

Downtown Pullman Commercial Building

320 E Main St, Pullman, WA 99163



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Activity ID #ZAF0110363

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TABLE OF CONTENTS

SECTION 1 EXECUTIVE SUMMARY	4
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SECTION 2 MARKET OVERVIEW	9
--	---

SECTION 1

Executive Summary

INVESTMENT OVERVIEW

REGIONAL MAP

LOCAL MAP

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DOWNTOWN PULLMAN COMMERCIAL BUILDING

320 E Main St, Pullman, WA 99163

For Sale: \$599,000

Seller Financing Available - Contact Agent for Details

INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale 320 E Main Street in Pullman, WA. The property consists of a 5,900-square foot building on a 6,750-square foot lot. There are five dedicated/owned parking stalls in the rear of the building. The property's flexible C2 "Central Business District" zoning allows for a variety of permitted uses and has a 60-foot building height limit. The property is located in the heart of downtown Pullman, which completed an \$11.7 million city-led streetscape and infrastructure revitalization project called "Project Downtown Pullman" in 2024.

The property is currently vacant and available for sale.

All property showings are by appointment only. Contact listing agent for more details.

INVESTMENT HIGHLIGHTS

Downtown Pullman owner-user/value-add investment opportunity

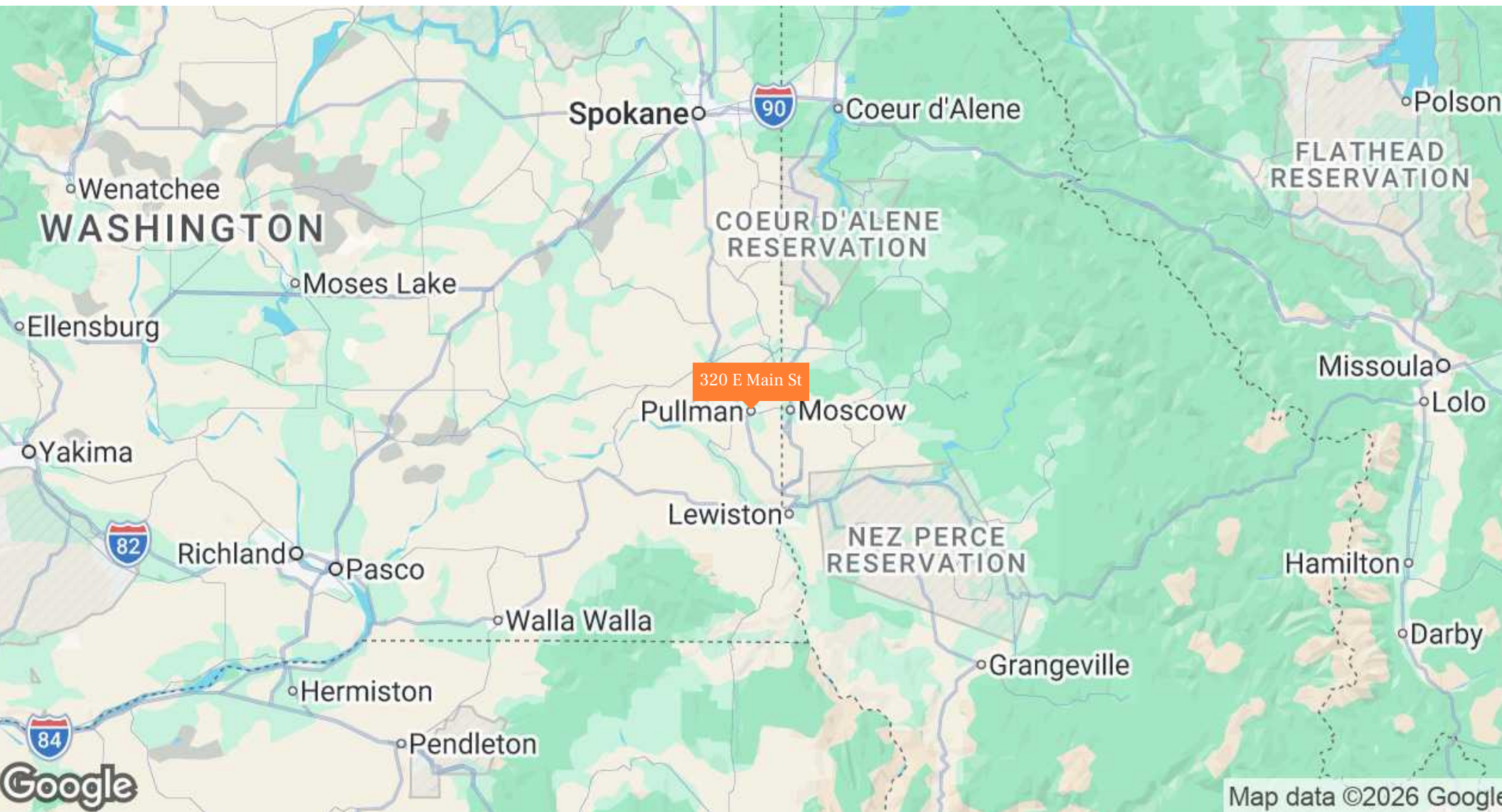
Located less than 3/4 mile from Washington State University's main entrance

