

COLLEGE PLACE-WASHINGTON

WALLA WALLA VALLEY

COMMERCIAL PROPERTIES



Michael Rizzitiello, City
Administrator
City of College Place
625 S. College Ave.
College Place, WA 99324
City Hall (509)394-8506
Mobile (509) 520-9091



COLLEGE PLACE AT-A-GLANCE

■ POPULATION (Trade Area)

- College Place – 9,902
- Walla Walla – 34,020
- WW County – 62,625
- Columbia County (WA) – 3,950
- Umatilla County (OR) – 81,495
- Union County (OR) – 26,840
- Wallowa County (OR) – 7,160
- **Total Trade Area – 182,070**

■ MEDIAN HOUSEHOLD INCOME

- \$60,615 – Walla Walla County
- \$49,406 – City of College Place
- \$54,412 – City of Walla Walla

■ RETAIL SALES (2021)

- College Place – \$222,226,343
- Walla Walla – \$864,603,334
- Walla Walla Unincorporated – \$398,937,465
- Prescott – \$6,158,683
- Waitsburg – \$12,076,242
- **Walla Walla County Totals – \$1,504,002,067**

■ AVERAGE DAILY TRAFFIC COUNTS

- Meadowbrook BLVD – 8,000 ADT
- Myra Road – 12,000 ADT
- HWY 125 – 19,000 ADT



CITY OF COLLEGE PLACE

LOCAL AND REGIONAL BUSINESSES

- Wal-Mart
- Home Depot
- Cost Less Carpet
- Conner's Flooring
- Les Schwab Tires
- Valvoline
- Honda
- Panda Express
- Del Taco
- Game Stop
- Papa Murphy's Pizza
- Subway (Two Locations)
- GNC
- Chase Bank
- Community Bank
- Banner Bank
- HAPO Credit Union
- Andy's Grocery
- Walla Walla University
- Walla Walla Community College
- Whitman College
- Comprehensive Mental Health
- Animal Clinic of Walla Walla
- Sally Beauty Supply
- Verizon Wireless
- Providence Express Services
- Armed Forces Career Center
- Papa Murphys
- Sprint
- Human Bean
- Fresh lime
- P1FCU
- HopThief Taphouse
- Sportsman Warehouse
- ULTA
- Bed Bath & Beyond
- Pet Smart
- Marshalls
- Ross
- Famous Footwear
- Staples
- Bi-mart
- Dollar Store
- Starbucks (2)
- Dutch Brothers Coffee
- Safeway
- Albertsons
- Super 1 Foods
- Rite Aid
- Roasters
- Chevrolet
- Toyota
- Dodge Jeep Chrysler
- Nissan
- General Motors
- Auto Zone, NAPA & O'Reilly's
- Radio Shack
- McDonalds (2)
- Burger King
- Jack in the box
- Arby's
- Pizza Hut
- Dominos
- Papa Murphy's
- Little Cesar's
- Applebee's
- Taco Bell
- Big 5 Sporting
- Petco



COLLEGE PLACE LOCAL INVESTMENT

- Drinking Water Well #4 Replacement – \$4.5 Million
- Southwest Wastewater Trunk Line & Lift Station – \$7.5 Million
 - Wastewater Treatment Plant Upgrade - \$26 Million
 - Wastewater Lift Station #5 Replacement: \$1.5 Million
 - Wastewater Sewer Lining: \$100,000 Annually
- Drinking Water Well #6 Improvements – \$4.5 Million
 - 4th & Academy Way Reconstruction - \$1.3 Million
 - C Street Reconstruction - \$3.5 Million
- Walla Walla University – Approximately \$5.0 Million Annually



