



CINEMARK

DOWNTOWN
WALLA WALLA

WALLA WALLA
FAIR & FRONTIER DAYS

SAFeway
BI-MART

Hampton

FORT WALLA WALLA
MUSEUM

BIG 5

NE MYRA ROAD



3XX NE MYRA ROAD | COLLEGE PLACE, WA



MYRA ROAD LAND DEVELOPMENT OPPORTUNITY

First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com




MYRA ROAD LAND

6.43± Acre Commercial Development Opportunity in College Place, WA

First Western Properties is pleased to present the Myra Commercial Center, a 6.43± acre commercial development opportunity in College Place, WA. Located near SR 125, the main north-south route through Walla Walla, this property allows for various commercial uses. The Walla Walla Valley's thriving wine industry adds to the area's appeal, attracting over 750,000 visitors yearly and contributing significantly to the regional economy. These tourists contribute approximately \$146 million annually. This strong connection between the wine industry and the broader economy highlights the importance of viticulture in driving prosperity and growth in the Walla Walla Valley.

SITE SUMMARY

Property Name	Myra Road Land
Opportunity Type	General Commercial Land Development
Address	3xx NE Myra Road
Total Land Area	6.43± Acres (280,091 SF)
Zoning	General Commercial (GC)
Jurisdiction	City of College Place, WA
Parcels	360731220044 & 350736110049
Price	\$1,700,000
Permitted Uses	<ul style="list-style-type: none"> • Multifamily • Warehousing • Retail • Mixed-use • Hospitality • Senior Living • Medical
<p>CLICK FOR GC USE </p>	



SITE SUMMARY

LINE	BEARING	DISTANCE
L1	S84°22'33"W	127.35
L2	S29°21'11"W	77.92
L3	N28°48'31"W	83.16
L4	S08°29'59"E	87.84
L5	S19°12'58"W	123.00
L6	S62°33'55"W	133.00
L7	N89°50'58"W	126.00
L8	S88°19'27"E	96.00
L9	N72°29'35"E	116.81
L10	S52°37'31"E	38.90

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	322.69	54.29	93.29	S45°47'09"E	9°12'34"
C2	80.00	63.76	73.98	N69°18'22"W	69°56'19"
C3	120.00	236.00	260.26	N64°17'48"E	113°08'46"
C4	86.30	78.07	75.89	N20°03'24"E	66°37'59"
C5	110.00	153.99	143.32	N41°11'44"E	127°18'54"
C6	120.00	83.32	81.65	N27°37'51"E	39°46'53"

2015-08956 B 12 P: 167 SUR
 8/2/2015 10:41:08 AM Page 1 of 2 Fees: 143.00
 Walla Walla County Auditor, Walla Walla County WA