Flexible commercial zoning with a 60-foot building height limit

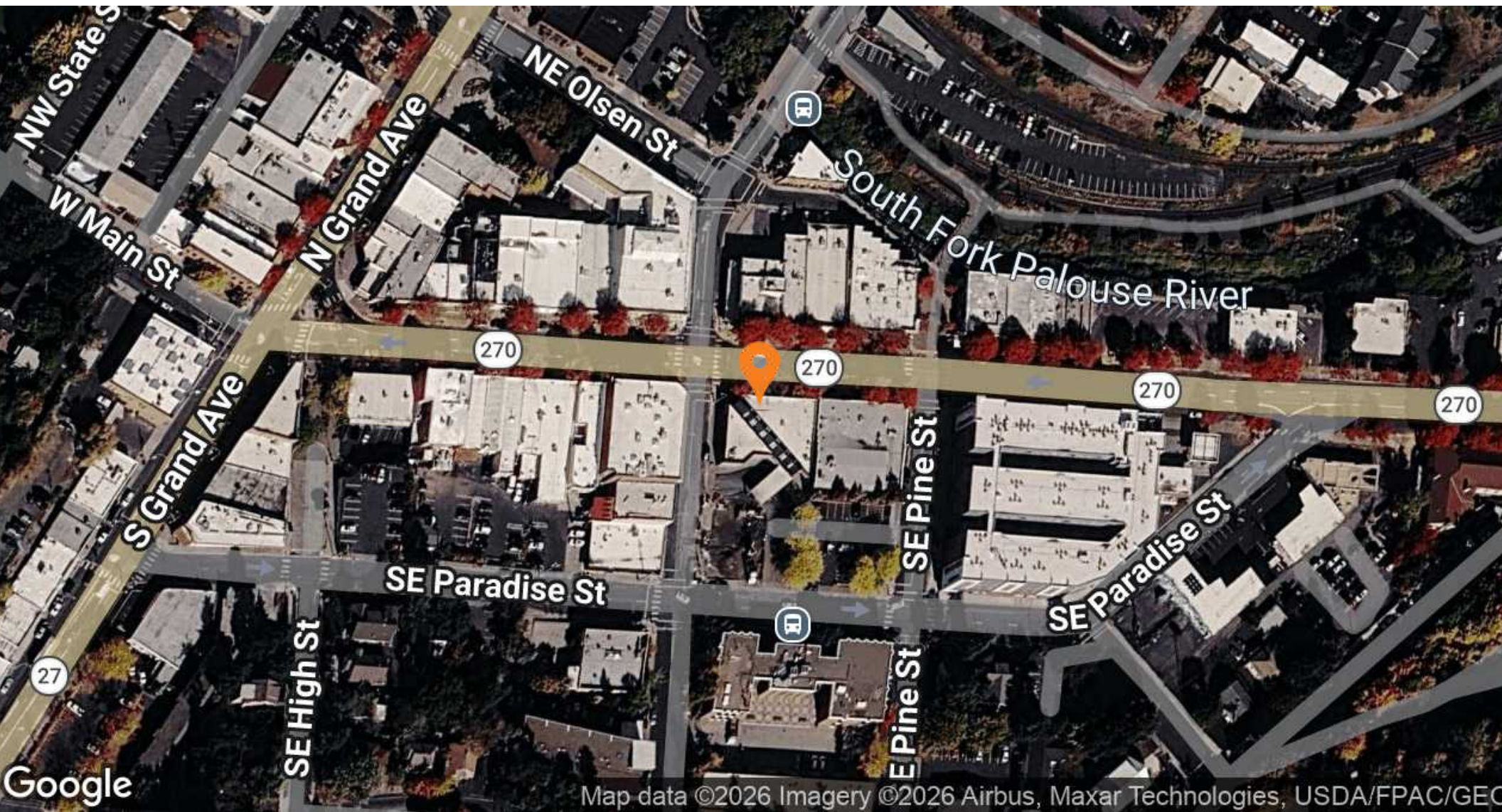
Five dedicated/owned parking stalls

Downtown Pullman completed an \$11.7 million city-led streetscape and infrastructure revitalization project in 2024

