

FOR GROUND LEASE/SALE:



WALLA WALLA LAND OPPORTUNITY

704-720 W Poplar St.
Walla Walla, WA



LISTING SUMMARY

Walla Walla Land Opportunity
704-720 W Poplar St., Walla Walla WA

WALLA WALLA LAND OPPORTUNITY

First Western Properties is pleased to present the opportunity to Ground Lease or Purchase the 37,461 sf lot located along Highway 125, the primary north to south connector through Walla Walla. The property benefits from its location at the signalized intersection of S 9th Ave and W Poplar St with over 29,344 ADT.

The Walla Walla Valley wine industry further enhances the area's allure, drawing over 500,000 visitors annually and significantly contributing to the region's economy. This influx of tourists generates a reported \$146 million in tourism visitor spend annually. This symbiotic relationship between the wine industry and the broader economy underscores the vital role of viticulture in driving prosperity and growth in the Walla Walla Valley.

- 3 parcels available totaling 0.86 Acres with utilities on site
- Zoned CH (Highway Commercial)- [Click Here](#) for more information
- Ideally situated on the signalized corner of S 9th Ave and W Poplar St, one of Walla Walla's main retail corridors
- High purchasing power in the trade area with average household incomes of \$103,245 within a 5-mile radius
- Located within ten minutes of 5,300 students enrolled in one of the three colleges in the area.

Ground Lease: \$100,000/YR

Sale: \$1,400,000.00



5 M Radius



POPULATION
53,089



DAYTIME POP
21,199



HOUSEHOLDS
19,492



AVG HH INCOME
\$103,245

PROPERTY SUMMARY

MARKET AERIAL

Walla Walla Land Opportunity
704-720 W Poplar St., Walla Walla WA



PROPERTY SUMMARY

CITY SUMMARY

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704-720 W Poplar St., Walla Walla WA



WALLA WALLA, WA is situated in SE WA, has a rich history dating back to Native American tribes, with its name originating from the term meaning “many waters.” The city has evolved into a renowned hub for the wine industry. With over 100 wineries and tasting rooms, Walla Walla Valley has garnered acclaim for its quality wines. Recent revitalization efforts have rejuvenated the downtown area, breathing new life into historic buildings and attracting a plethora of dining options, shops, and galleries. Walla Walla embodies a blend of history, culture, and natural beauty, making it a captivating destination in the Pacific Northwest.

For More Information

PLEASE CONTACT



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