

**NAI** Tri-Cities



# RETAIL PROPERTY FOR SALE

1725 Twin Creek Place, Walla Walla,  
Washington 99362

MLS #289431

±13,553 SF | \$1,889,500  
RETAIL PROPERTY



## PROPERTY OVERVIEW

Elevate your business at this premier retail and commercial location offering exceptional visibility and flexibility. The property features a spacious clear-span layout that easily accommodates a wide range of uses. Situated in a high-traffic area with abundant on-site parking, this versatile open space is ideal for retail, showroom, service-oriented concepts, warehouse or distribution operations, fitness or gym facilities, event or activity centers, indoor golf, or large-format and big-box users.

## PROPERTY HIGHLIGHTS

- Freestanding clear span building with 20' high ceiling
- High visibility from Highway 125
- North of New Winco
- Loading dock
- 3 Phase power for industrial operations
- 54 Parking Stalls on ±1.9 ACs

For More Information:

**Todd Sternfeld**

O: 509 539 3998

todd@naitcc.com

**FLYER | 1725 Twin Creek Place Walla Walla, WA 99362**

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.



±13,553 SF | \$1,889,500  
RETAIL PROPERTY



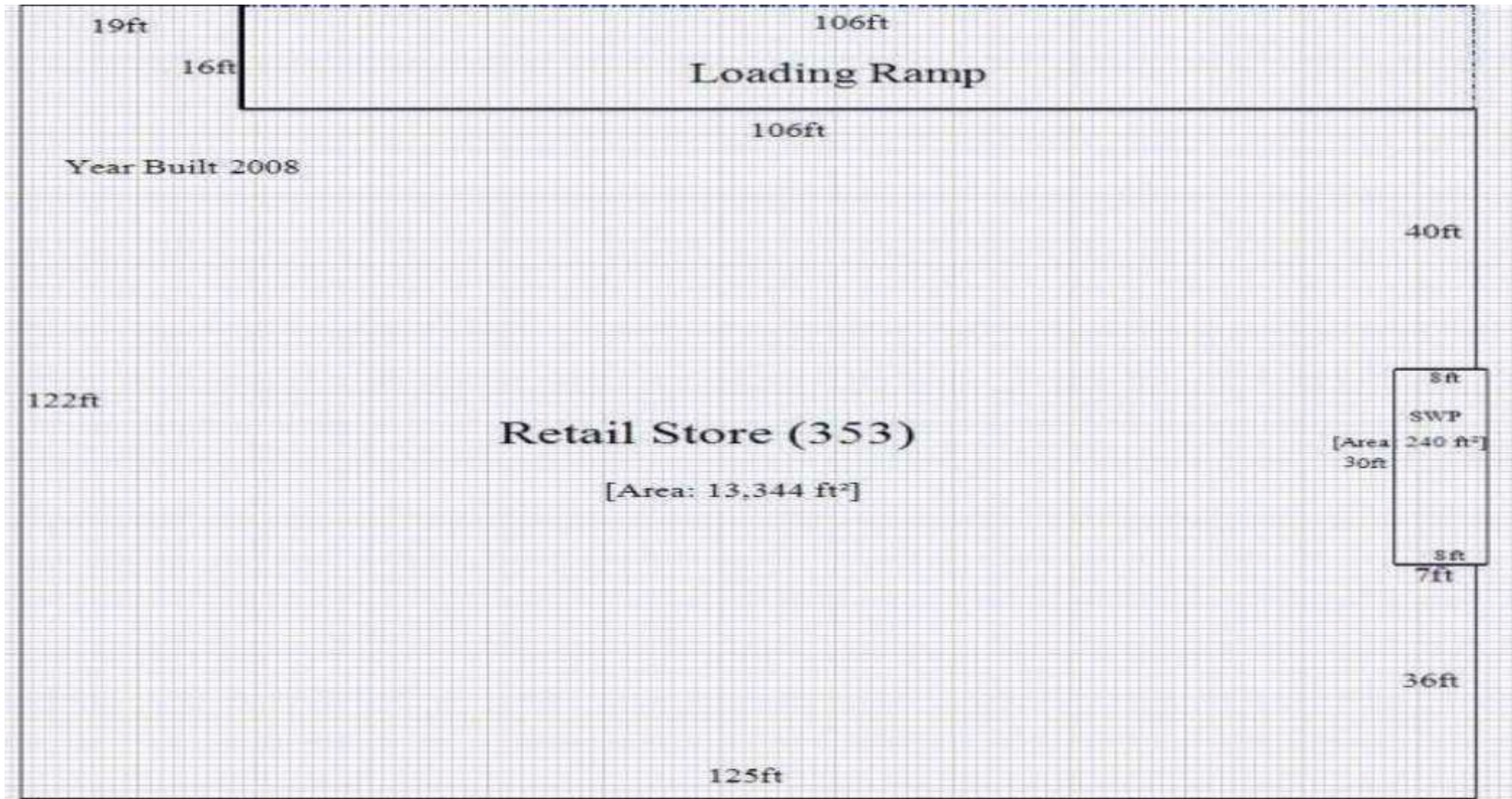
# INTERIOR PHOTOS



FLYER | 1725 Twin Creek Place Walla Walla, WA 99362

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.

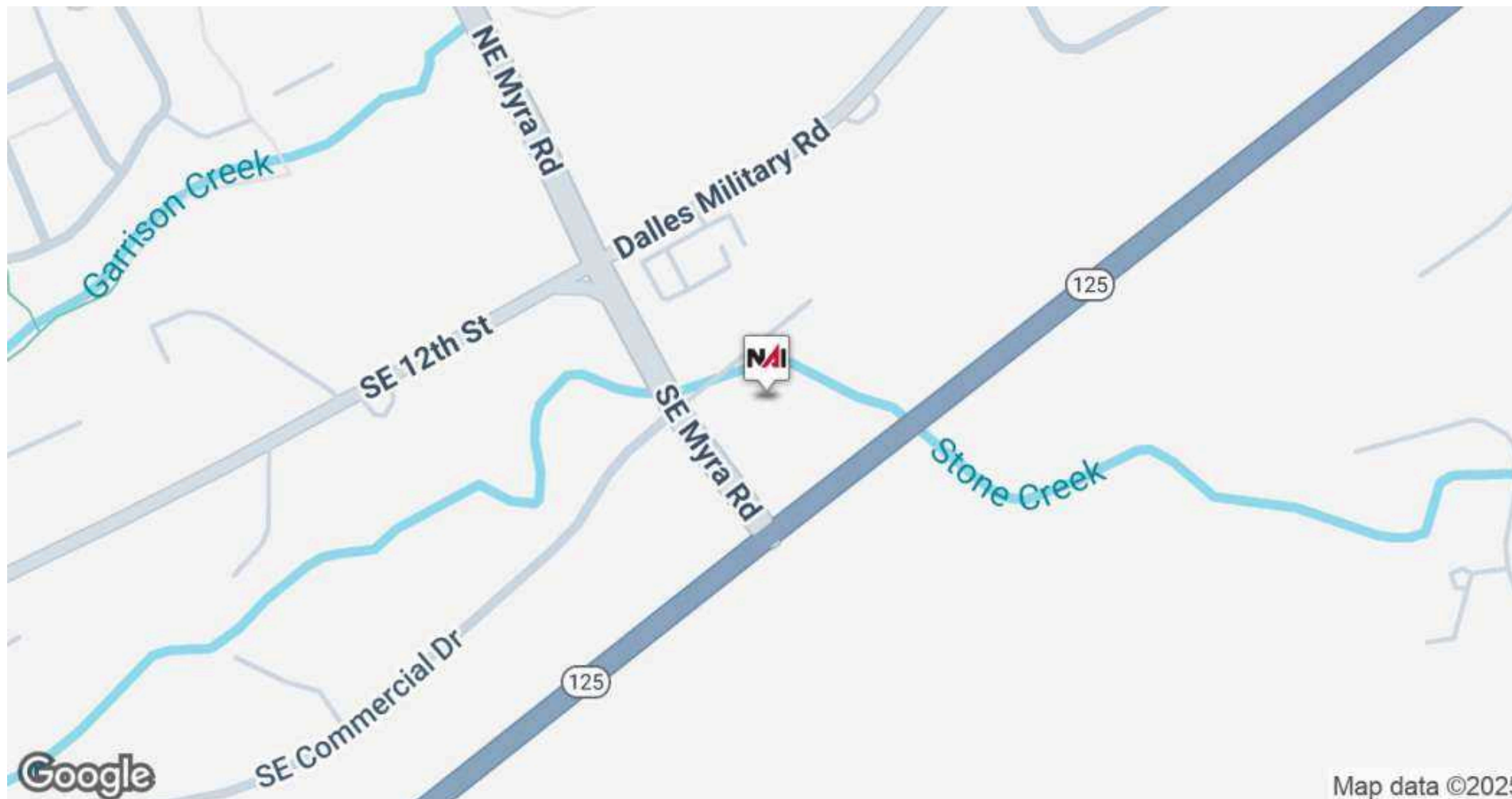
**±13,553 SF | \$1,889,500  
RETAIL PROPERTY**



**FLYER | 1725 Twin Creek Place Walla Walla, WA 99362**

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.