Downtown Pullman Commercial Building // REGIONAL MAP



LOCAL MAP // Downtown Pullman Commercial Building



SECTION 2

Market Overview

DEMOGRAPHICS

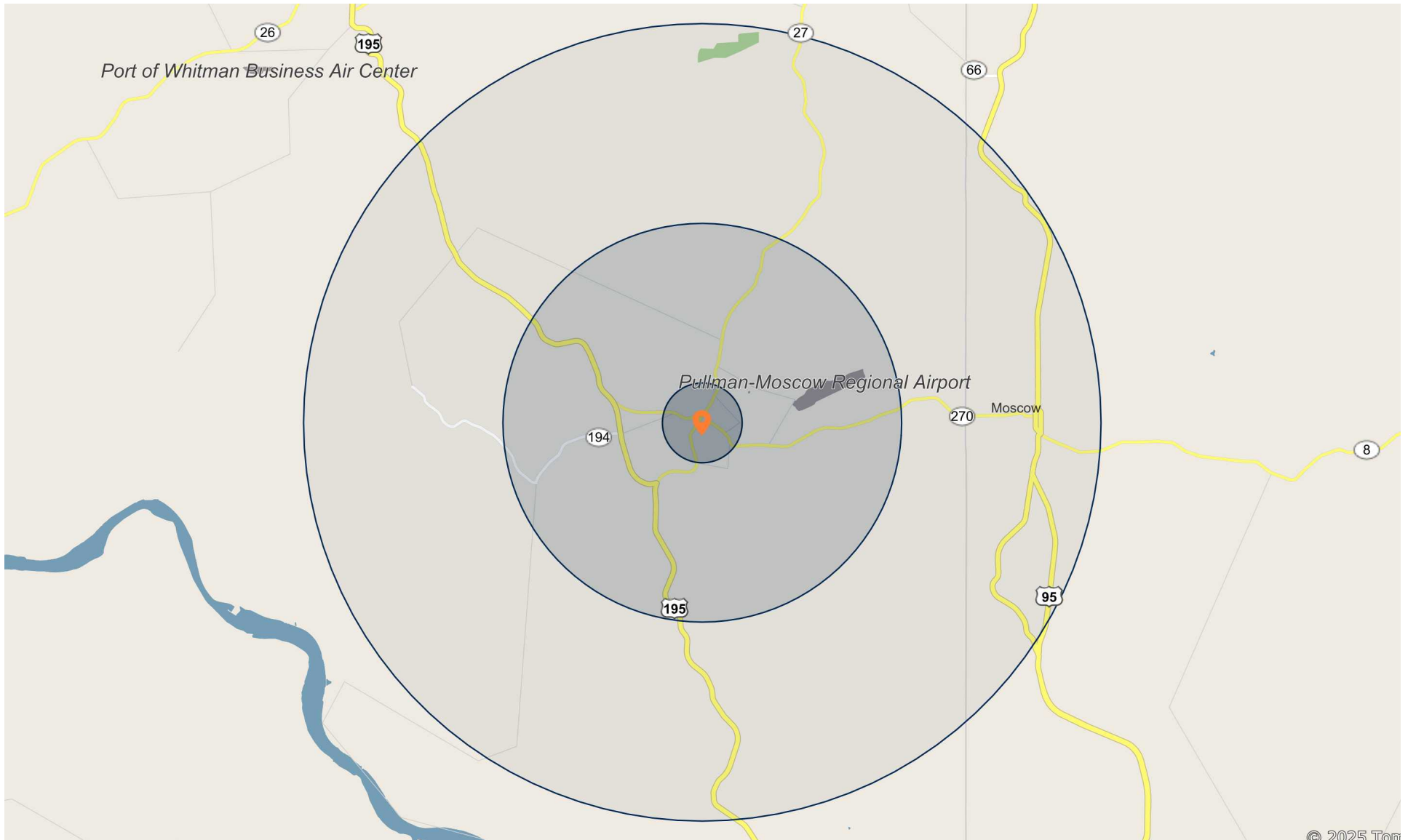
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DEMOGRAPHICS // Downtown Pullman Commercial Building