COLLEGE PLACE COMMERCIAL PROJECTS

Project	Type	Physical Address	Sq Ftg
▪ Wal-Mart Superstore	Retail	1700 Meadowbrook	214,000
▪ Home Depot	Retail	1100 NE "C" St	128,571
▪ Meadowbrook Plaza – A & B Retail		1605/1705 SE Meadowbrook	26,274
▪ Elsom Roofing	Retail	639 NE Spitzenburg	3,996
▪ Wenzel Nursery	Retail	1015 NE Spitzenburg	703
▪ Del Taco	Restaurant	1725 SE Meadowbrook	2,568
▪ State Farm Ins	Retail	1296 SE 12th	2,576
▪ Banner Bank	Bank	1125 NE "C" Street	3,610
▪ Oil Can Henry's	Retail	325 NE Myra Rd	2,842
▪ Graphic Apparel	Retail	860 NE Rose	6,534
▪ Community Bank	Bank	1288 SE Commercial Dr	21,507
▪ Chase Bank	Bank	1715 SE Meadowbrook	4,225
▪ Les Schwab Tire	Retail	1735 SE Meadowbrook	9,518
▪ Panda Express	Restaurant	1721 SE Meadowbrook	2,448
▪ Honda of America	Retail	1240 SE Commercial Dr	21,829
▪ HAPO Credit Union	Bank	2376 Taumaron Rd	3,683
▪ GSA Building	Soc. Security	880 NE Rose	4,600
▪ Paragon Auto	Retail	990 NE Rose	2,239
▪ Comprehensive Mental Health	Medical	1250 SE Commercial Dr	16,233
▪ Human Bean	Retail	1195 E. Whitman Dr	494
▪ HopThief Taphouse	Retail	795 SE Sydnee Ln	10,000
▪ Goodwill College Place	Retail	1017 NE C Street	25,341

