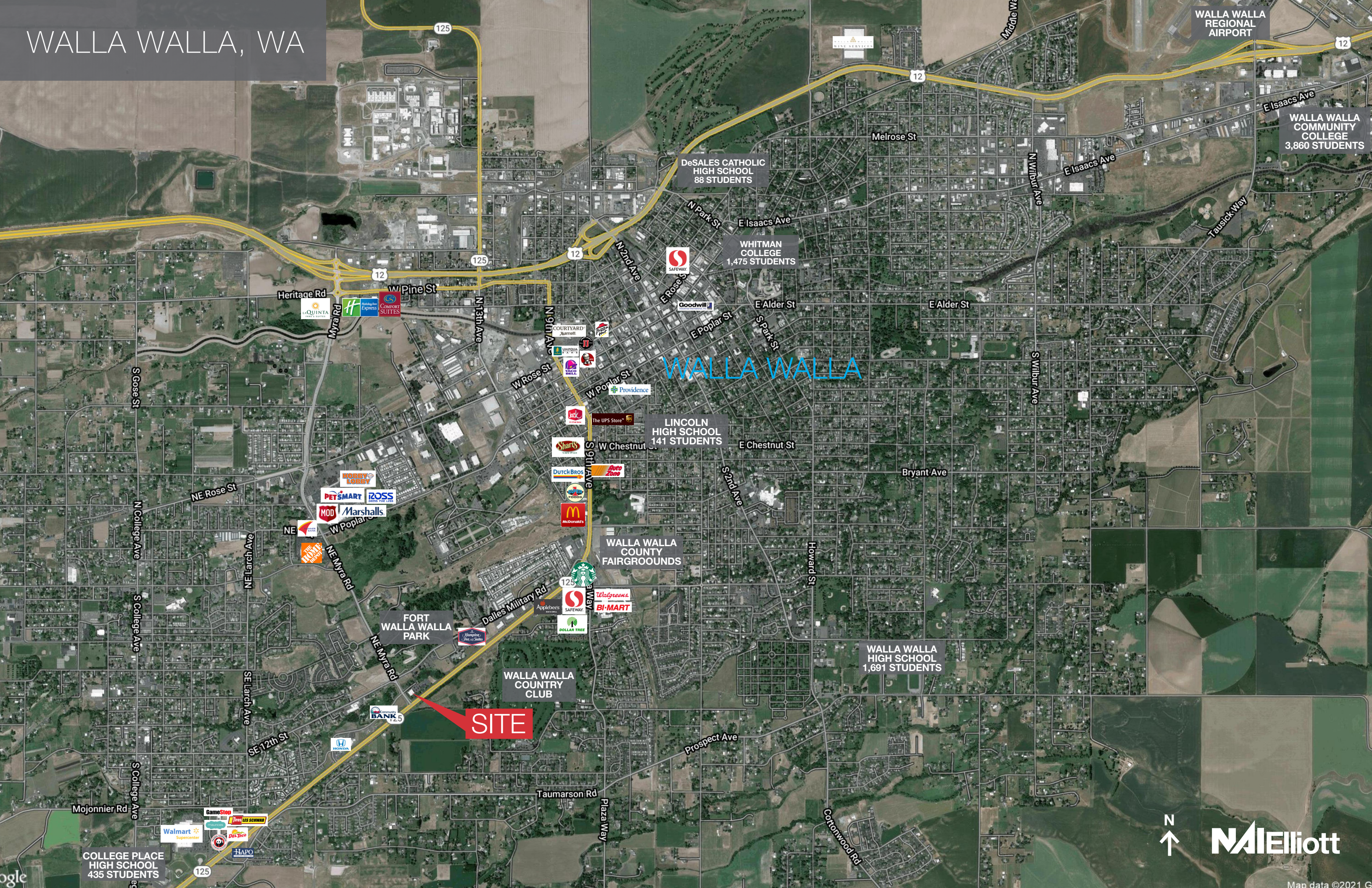
NAI Elliott

Cap Berri
503 972 7187 / cberri@naielliott.com

NAI Tri-Cities

Todd Sternfeld
509 943 5200 / todd@naitcc.com

WALLA WALLA, WA



WALLA WALLA
REGIONAL
AIRPORT

WALLA WALLA
COMMUNITY
COLLEGE
3,860 STUDENTS

DeSALES CATHOLIC
HIGH SCHOOL
88 STUDENTS

WHITMAN
COLLEGE
1,475 STUDENTS

LINCOLN
HIGH SCHOOL
141 STUDENTS

WALLA WALLA
COUNTY
FAIRGROUNDS

WALLA WALLA
HIGH SCHOOL
1,691 STUDENTS

FORT
WALLA WALLA
PARK

WALLA WALLA
COUNTRY
CLUB

SITE

COLLEGE PLACE
HIGH SCHOOL
435 STUDENTS

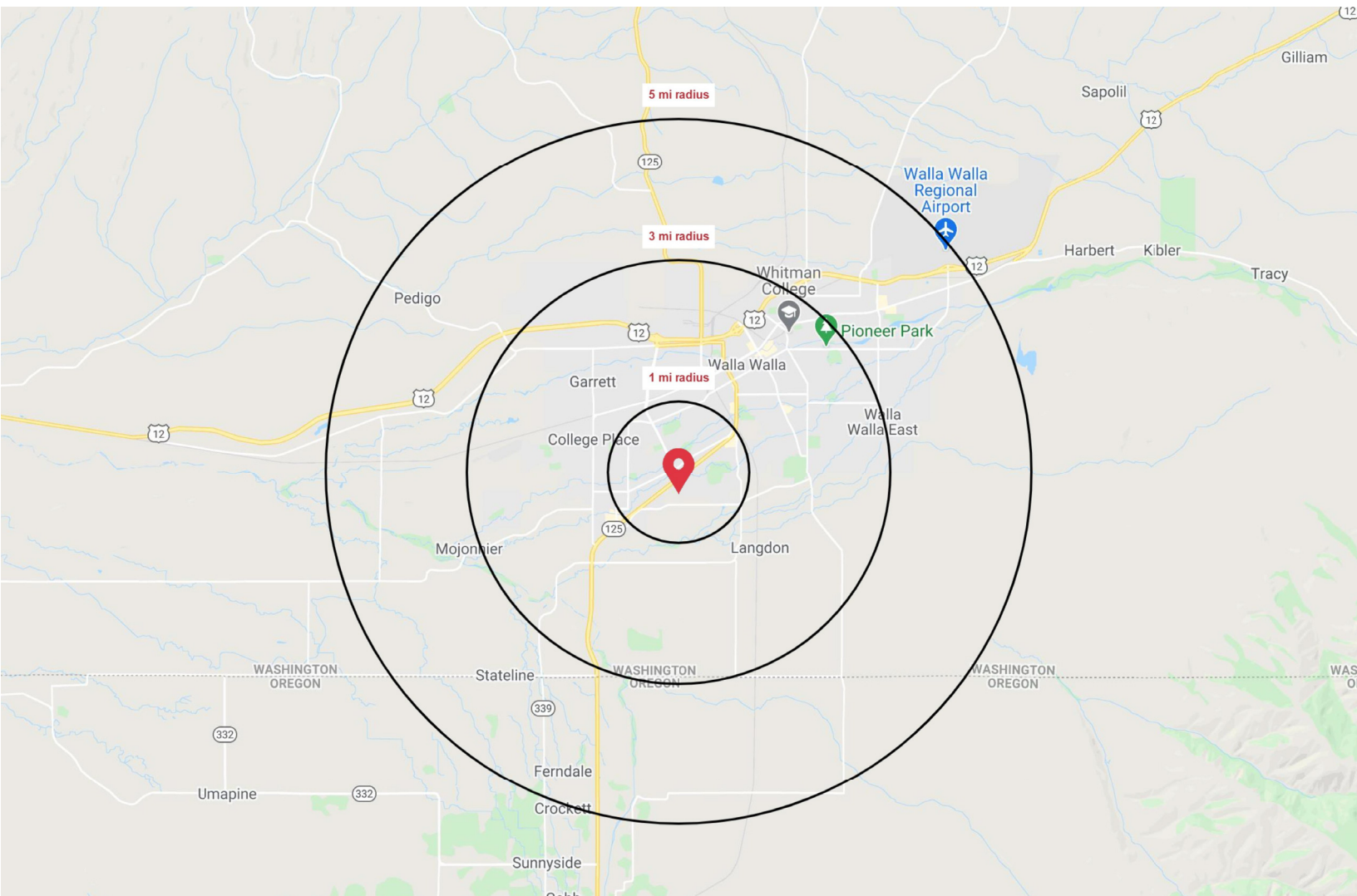


NA Elliott

Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	6,038	40,475	52,321
Projected Total Population 2025	6,169	41,349	53,377
Average HH Income	\$71,926	\$82,779	83,801
Median Home Value	\$228,971	\$228,361	\$227,680
Estimated Total Households	2,778	15,305	20,132
Daytime Demographics 16+	5,291	35,853	43,089
Some College or Higher	75.4%	69.2%	69.1%

Source: Regis – SitesUSA (2021)



NAI Elliott

Cap Berri
503 972 7187 / cberri@naielliott.com

NAI Tri-Cities

Todd Sternfeld
509 943 5200 / todd@naitcc.com