POPULATION	1 Mile	5 Miles	10 Miles
2030 Projection			
Total Population	17,687	34,903	64,151
2025 Estimate			
Total Population	17,285	33,973	62,607
2020 Census			
Total Population	17,408	33,770	61,113
2010 Census			
Total Population	16,305	30,629	56,673
Daytime Population			
2025 Estimate	17,025	53,762	93,496
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2030 Projection			
Total Households	6,217	13,855	25,909
2025 Estimate			
Total Households	6,000	13,407	25,171
Average (Mean) Household Size	2.1	2.1	2.2
2010 Census			
Total Households	5,582	12,544	23,749
2010 Census			
Total Households	5,276	11,365	21,538
Occupied Units			
2030 Projection	6,883	15,496	28,307
2025 Estimate	6,649	15,001	27,505
HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2025 Estimate			
\$150,000 or More	15.6%	15.1%	13.8%
\$100,000-\$149,999	12.4%	12.6%	13.3%
\$75,000-\$99,999	8.7%	9.9%	11.5%
\$50,000-\$74,999	12.3%	11.3%	14.2%
\$35,000-\$49,999	8.7%	8.5%	9.9%
Under \$35,000	42.3%	42.6%	37.3%
Average Household Income	\$67,643	\$72,104	\$75,108
Median Household Income	\$48,029	\$54,410	\$57,612
Per Capita Income	\$31,466	\$32,976	\$33,726

HOUSEHOLDS BY EXPENDITURE	1 Mile	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$66,617	\$67,151	\$68,295
Consumer Expenditure Top 10 Categories			
Housing	\$24,021	\$24,255	\$24,673
Transportation	\$11,093	\$11,067	\$11,876
Food	\$9,727	\$9,762	\$9,800
Personal Insurance and Pensions	\$9,305	\$9,454	\$9,218
Entertainment	\$3,282	\$3,326	\$3,345
Cash Contributions	\$2,141	\$2,162	\$2,559
Apparel	\$1,644	\$1,661	\$1,825
Education	\$1,293	\$1,279	\$1,207
Personal Care Products and Services	\$876	\$870	\$910
Alcoholic Beverages	\$546	\$542	\$565
POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2025 Estimate Total Population	17,285	33,973	62,607
Under 20	29.0%	25.8%	25.5%
20 to 34 Years	46.3%	46.9%	42.3%
35 to 39 Years	4.2%	5.0%	5.3%
40 to 49 Years	6.3%	7.4%	8.2%
50 to 64 Years	7.2%	7.9%	9.5%
Age 65+	6.9%	7.1%	9.2%
Median Age	27.0	27.0	29.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,580	14,713	30,154
Elementary (0-8)	1.0%	1.2%	1.0%
Some High School (9-11)	0.9%	1.7%	1.6%
High School Graduate (12)	9.6%	8.9%	12.5%
Some College (13-15)	19.0%	17.5%	19.4%
Associate Degree Only	7.4%	7.9%	7.9%
Bachelor's Degree Only	29.8%	30.7%	30.6%
Graduate Degree	32.3%	32.1%	26.9%

Downtown Pullman Commercial Building // DEMOGRAPHICS





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