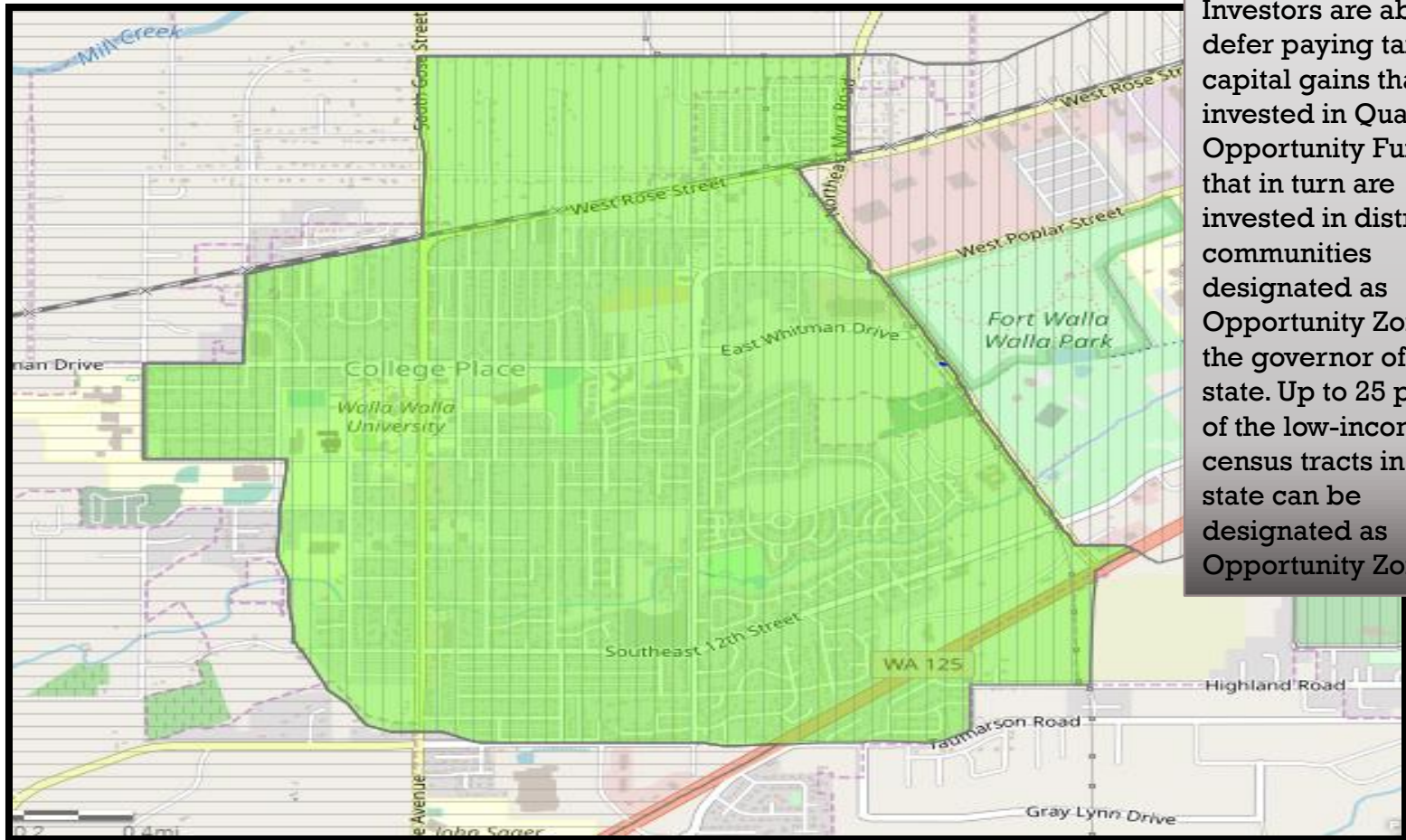
❖ **TOTAL Square Footage**

520,511



OPPORTUNITY ZONE

COLLEGE PLACE IS AN OPPORTUNITY ZONE



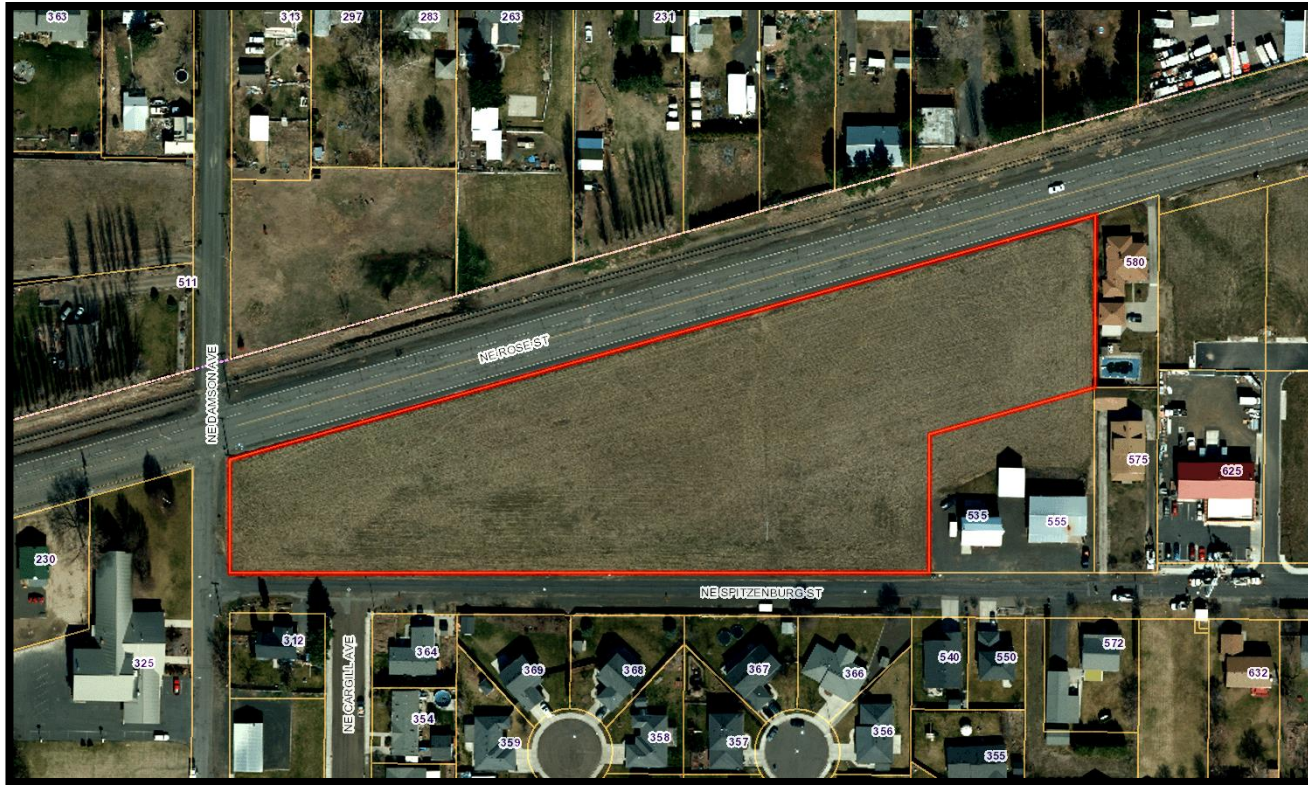
Investors are able to defer paying taxes on capital gains that are invested in Qualified Opportunity Funds that in turn are invested in distressed communities designated as Opportunity Zones by the governor of each state. Up to 25 percent of the low-income census tracts in each state can be designated as Opportunity Zones.

