590 Merlot Dr

Prosser, WA 99350

PRICING
$1,325,000

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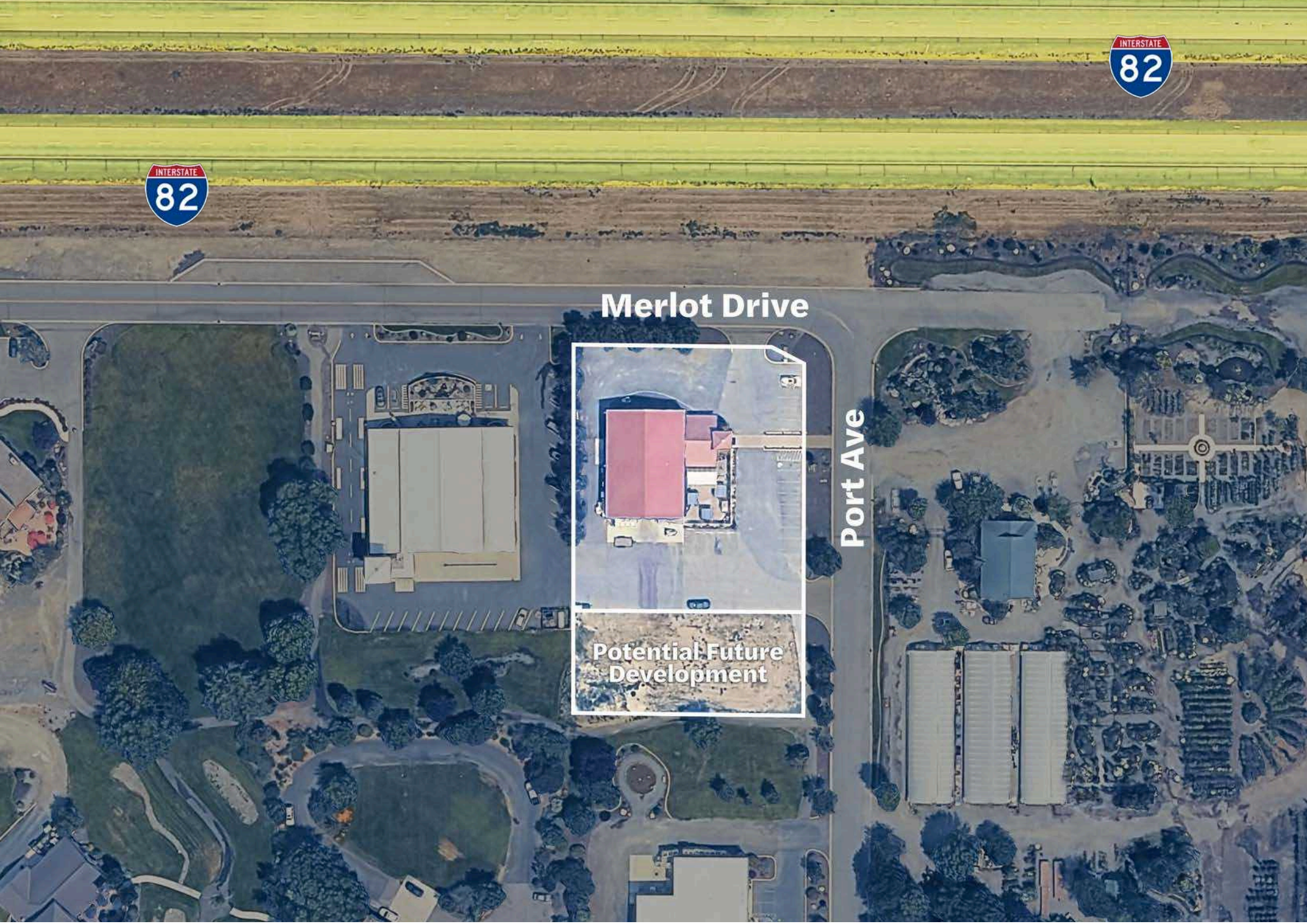

INTERSTATE
82
INTERSTATE
82
Merlot Drive
Port Ave
Potential Future
Development

590 Merlot Dr

Prosser, WA 99350

590 Merlot Dr is a winery-oriented commercial property located in Prosser's established wine-country corridor. The property includes a 6,133 SF building on approximately 1.38 acres, built in 2006, and is positioned near Merlot Drive, Chardonnay Avenue, Wine Country Road, and the I-82 access corridor. The property was previously occupied by Enodav Winery, reinforcing its suitability for wine production, tasting room use, or a related beverage/hospitality concept.