**±13,553 SF | \$1,889,500  
RETAIL PROPERTY**



**FLYER | 1725 Twin Creek Place Walla Walla, WA 99362**

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.

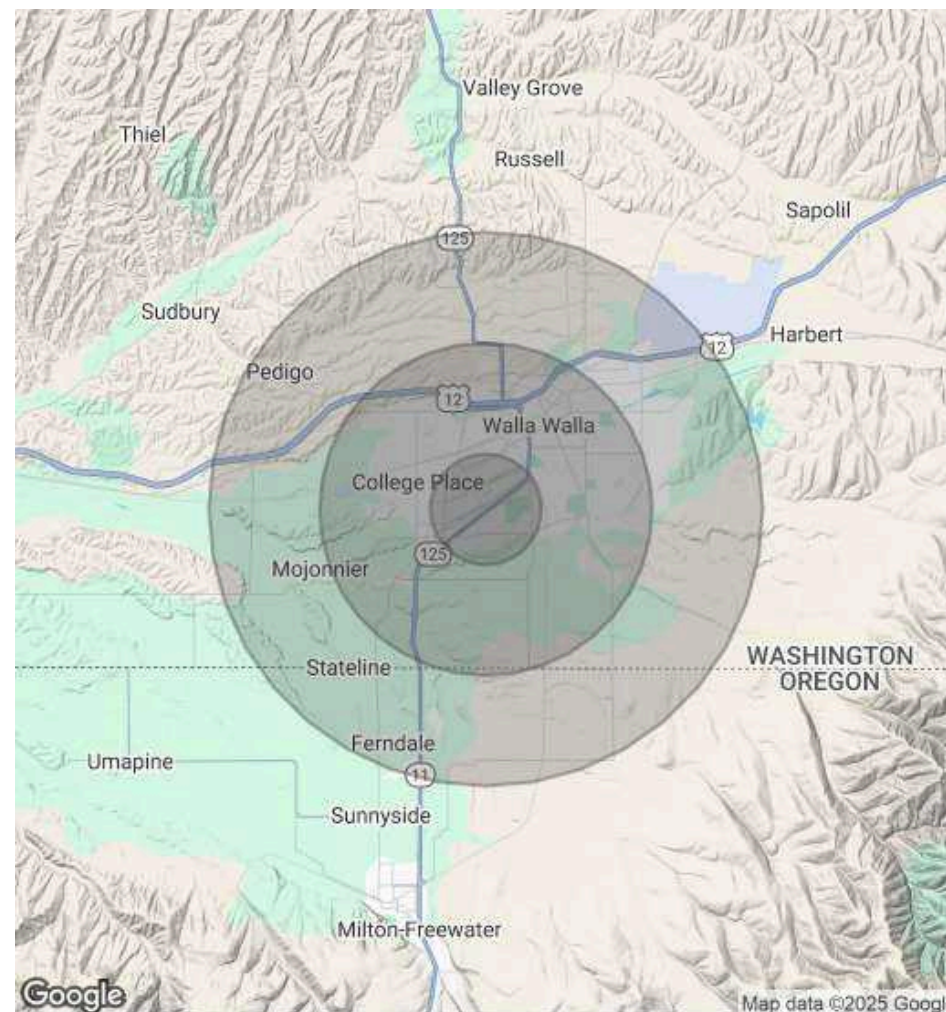
**±13,553 SF | \$1,889,500  
RETAIL PROPERTY**



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,315	41,409	53,224
Average Age	49	42	42
Average Age (Male)	46	41	41
Average Age (Female)	51	42	42

Households & Income	1 MILE	3 MILES	5 MILES
Total Households	2,759	15,556	20,188
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$114,891	\$93,139	\$94,177
Average House Value	\$403,794	\$406,545	\$406,733



Demographics data derived from AlphaMap

**FLYER | 1725 Twin Creek Place Walla Walla, WA 99362**

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.