<https://www.commerce.wa.gov/growing-the-economy/opportunity-zones/>



SITE 1

4.54 and acre General Commercial, Parcel #350725522434
Located on NE Rose St. with good access to Myra Rd. Opportunity Zone



Contact Pauline S. Guglielmelli (509) 525-9057



SITE 2

Southwest Corner of NE Rose St & Carey Ct
1.5 acres General Commercial, Parcel #350725522310
Located on NE Rose St with excellent access to Myra Rd. Opportunity Zone



Adjacent to Sportsman Warehouse, Ulta, Bed Bath & Beyond,
Pet Smart, Marshalls, Ross, Famous Footwear, Valvoline,
Home Depot

**Contact – David Corbett – 509-525-4110 / Email:
david@lloydsinsurance.net**



SITE 3

Outlet in front of Home Depot
0.22 acres General Commercial, Parcel #350725590103
Located on NE "C" St with excellent access to Myra Rd. Opportunity Zone



Adjacent to Sportsman Warehouse, Goodwill, Ulta, Bed Bath
& Beyond, Pet Smart, Marshalls, Ross, Famous Footwear,
Valvoline, Home Depot, Walmart, Honda

Contact – Jayne DiDario – 509-956-6097 / jayne@wallawallasir.com



SITE 4

Village at Fort Walla Walla / SW Corner of Myrd Rd & Whitman Dr
33.23 acres General Commercial . Opportunity Zone
Approximately 200,000 SF of Retail / Office Space
Planning and Environmental Permitting Completed



Contact – Bob Price 757-805-8198 / robertprice1@gmail.com

SITE 5

6.43 acres, Myra Road Frontage, across from Fort Walla Walla Park.

Parcel # 350736110047, 360731220044 . Opportunity Zone



Sportsman Warehouse, ULTA, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Goodwill, Valvoline, Home Depot, Walmart, Honda

Contact – Bob & Natalie Rugar 509-529-6191 / Natalie.rugar@gmail.com



SITE 6

6.11 acres, Close to HWY 125, Corner of Myra Rd & SE 12th
Parcel # 360731230060 . Opportunity Zone



Sportsman Warehouse, ULTA, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Goodwill, Valvoline, Home Depot, Walmart, Honda

Contact – Bob & Natalie Rugar (509)-529-6191 / Natalie.rugar@gmail.com



SITE 7

1.09 acres, Corner of SR 125 & Myra Road
Parcel # 360731320069 . Opportunity Zone



Excellent location for Auto Dealer

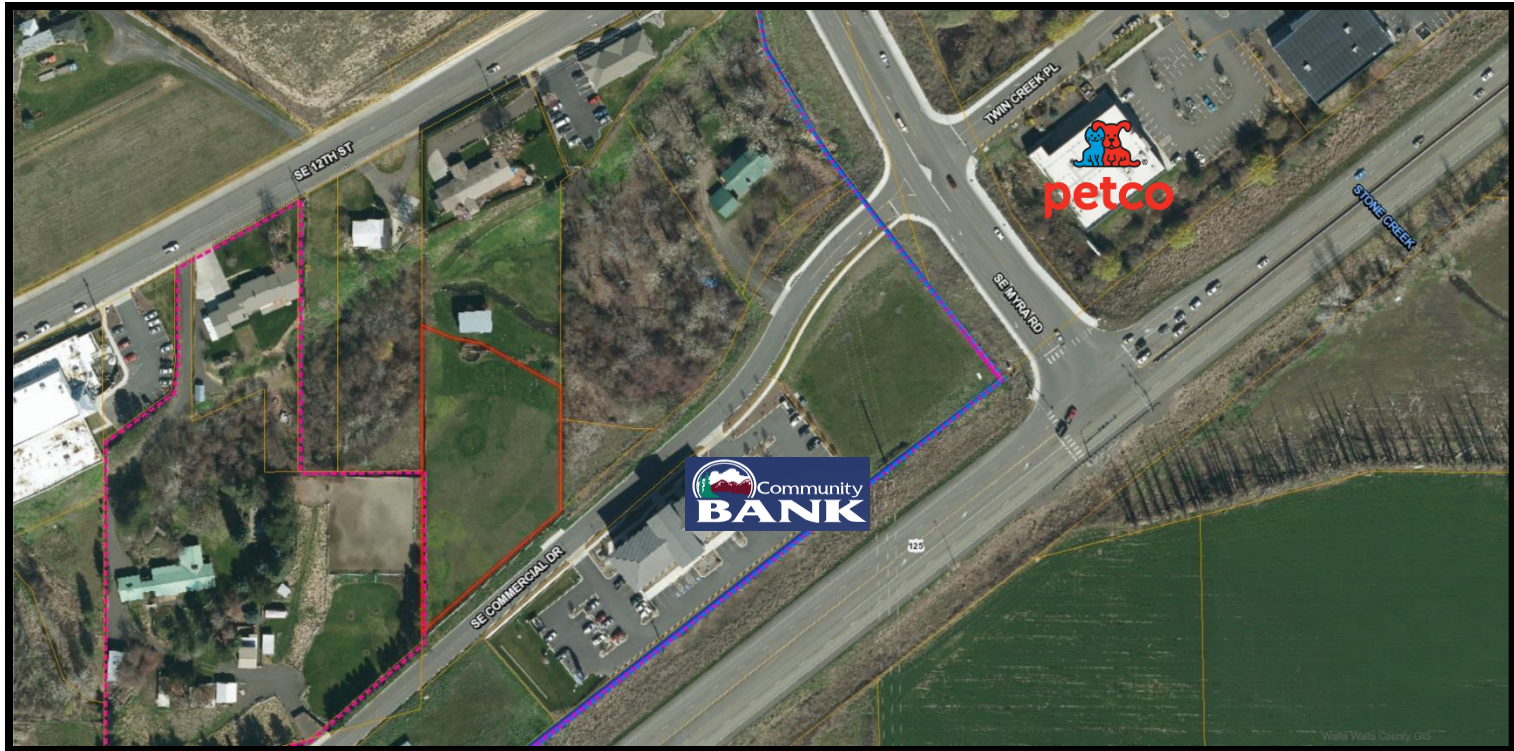
Near Sportsman Warehouse, Ulta, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Goodwill, Valvoline, Home Depot, Walmart, Honda