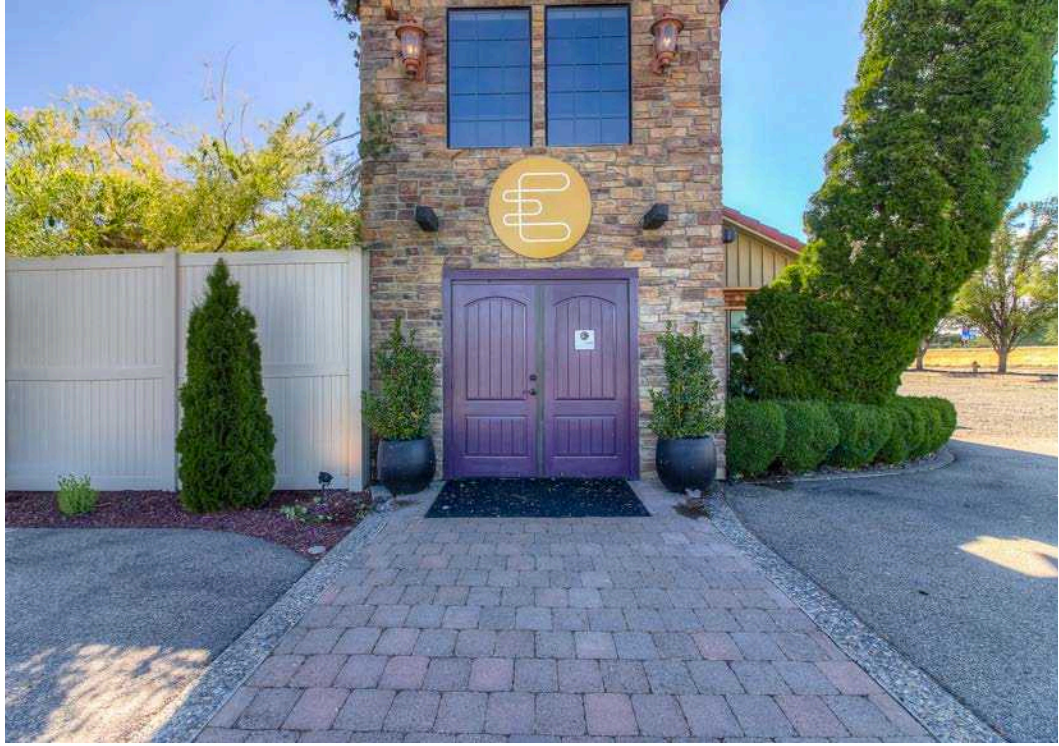
Wine-country location
The property sits in one of Prosser's most recognizable winery and tourism-oriented commercial areas, surrounded by other wine, hospitality, retail, and service uses.

Functional building size
At 6,133 SF, the building is large enough to support production, storage, customer-facing space, or a hybrid winery/tasting room operation, while still being manageable for an owner-user or boutique operator.

Substantial land component
The site includes approximately 1.38 acres / 60,001 SF, providing room for parking, outdoor activation, production support, equipment circulation, event-related use, or potential future flexibility, subject to zoning and approvals.

Purpose-built appeal
The prior buyer was specifically attracted to the property because they were moving their winery business into the building. That is a powerful proof point: this is not just generic industrial space — it has real utility for a wine or beverage operator.