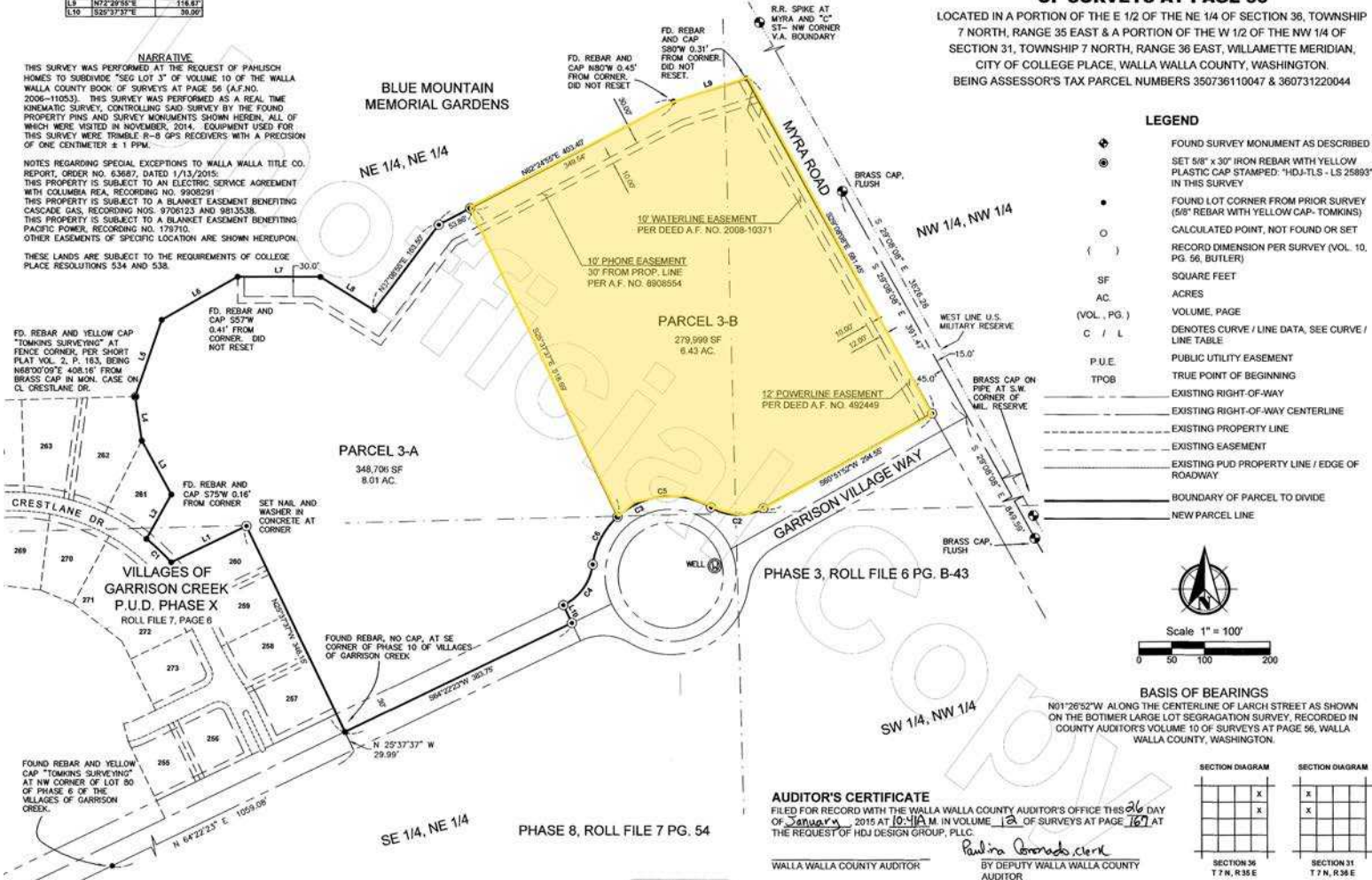
LOT SEGREGATION SURVEY OF SEGREGATION LOT 3 OF THAT SURVEY AS RECORDED IN COUNTY AUDITOR'S VOLUME 10 OF SURVEYS AT PAGE 56

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP
 7 NORTH, RANGE 35 EAST & A PORTION OF THE W 1/2 OF THE NW 1/4 OF
 SECTION 31, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN,
 CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON,
 BEING ASSESSOR'S TAX PARCEL NUMBERS 350736110047 & 360731220044

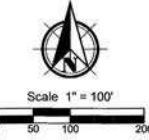
NARRATIVE
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF PAHLISCH
 HOMES TO SUBDIVIDE "SEG LOT 3" OF VOLUME 10 OF THE WALLA
 WALLA COUNTY BOOK OF SURVEYS AT PAGE 56 (A.F. NO.
 2006-11053). THIS SURVEY WAS PERFORMED AS A REAL-TIME
 KINEMATIC SURVEY, CONTROLLING SAO SURVEY BY THE FOUND
 PROPERTY PINS AND SURVEY MONUMENTS SHOWN HEREIN. ALL OF
 WHICH WERE VISITED IN NOVEMBER, 2014. EQUIPMENT USED FOR
 THIS SURVEY WERE TRIMBLE R-8 GPS RECEIVERS WITH A PRECISION
 OF ONE CENTIMETER ± 1 PPM.