Contact – Tom Moran (509) 525-0804 / tmoran@communitybanknet.com



SITE 8

1.09 acres, Commercial Dr, SR 125 & Myra Road, 1279 SE Commercial Drive
Parcel # 350731320075 . Opportunity Zone



Excellent location for Auto Dealer
Near Sportsman Warehouse, Ulta, Bed Bath & Beyond,
Pet Smart, Marshalls, Ross, Famous Footwear,
Goodwill, Valvoline, Home Depot, Walmart, Honda
Contact – Dave Corbett (509)-525-4110 / david@lloydsinsurance.net



SITE 9

2.76 & 3.32 acres. Direct access to SR 125 w/signal, 1255 SE Commercial Drive
Parcel # 350736060001, 350736410054 . Opportunity Zone



Excellent location for Auto Dealer
Near Petco, Big 5 Sporting Goods, Walmart, Honda

Contact – Randy McPherson (541) 746-2110

Broker – David Corbett (509)-525-4110 / david@lloydinsurance.net



SITE 10

0.95 & 0.36 ac, Adjacent to SR 125 w/signal.
Parcel # 350601210093, 350601210095



North to.



Near Sportsman Warehouse, Game Stop, Papa Murphy's, Sally Beauty Supply, Del Taco, Famous Footwear, Verizon Wireless, Maurices, Walmart, Honda

Broker – Rob Ellsworth Ph: (509)-430-2378 Em: rob.ellsworth@svn.com



SITE 11

6.72 acres, Adjacent to SR 125 w/signal. / 1655 SE Meadowbrook Drive
Parcel # 350601210090



Excellent Location for a Hotel, Retail, or Restaurants
Contact – Travis Watts 509-386-0955 /travisw@cbfr.biz



SITE 12

27 acres, Near Intersection of SR 125 & College Avenue
Parcel # 35060211002



Excellent Location for a Hotel
Near Future Residential (300SFR)
Near College Place High School, Wal-Mart, Les Schwab,
HopThief Taphouse, Panda Express, Del-Taco

Contact – Michael McKeirnan 509-301-5341 / stonecreekdevelopment@Hotmail.com



SITE 13

0.43 acres, Close to Walla Walla University on College Avenue (Downtown)
Parcel # 350736600506 . Opportunity Zone . 603 S. College Avenue



Walla Walla University, Shell Gas Station, Circle K, Post Office, Blue Mountain Credit Union, Fresh Lime, United Country Real Estate

Contact: Travis Watts – Realtor 509-386-0955 / travis@teamwatts.com



CITY CONTACTS

- Michael Rizzitiello, City Administrator 509-394-8506 or 509-520-9091
 - Email: mrizzitiello@cpwa.us
- Jon Rickard, Community Development Director 509-394-8524
 - Email: jrickard@cpwa.us
- Robert McAndrews, Public Works Director 509-394-8526
 - Email: rmcandrews@cpwa.us
- Scott Hall, Building Official 509-394-8522
 - Email: shall@cpwa.us