Property Details	
PRICE	$1,325,000
PROPERTY TYPE	Retail
BUILDING SIZE	6,133 SF
LAND SIZE	1.38 Acres (±60,001 SF)
YEAR BUILT	2006
FORMER USE	Winery / Tasting Room
LOCATION	Prosser Wine Country Corridor
ACCESSIBILITY	Near I-82 Access Corridor

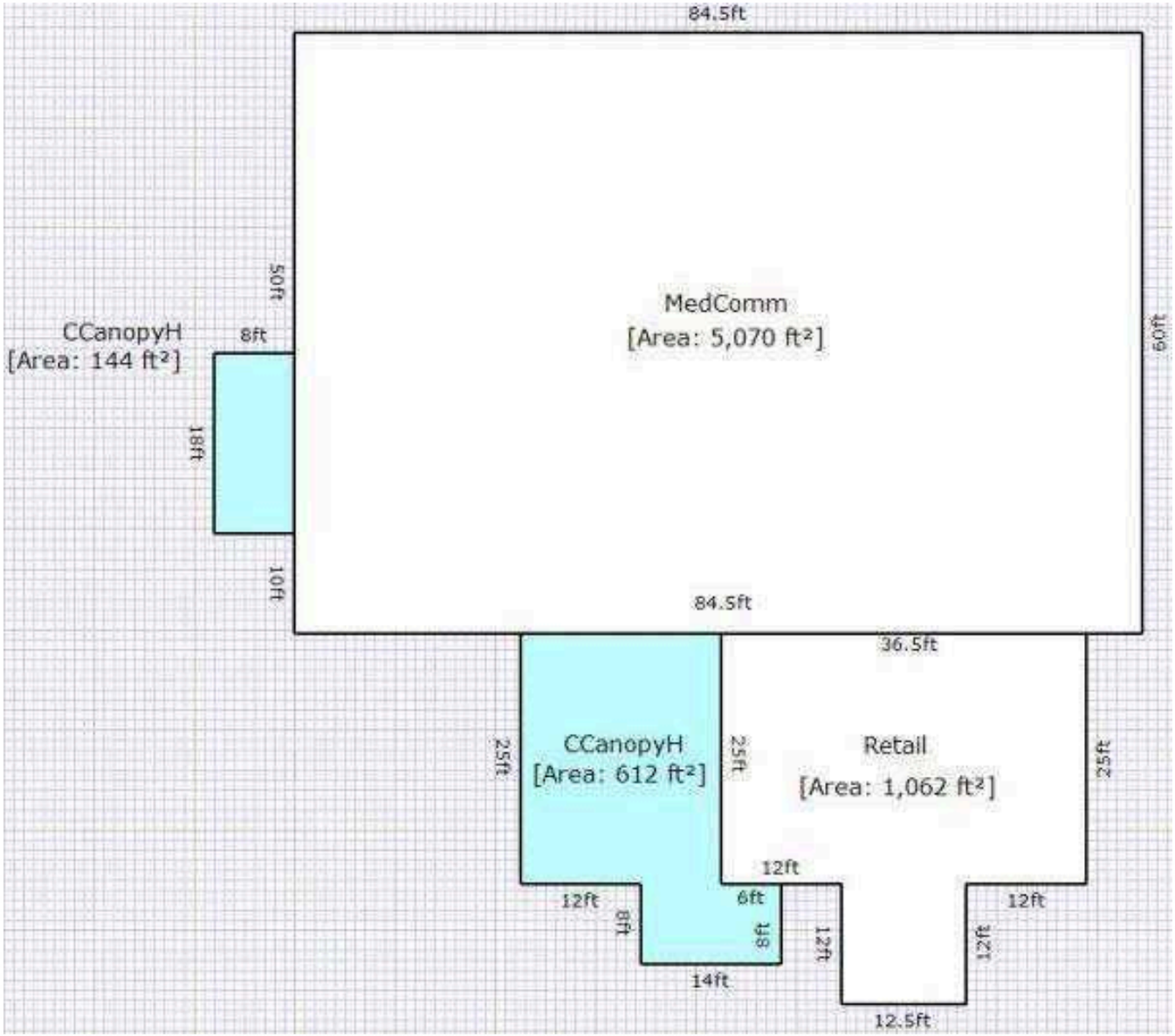


ENODAV
WINE CO.