NOTES REGARDING SPECIAL EXCEPTIONS TO WALLA WALLA TITLE CO.
 REPORT, ORDER NO. 63687, DATED 1/13/2015:
 THIS PROPERTY IS SUBJECT TO AN ELECTRIC SERVICE AGREEMENT
 WITH COLUMBIA REA, RECORDING NO. 9908291
 THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING
 CASCADE GAS, RECORDING NOS. 9706123 AND 9813538.
 THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT BENEFITING
 PACIFIC POWER, RECORDING NO. 178710.
 OTHER EASEMENTS OF SPECIFIC LOCATION ARE SHOWN HEREUPON.

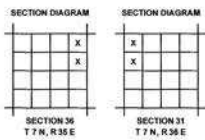
THESE LANDS ARE SUBJECT TO THE REQUIREMENTS OF COLLEGE
 PLACE RESOLUTIONS 534 AND 538.



- LEGEND**
- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
 - SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "HDJ-TLS - LS 25893" IN THIS SURVEY
 - FOUND LOT CORNER FROM PRIOR SURVEY (5/8" REBAR WITH YELLOW CAP- TOMKINS)
 - CALCULATED POINT, NOT FOUND OR SET
 - () RECORD DIMENSION PER SURVEY (VOL. 10, PG. 56, BUTLER)
 - SF SQUARE FEET
 - AC ACRES
 - (VOL., PG.) VOLUME, PAGE
 - C / L DENOTES CURVE / LINE DATA, SEE CURVE / LINE TABLE
 - P.U.E PUBLIC UTILITY EASEMENT
 - TPOB TRUE POINT OF BEGINNING
 - EXISTING RIGHT-OF-WAY
 - - - EXISTING RIGHT-OF-WAY CENTERLINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING PUD PROPERTY LINE / EDGE OF ROADWAY
 - BOUNDARY OF PARCEL TO DIVIDE
 - NEW PARCEL LINE



BASIS OF BEARINGS
 N01°26'52"W ALONG THE CENTERLINE OF LARCH STREET AS SHOWN
 ON THE BOTIMER LARGE LOT SEGREGATION SURVEY, RECORDED IN
 COUNTY AUDITOR'S VOLUME 10 OF SURVEYS AT PAGE 56, WALLA
 WALLA COUNTY, WASHINGTON.



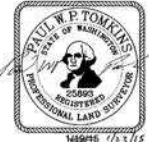
AUDITOR'S CERTIFICATE
 FILED FOR RECORD WITH THE WALLA WALLA COUNTY AUDITOR'S OFFICE THIS 26 DAY
 OF FEBRUARY, 2015 AT 10:11 AM IN VOLUME 12 OF SURVEYS AT PAGE 167 AT
 THE REQUEST OF HDJ DESIGN GROUP, PLLC.

Pauline Ormrod, Clerk
 BY DEPUTY WALLA WALLA COUNTY
 AUDITOR

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE
 REQUEST OF PAHLISCH HOMES