Demographics—Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 46.0424/-118.3629

1725 Twin Creek Place Walla Walla, WA 99362		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	6,038	40,475	52,321
	2025 Projected Population	6,169	41,349	53,377
	2010 Census Population	5,444	38,521	50,500
	2000 Census Population	4,849	35,673	46,679
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	1.2%	0.7%	0.6%
HOUSEHOLDS	2020 Estimated Households	2,778	15,305	20,132
	2025 Projected Households	2,889	15,936	20,904
	2010 Census Households	2,419	14,071	18,790
	2000 Census Households	2,116	12,521	16,833
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	1.6%	1.1%	1.0%
AGE	2020 Est. Population Under 10 Years	10.2%	10.5%	10.9%
	2020 Est. Population 10 to 19 Years	9.9%	13.1%	13.1%
	2020 Est. Population 20 to 29 Years	13.6%	17.3%	16.4%
	2020 Est. Population 30 to 44 Years	14.9%	17.6%	17.8%
	2020 Est. Population 45 to 59 Years	15.7%	15.8%	16.1%
	2020 Est. Population 60 to 74 Years	21.2%	16.4%	16.8%
	2020 Est. Population 75 Years or Over	14.4%	9.3%	8.9%
	2020 Est. Median Age	45.4	37.5	37.6