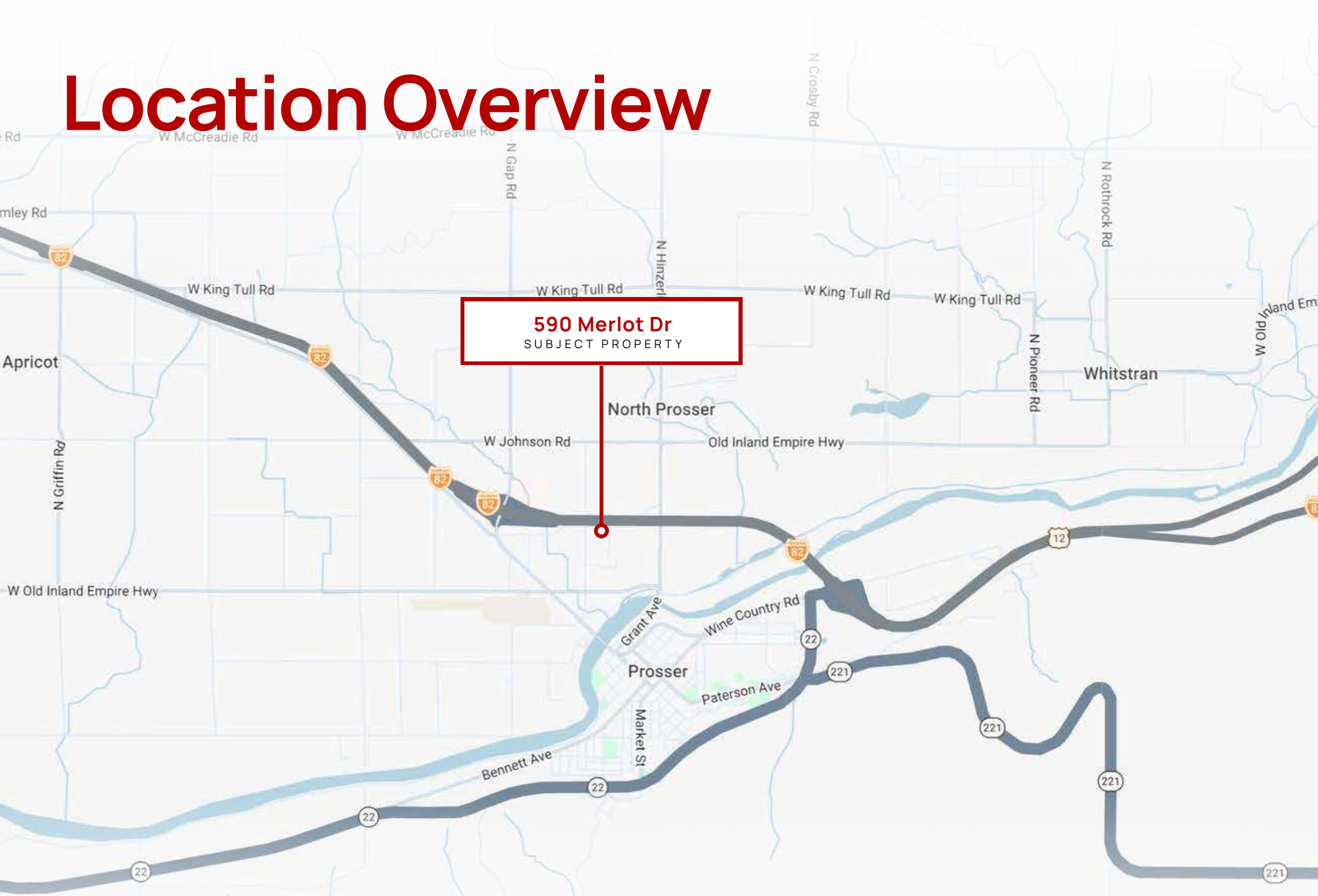
BRIESS

EXIT
BRUTE

Floor Plan


84.5ft
MedComm
[Area: 5,070 ft²]
60ft
50ft
CCanopyH
[Area: 144 ft²]
8ft
18ft
10ft
84.5ft
36.5ft
CCanopyH
[Area: 612 ft²]
25ft
25ft
Retail
[Area: 1,062 ft²]
25ft
12ft
12ft
6ft
12ft
8ft
8ft
12ft
12ft
14ft
12.5ft

