



FOR SALE

WHEATLAND SHOPPING CENTER

RETAIL PARCELS FOR SALE

1600 S Grand Ave | Pullman, WA 99163

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OFFERING PRICE	\$4,700,000
BUILDING SIZE	±22,980 SF
YEAR BUILT	1986
LOT SIZE	±2.043 Acres
PARCEL NOS.	115520000060000, 115520000040000, 115520000020000
PARKING	±200 Parking Stalls
ZONING	C-3



Rare Ownership and Investment Opportunity at Wheatland Shopping Center in Pullman.

Wheatland Shopping Center has long served as Pullman's premier retail shopping location. Conveniently located near major arterials and highways, the center's visibility and quality have yielded low vacancies, predictable revenues, and high tenant satisfaction for decades.

Strong anchor tenants in and around the shopping center include Grocery, QSR's, Fitness Centers, and other national retail brands.

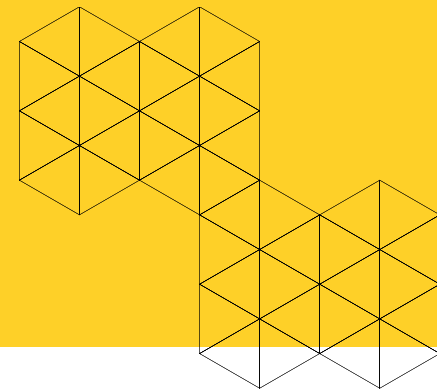
Stabilized cash flow on existing tenants provides a rare investment opportunity in a progressive market.

Contact listing brokers for more detailed property information, do not disturb tenants.

2025 FINANCIALS

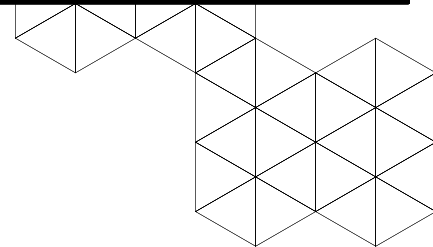
OPERATING INCOME		OPERATING EXPENSES	
Rental Income	\$318,198	Utilities	\$1,586
CAM Income	\$173,805	Management Fees	\$24,615
Total Income	\$492,302	General Maintenance	\$1,578
		Administrative	\$49
		Other Expenses	\$153,935
		Total OpEx	\$181,929