MARITAL STATUS & GENDER	2020 Est. Male Population	46.9%	51.6%	51.0%
	2020 Est. Female Population	53.1%	48.4%	49.0%
	2020 Est. Never Married	20.4%	35.2%	34.8%
	2020 Est. Now Married	55.5%	43.6%	43.8%
	2020 Est. Separated or Divorced	15.8%	15.8%	16.4%
	2020 Est. Widowed	8.3%	5.4%	5.1%
INCOME	2020 Est. HH Income \$200,000 or More	5.7%	6.2%	5.9%
	2020 Est. HH Income \$150,000 to \$199,999	4.0%	5.8%	5.7%
	2020 Est. HH Income \$100,000 to \$149,999	16.0%	14.6%	15.3%
	2020 Est. HH Income \$75,000 to \$99,999	14.4%	13.0%	13.4%
	2020 Est. HH Income \$50,000 to \$74,999	17.5%	20.0%	20.1%
	2020 Est. HH Income \$35,000 to \$49,999	13.2%	12.5%	12.5%
	2020 Est. HH Income \$25,000 to \$34,999	10.2%	9.9%	9.4%
	2020 Est. HH Income \$15,000 to \$24,999	7.3%	7.2%	7.1%
	2020 Est. HH Income Under \$15,000	11.6%	10.8%	10.7%
	2020 Est. Average Household Income	\$71,926	\$82,779	\$83,801
	2020 Est. Median Household Income	\$61,803	\$62,585	\$63,625
	2020 Est. Per Capita Income	\$33,316	\$33,372	\$33,857
2020 Est. Total Businesses		219	1,674	2,079
2020 Est. Total Employees		2,692	19,730	23,067