Paul W.P. Tomkins
 PAUL W.P. TOMKINS, P.L.S. NO. 25893

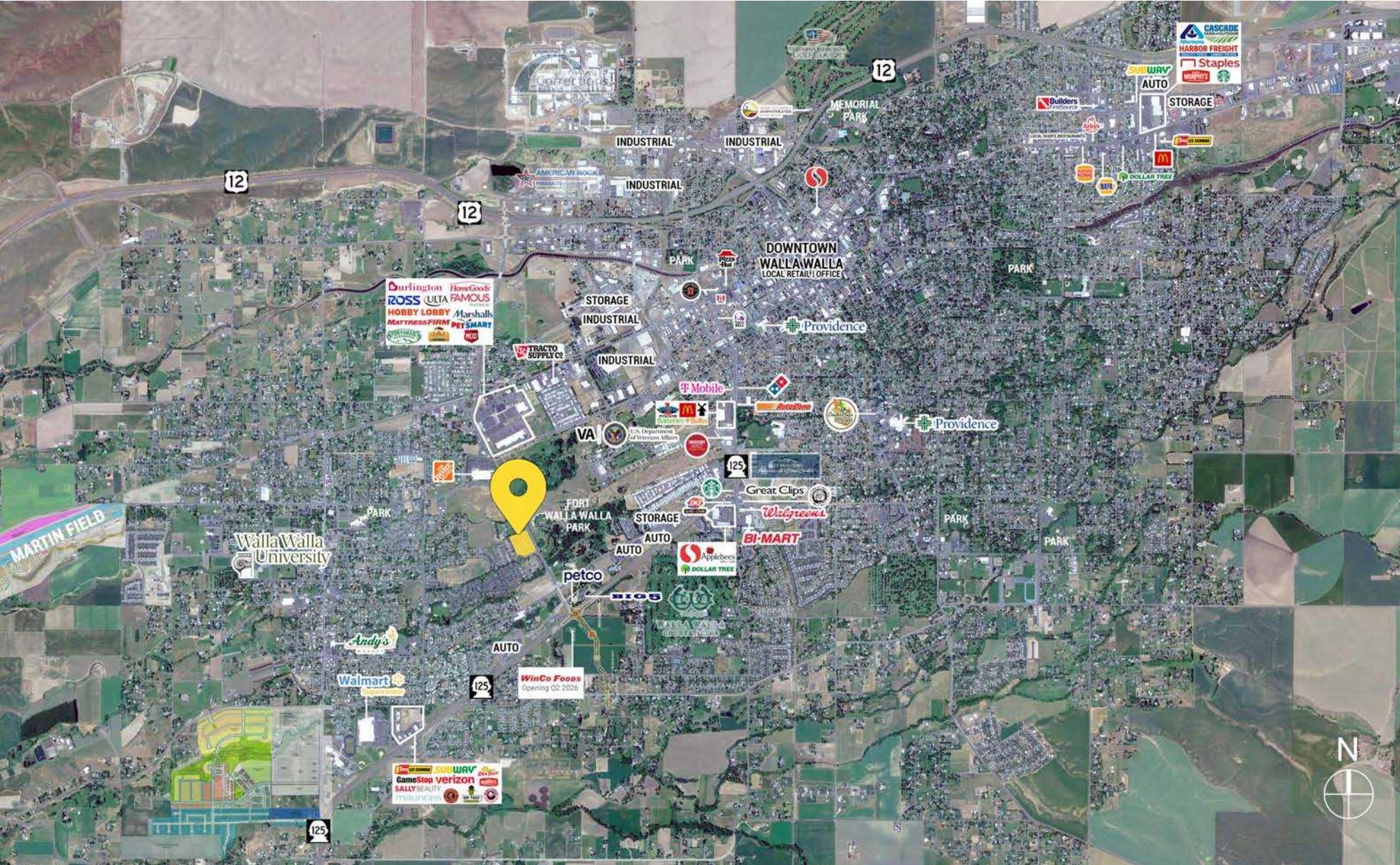
1/23/15
 1/19/15
 DATE



SITE SUMMARY

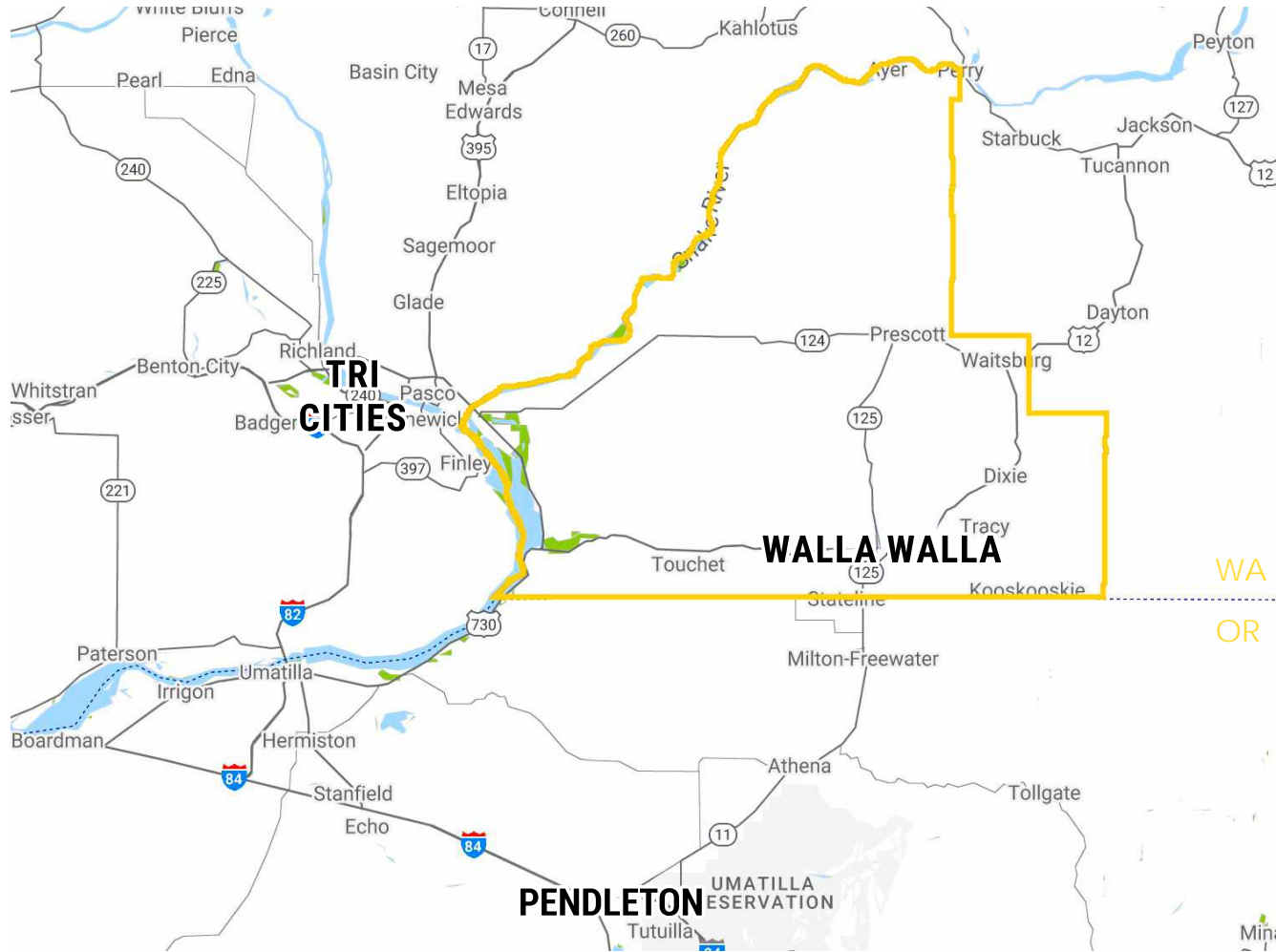


LOCATION AERIAL



TRADE AREA

The Walla Walla County trade area is a vibrant and growing region known for its strong agricultural roots, renowned wineries, and thriving local economy. Anchored by Walla Walla University and a historic downtown, the area attracts a mix of students, professionals, and tourists. With a blend of national retailers, local businesses, and a steady residential base, the market benefits from consistent consumer demand. Proximity to Highway 125 ensures accessibility, while the area's reputation as a premier wine destination continues to drive tourism and economic growth.



38.0

YEARS OLD
MEDIAN AGE



23,239

NO OF
HOUSEHOLDS



\$76,391

MEDIAN HOUSEHOLD
INCOME



\$385,523

MEDIAN PROPERTY
VALUE



62,253

WALLA WALLA COUNTY
POPULATION



\$1.18B

TOTAL NON-RETAIL
EXPENDITURE



66.2%

HOME OWNERSHIP
RATE



750K+

ANNUAL VISITORS
WALLA WALLA REGION






RELATIONSHIP FOCUSED. RESULTS DRIVEN.


KIRKLAND | TACOMA | PORTLAND | SEATTLE

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TEJ ASHER

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 tasher@fwp-inc.com

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