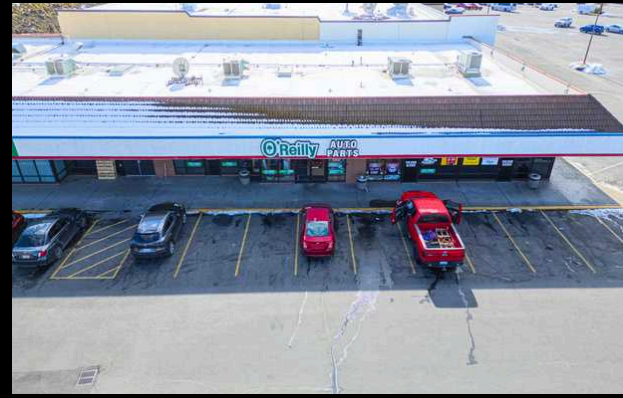
GROSS INCOME \$492,302
TOTAL EXPENSE \$181,929
NOI \$310,374
CAP RATE 6.60%

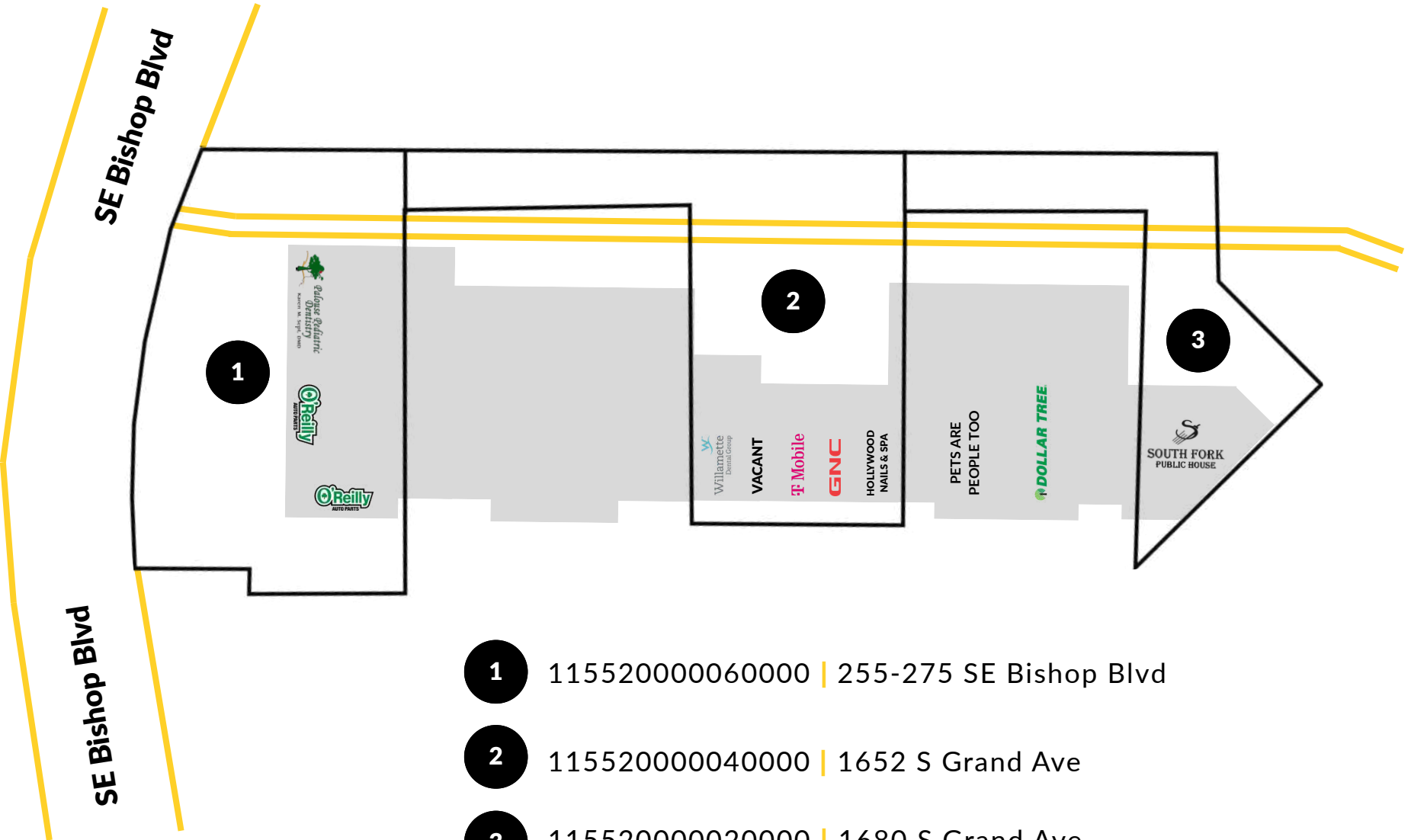


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TENANT	SUITE	ADDRESS	SUITE SIZE	LEASE TYPE
O'Reilly Auto	A1	255 SE Bishop Blvd, Pullman, WA 99163	±6,565 SF	NNN
Palouse Pediatric Dentistry	A2	275 SE Bishop Blvd, Pullman, WA 99163	±2,887 SF	NNN
Willamette Dental	C1	1646 S Grand Ave, Pullman, WA 99163	±3,200 SF	NNN
Vacant	C2	1650 SE Bishop Blvd, Pullman, WA 99163	±1,530 SF	NNN
T-Mobile	C3	1652 S Grand Ave, Pullman, WA 99163	±1,530 SF	NNN
GNC	C4	1656 S Grand Ave, Pullman, WA 99163	±1,300 SF	NNN
Hollywood Nails	C5	1660 S Grand Ave, Pullman, WA 99163	±1,300 SF	NNN
JW Rock (South Fork)	E1	1680 S Grand Ave, Pullman, WA 99163	±4,500 SF	NNN
Electrical Room	A3	-	±168 SF	NNN
TOTALS		± 22,980 SF	± 22,980 SF	