Location Overview

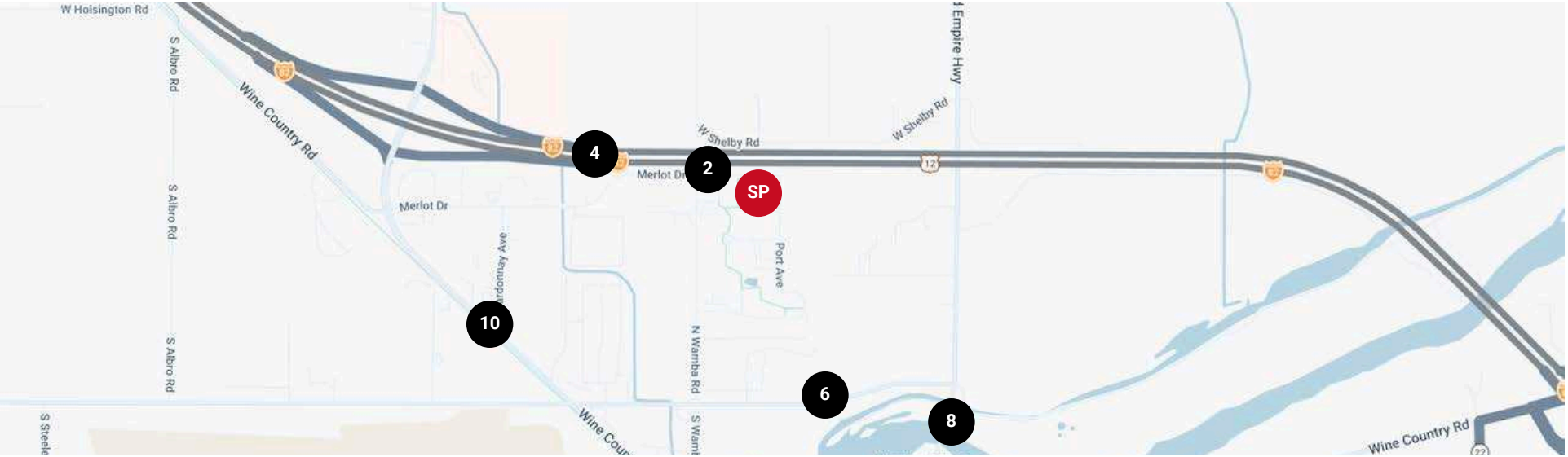


Points of Interest

Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	2,170		10,991		14,208	
2025 Estimate	2,062		10,474		13,591	
2020 Census	1,851		9,546		12,606	
Growth 2025 - 2030	5.24%		4.94%		4.54%	
Growth 2020 - 2025	11.40%		9.72%		7.81%	
2025 Population by Hispanic Origin	**1,095**		**5,396**		**6,993**	
2025 Population	**2,062**		**10,474**		**13,591**	
White	968	46.94%	5,092	48.62%	6,650	48.93%
Black	6	0.29%	62	0.59%	76	0.56%
Am. Indian & Alaskan	64	3.10%	283	2.70%	385	2.83%
Asian	17	0.82%	161	1.54%	168	1.24%
Hawaiian & Pacific Island	0	0.00%	7	0.07%	7	0.05%
Other	1,006	48.79%	4,870	46.50%	6,306	46.40%
U.S. Armed Forces	1		81		147	
Households						
2030 Projection	749		3,777		4,816	
2025 Estimate	711		3,596		4,602	
2020 Census	636		3,261		4,244	
Growth 2025 - 2030	5.34%		5.03%		4.65%	
Growth 2020 - 2025	11.79%		10.27%		8.44%	
Owner Occupied	434	61.04%	2,375	66.05%	3,148	68.41%
Renter Occupied	277	38.96%	1,221	33.95%	1,453	31.57%
2025 Households by HH Income	**711**		**3,597**		**4,600**	
Income: <$25,000	104	14.63%	500	13.90%	639	13.89%
Income: $25,000 - $50,000	166	23.35%	674	18.74%	869	18.89%
Income: $50,000 - $75,000	143	20.11%	609	16.93%	828	18.00%
Income: $75,000 - $100,000	35	4.92%	292	8.12%	411	8.93%
Income: $100,000 - $125,000	79	11.11%	683	18.99%	807	17.54%
Income: $125,000 - $150,000	89	12.52%	264	7.34%	343	7.46%
Income: $150,000 - $200,000	23	3.23%	278	7.73%	334	7.26%
Income: $200,000+	72	10.13%	297	8.26%	369	8.02%
2025 Avg Household Income	**$93,661**		**$96,271**		**$94,626**	
2025 Med Household Income	**$66,785**		**$76,327**		**$73,656**	

Traffic Count



No	Street	Cross Street	Cross Street Dist	Count Year	Avg Daily Volume	Volume Type	Miles from SP
1	I-82	Wine Country Rd	0.13 SE	2023	19,633	MPSI	.15
2	Merlot Dr	S Wamba Rd	0.02 S	2024	21,362	MPSI	.15
3	I-82	N Gap Rd	0.40 W	2024	19,848	MPSI	.30
4	I-82	N Gap Rd	0.40 W	2025	20,049	MPSI	.30
5	Old Inland Empire Hwy	New Gate Dr	0.11 W	2025	1,417	MPSI	.43
6	Old Inland Empire Hwy	New Gate Dr	0.11 W	2024	1,416	MPSI	.43
7	Grande Rd	Old Inland Empire Hwy	0.03 N	2024	4,494	MPSI	.54
