

FOR LEASE | 1450 S GRAND AVE

PULLMAN, WA 99163

Marcus & Millichap



Mike Horner // 360.620.5575 // Seattle, WA



1450 S Grand Ave, Pullman

PROPERTY SUMMARY

1450 S GRAND
AVE, PULLMAN

Property Address

1996/2020

Year Built / Renovated

26,852 SF
Divisible to 12,380 SF

Gross Leasable Area

C-3
GENERAL COMMERCIAL

Zoning

LARGE PYLON SIGN

Available Pylon Sign

2,414 SF
2nd Floor Space

Additional Space

\$12.00

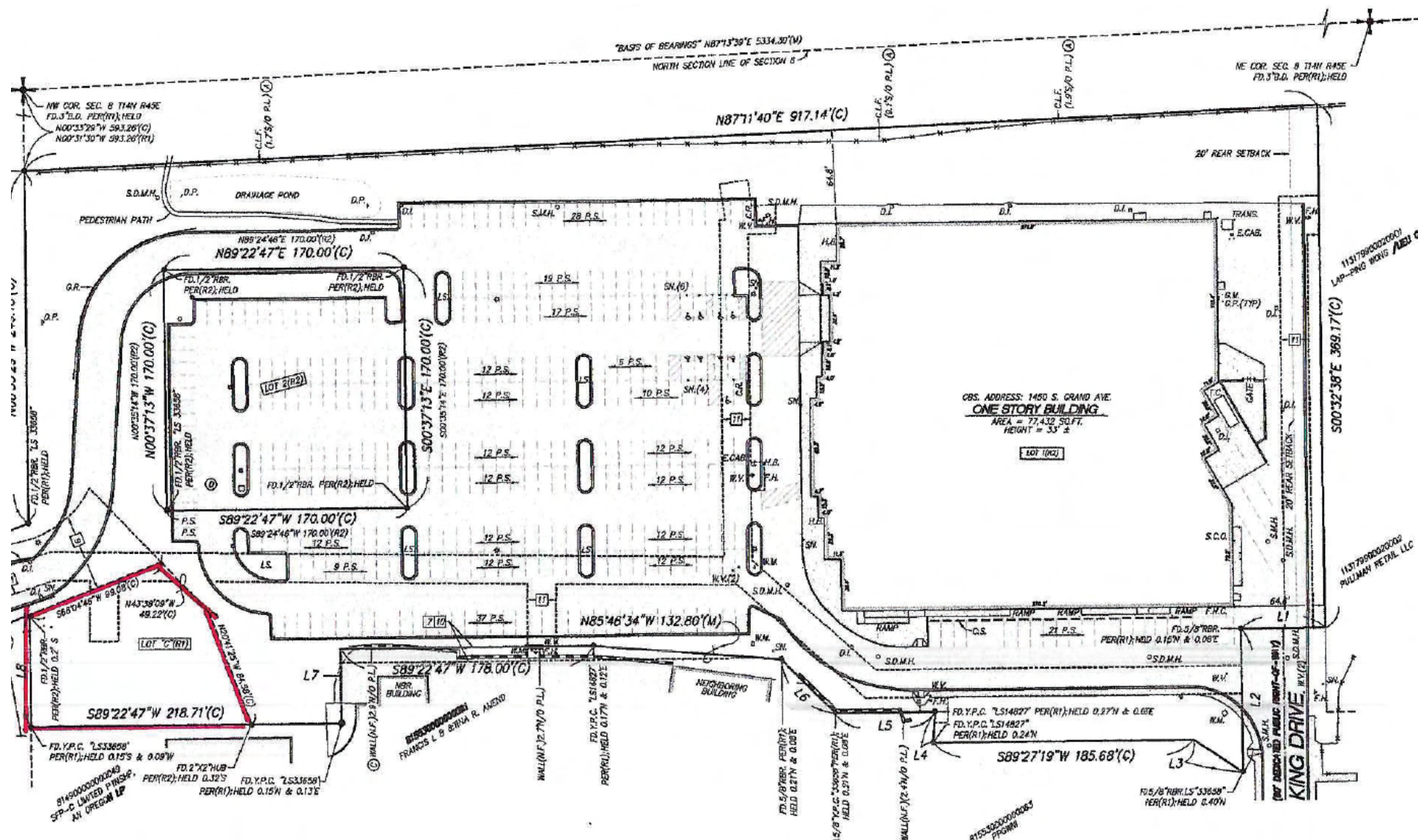
Rent PSF

\$3.14 PSF

2023 NNN Estimate

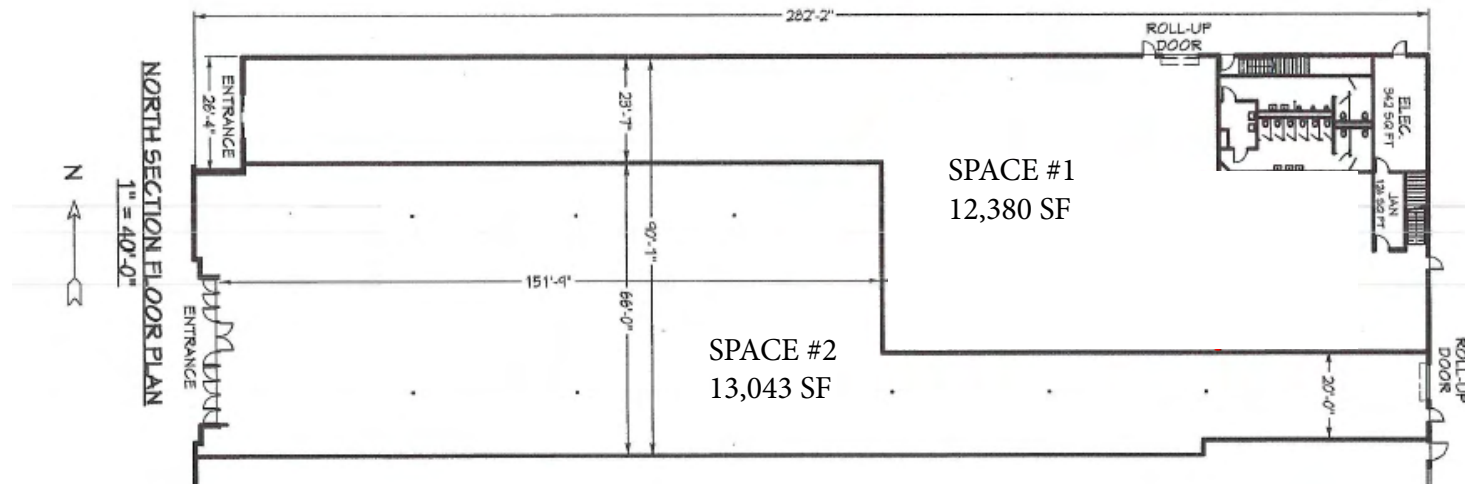
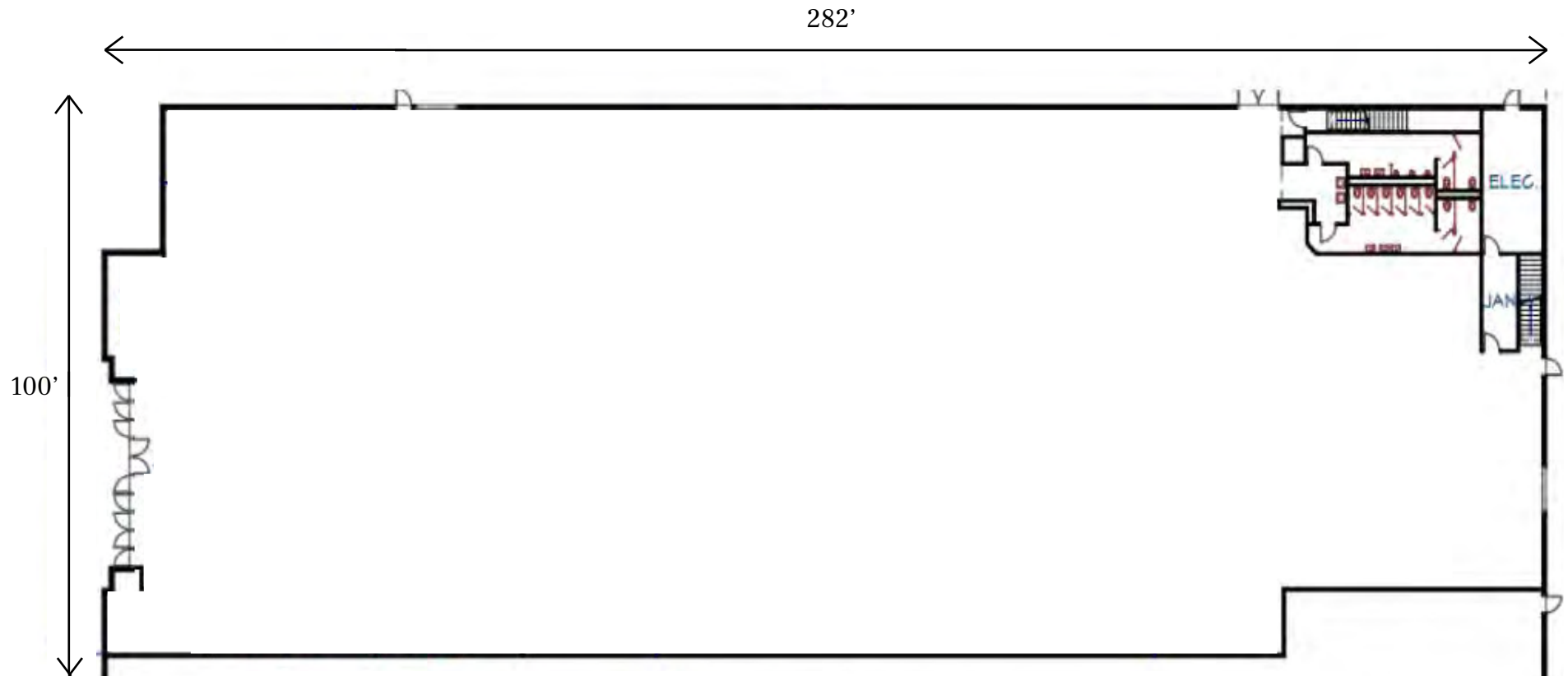
10.13%
(Highest in Northwest)