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography



Cap Berri
503 972 7187 / cberri@naielliott.com



Todd Sternfeld
509 943 5200 / todd@naitcc.com

Demographics — Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 46.0424/-118.3629

1725 Twin Creek Place Walla Walla, WA 99362		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	84.4%	80.9%	81.7%
	2020 Est. Black	1.6%	3.1%	2.6%
	2020 Est. Asian or Pacific Islander	2.5%	2.3%	2.3%
	2020 Est. American Indian or Alaska Native	1.0%	1.0%	0.9%
	2020 Est. Other Races	10.5%	12.8%	12.5%
HISPANIC	2020 Est. Hispanic Population	1,043	9,123	11,273
	2020 Est. Hispanic Population	17.3%	22.5%	21.5%
	2025 Proj. Hispanic Population	18.0%	23.3%	22.2%
	2010 Hispanic Population	13.3%	20.9%	19.7%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	4,391	26,905	34,951
	2020 Est. Elementary (Grade Level 0 to 8)	5.6%	6.0%	5.7%
	2020 Est. Some High School (Grade Level 9 to 11)	3.5%	6.1%	5.8%
	2020 Est. High School Graduate	15.5%	18.7%	19.3%
	2020 Est. Some College	29.0%	25.4%	25.3%
	2020 Est. Associate Degree Only	11.8%	11.6%	12.6%
	2020 Est. Bachelor Degree Only	20.9%	19.4%	18.9%
	2020 Est. Graduate Degree	13.6%	12.8%	12.3%
HOUSING	2020 Est. Total Housing Units	2,998	16,687	21,854
	2020 Est. Owner-Occupied	61.9%	56.0%	57.1%
	2020 Est. Renter-Occupied	30.8%	35.7%	35.0%
	2020 Est. Vacant Housing	7.3%	8.3%	7.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	3.9%	3.8%	3.5%
	2020 Homes Built 2000 to 2009	16.4%	12.3%	12.0%
	2020 Homes Built 1990 to 1999	16.1%	11.0%	10.8%
	2020 Homes Built 1980 to 1989	8.3%	6.0%	5.8%
	2020 Homes Built 1970 to 1979	18.0%	12.8%	14.0%
	2020 Homes Built 1960 to 1969	8.8%	7.2%	7.6%
	2020 Homes Built 1950 to 1959	7.0%	9.9%	11.0%
	2020 Homes Built Before 1949	14.1%	28.6%	27.5%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.2%	0.5%	0.5%
	2020 Home Value \$500,000 to \$999,999	11.7%	9.1%	8.3%
	2020 Home Value \$400,000 to \$499,999	4.1%	5.7%	6.0%
	2020 Home Value \$300,000 to \$399,999	11.6%	13.6%	12.8%
	2020 Home Value \$200,000 to \$299,999	30.4%	27.4%	27.8%
	2020 Home Value \$150,000 to \$199,999	13.4%	18.3%	19.6%
	2020 Home Value \$100,000 to \$149,999	8.4%	10.7%	11.4%
	2020 Home Value \$50,000 to \$99,999	8.9%	8.0%	7.2%
	2020 Home Value \$25,000 to \$49,999	6.3%	2.9%	2.5%
	2020 Home Value Under \$25,000	4.9%	3.9%	3.9%
	2020 Median Home Value	\$228,971	\$228,361	\$227,680
	2020 Median Rent	\$846	\$776	\$788