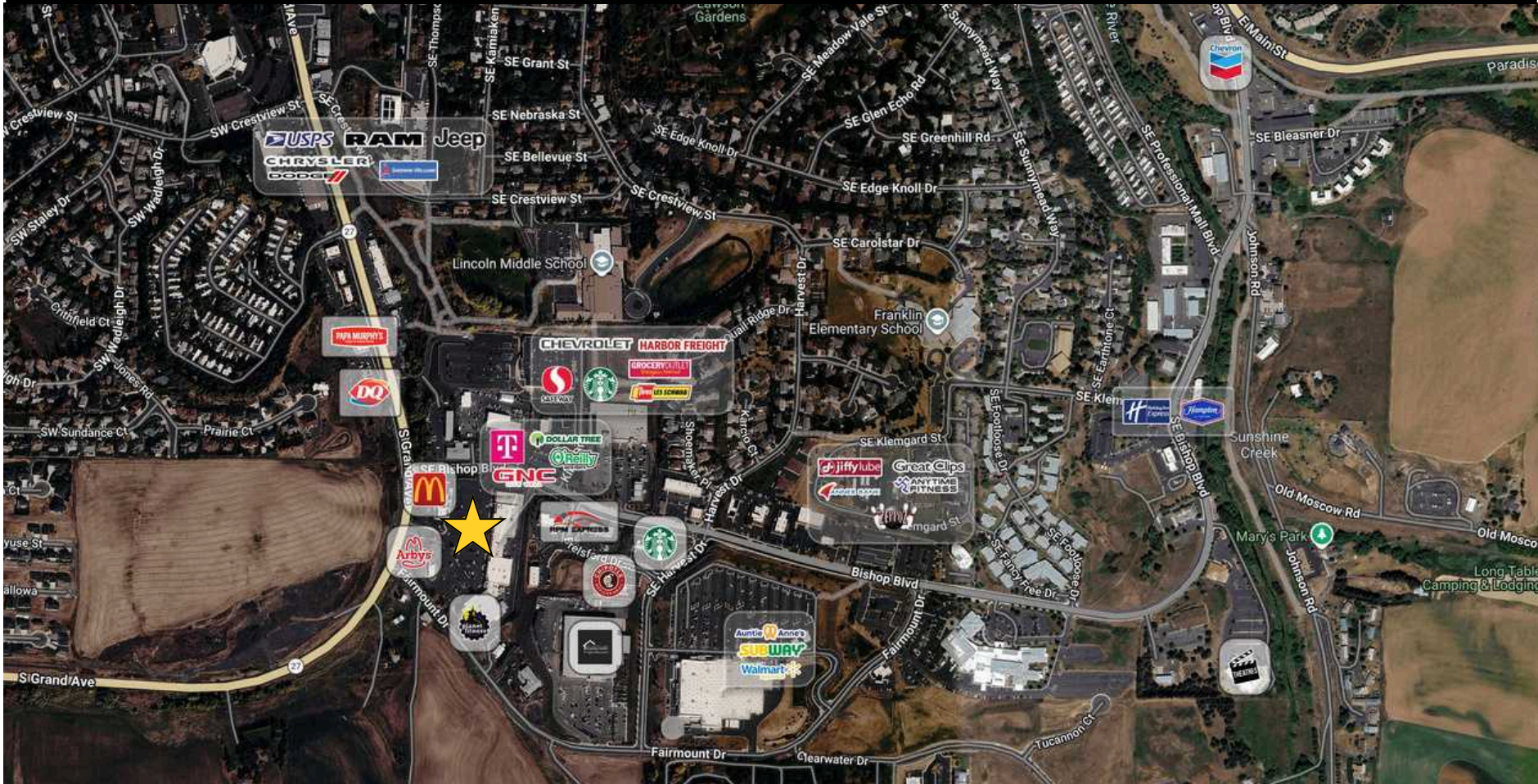








DEMOGRAPHICS	3 MI	5 MI	10 MI
EST POPULATION 2025	33,685	34,225	61,796
PROJ. POPULATION 2030	33,245	33,797	61,253
MEDIAN AGE	26.7	26.8	27.5
2025 AVERAGE HHI	\$81,501	\$82,245	\$84,854
2025 MEDIAN HHI	\$51,617	\$51,984	\$56,179



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