County Growth Rate *

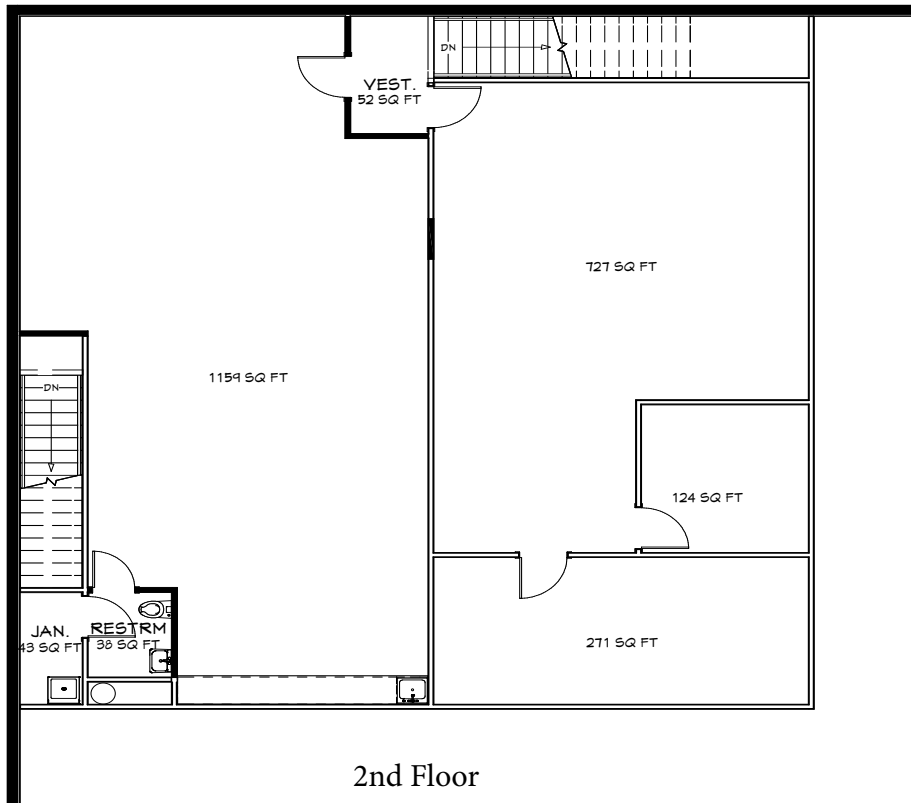


1450 S Grand Ave, Pullman

FLOOR PLAN



2nd FLOOR PLAN & BUILDING FLOOR PLAN



 **UMPQUA**
BANK

Washington Federal.
invested here.