8	Grande Rd	Old Inland Empire Hwy	0.03 N	2025	4,469	MPSI	.54
9	Wine Country Rd	Chardonnay Ave	0.04 NW	2025	11,048	MPSI	.57
10	Wine Country Rd	Chardonnay Ave	0.04 NW	2024	11,072	MPSI	.58

Market Overview

Prosser, Washington is widely recognized as one of the premier wine tourism destinations in the Pacific Northwest and serves as a gateway to Washington Wine Country. The community is home to a concentration of wineries, tasting rooms, vineyards, restaurants, and hospitality destinations that attract visitors throughout the year. Supported by convenient Interstate 82 access and strong regional connectivity to the Tri-Cities and Yakima Valley, Prosser continues to experience growth as a destination for tourism, agritourism, and hospitality-related investment.

Key Market Insights

- **Premier Wine Country Destination:** Prosser is home to numerous wineries, tasting rooms, and vineyard experiences that attract visitors from throughout Washington State and the Pacific Northwest.
- **Year-Round Tourism Activity:** Seasonal wine events, festivals, culinary experiences, and outdoor recreation contribute to consistent visitor activity and overnight travel demand.
- **Regional Accessibility:** Interstate 82 provides convenient access to the Tri-Cities, Yakima Valley, and broader Pacific Northwest markets, supporting both tourism and commercial activity.
- **Growing Hospitality Market:** Increasing demand for experiential travel, boutique lodging, and destination-oriented accommodations continues to support hospitality development throughout the region.
- **Established Visitor Amenities:** The area offers a diverse mix of wineries, restaurants, lodging options, event venues, and recreational attractions that enhance the visitor experience.
- **Limited Development Opportunities:** The availability of well-located hospitality and tourism-oriented development sites remains limited, creating opportunities for new investment within Prosser's growing tourism market.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.

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