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography



Cap Berri
503 972 7187 / cberri@naielliott.com



Todd Sternfeld
509 943 5200 / todd@naitcc.com

Demographics—Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 46.0424/-118.3629

1725 Twin Creek Place Walla Walla, WA 99362		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	5,091	33,773	43,292
	2020 Est. Civilian Employed	49.0%	52.2%	53.7%
	2020 Est. Civilian Unemployed	3.4%	3.4%	3.4%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	47.7%	44.4%	42.9%
	2020 Labor Force Males	46.4%	51.8%	51.1%
	2020 Labor Force Females	53.6%	48.2%	48.9%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,492	17,633	23,242
	2020 Mgmt, Business, & Financial Operations	16.6%	12.7%	12.9%
	2020 Professional, Related	18.0%	23.9%	23.9%
	2020 Service	19.5%	21.8%	21.6%
	2020 Sales, Office	28.6%	21.2%	21.3%
	2020 Farming, Fishing, Forestry	2.8%	3.7%	3.7%
	2020 Construction, Extraction, Maintenance	9.7%	7.8%	7.5%
	2020 Production, Transport, Material Moving	4.7%	8.9%	9.2%
	2020 White Collar Workers	63.3%	57.8%	58.1%
	2020 Blue Collar Workers	36.7%	42.2%	41.9%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	79.3%	70.5%	70.8%
	2020 Drive to Work in Carpool	5.7%	10.7%	11.9%
	2020 Travel to Work by Public Transportation	0.2%	1.0%	0.9%
	2020 Drive to Work on Motorcycle	0.4%	0.3%	0.3%
	2020 Walk or Bicycle to Work	6.7%	11.1%	9.9%
	2020 Other Means	0.5%	0.4%	0.4%
	2020 Work at Home	7.3%	5.9%	5.7%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	69.2%	67.3%	66.7%
	2020 Travel to Work in 15 to 29 Minutes	17.9%	18.6%	20.7%
	2020 Travel to Work in 30 to 59 Minutes	2.5%	5.9%	6.0%
	2020 Travel to Work in 60 Minutes or More	4.3%	4.9%	5.8%
	2020 Average Travel Time to Work	10.9	11.2	11.6
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$155.26 M	\$936.11 M	\$1.24 B
	2020 Est. Apparel	\$5.39 M	\$32.77 M	\$43.42 M
	2020 Est. Contributions, Gifts	\$8.84 M	\$53.2 M	\$70.35 M
	2020 Est. Education, Reading	\$4.76 M	\$29.38 M	\$38.79 M
	2020 Est. Entertainment	\$8.7 M	\$52.64 M	\$69.81 M
	2020 Est. Food, Beverages, Tobacco	\$23.91 M	\$143.98 M	\$190.97 M
	2020 Est. Furnishings, Equipment	\$5.42 M	\$32.71 M	\$43.4 M
	2020 Est. Health Care, Insurance	\$14.54 M	\$86.52 M	\$114.76 M
	2020 Est. Household Operations, Shelter, Utilities	\$50.5 M	\$304.39 M	\$403.22 M
	2020 Est. Miscellaneous Expenses	\$2.94 M	\$17.69 M	\$23.45 M
	2020 Est. Personal Care	\$2.09 M	\$12.55 M	\$16.65 M
	2020 Est. Transportation	\$28.17 M	\$170.27 M	\$226.12 M

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography



Cap Berri
503 972 7187 / cberri@naielliott.com



Todd Sternfeld
509 943 5200 / todd@naitcc.com