 **CHASE** 

 **WASHINGTON STATE UNIVERSITY**
PULLMAN

 **SHERWIN WILLIAMS.**

 **UNITED STATES POSTAL SERVICE**



LINCOLN MIDDLE SCHOOL

 **COURTYARD**
Marriott.
Residence INN.
BY HARRIOTT

 **Quality INN**

SAFEWAY 

Great Clips 

 **Holiday Inn Express**
AN IHG HOTEL

 **GNC**
LIVE WELL.









SOUTH FORK PUBLIC HOUSE



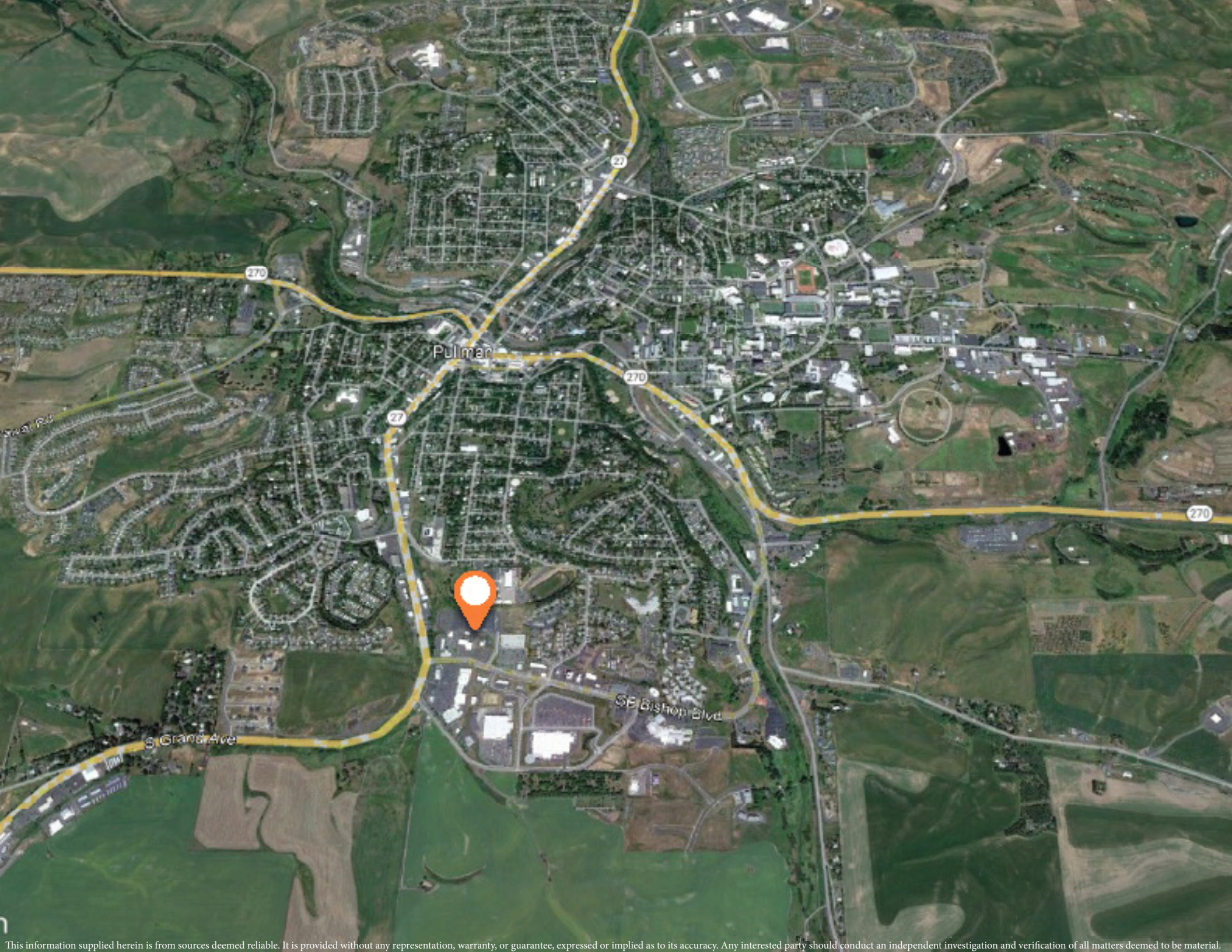
Walmart 

PULLMAN REGIONAL HOSPITAL

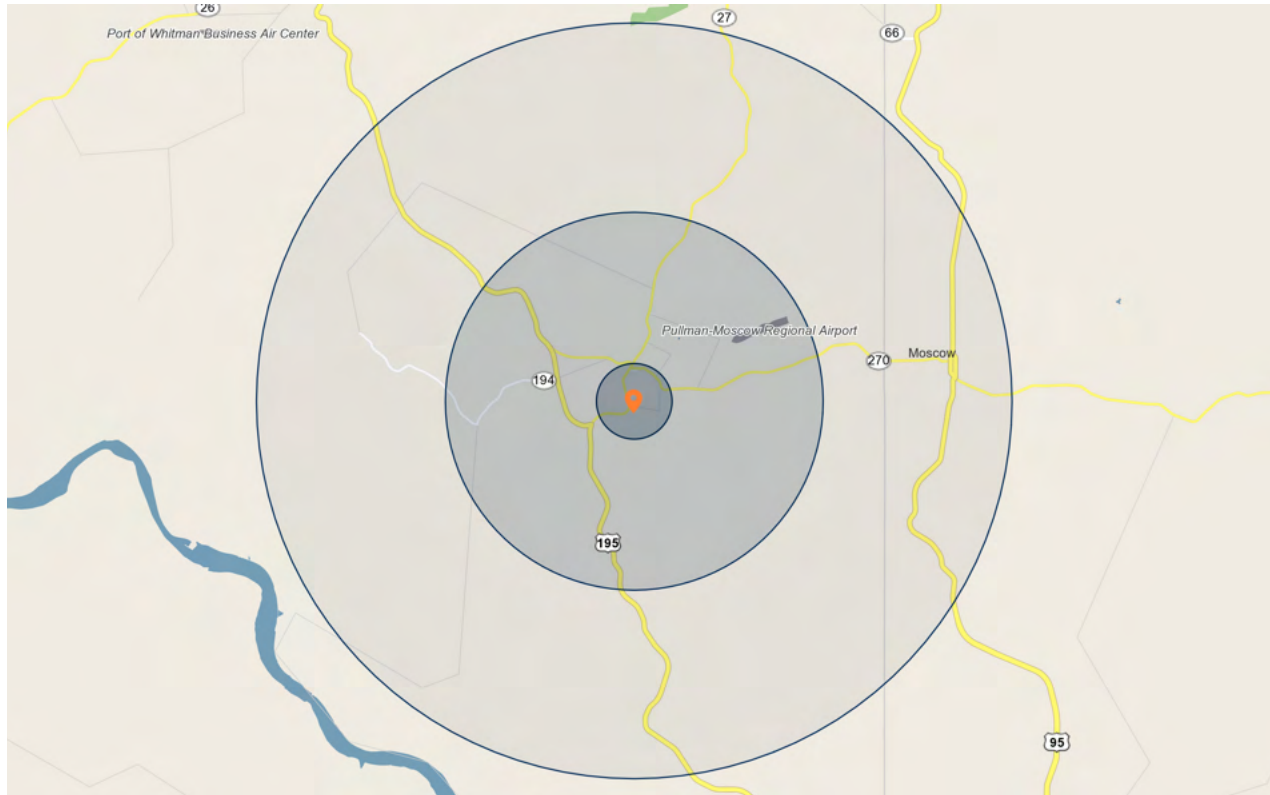


 **PULLMAN BUILDING SUPPLY** 

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MARKET DEMOGRAPHICS



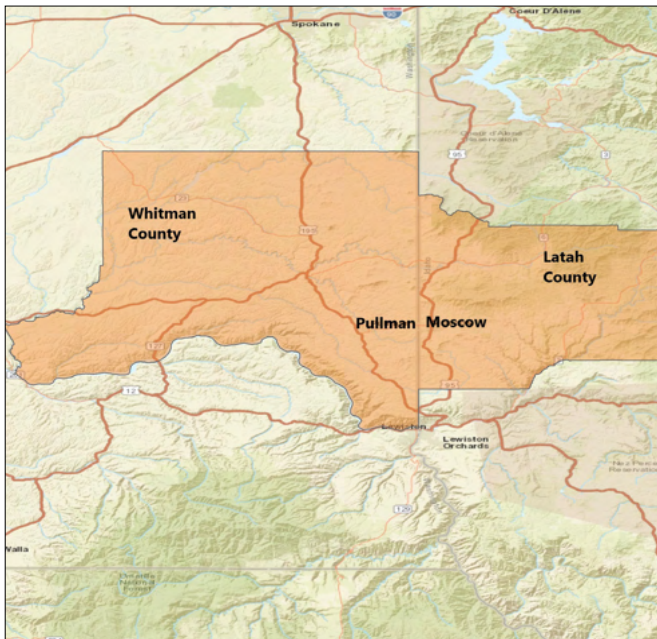
POPULATION	1 Mile	5 Miles	10 Miles
2027 Projection			
Total Population	8,313	35,758	63,895
2022 Estimate			
Total Population	8,021	34,022	61,391
2010 Census			
Total Population	7,373	30,601	56,477
2000 Census			
Total Population	6,027	25,403	49,249
Daytime Population			
2022 Estimate	9,522	55,147	90,485
HOUSEHOLDS			
2027 Projection			
Total Households	3,144	13,719	25,149
2022 Estimate			
Total Households	2,994	12,848	23,840
Average (Mean) Household Size	2.2	2.2	2.2
2010 Census			
Total Households	2,753	11,372	21,429
2000 Census			
Total Households	2,244	9,176	17,941

Market Overview

PULLMAN-MOSCOW METRO

PULLMAN-MOSCOW

Located in the hilly Palouse region of the Pacific Northwest, the Pullman-Moscow metro encompasses Whitman county in Washington and Latah County in Idaho. The metro and surrounding areas feature prime agricultural land growing wheat, barley, pea and lentil crops, and the region's natural landscape creates numerous opportunities for outdoor adventure. Exploring the Palouse Scenic Byway is a great way to enjoy the area's picturesque beauty. The metro is home to Washington State University and the University of Idaho, both of which have a significant impact on the local economy and demographics.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



POPULATION

The 2023 estimated population for the combined statistical area of Pullman-Moscow is 86,186.



EDUCATION

The metro is home to Washington State University and the University of Idaho, which are located less than 10 miles apart and enroll more than 27,200 students and employs more than 5,000 faculty and staff combined.



AGRICULTURAL HUB

The Palouse region ranks as a leading producer of many crops, including wheat and lentils. Whitman County is one of the top wheat-producing counties in the United States.



TOURISM AND RECREATION

The Snake River runs through the region, providing fishing, boating, hiking and wildlife viewing. Kamiak Butte County Park, Moscow Mountain and Steptoe Butte State Park are among the many scenic areas that draw outdoor enthusiasts.



TECHNOLOGY & MANUFACTURING

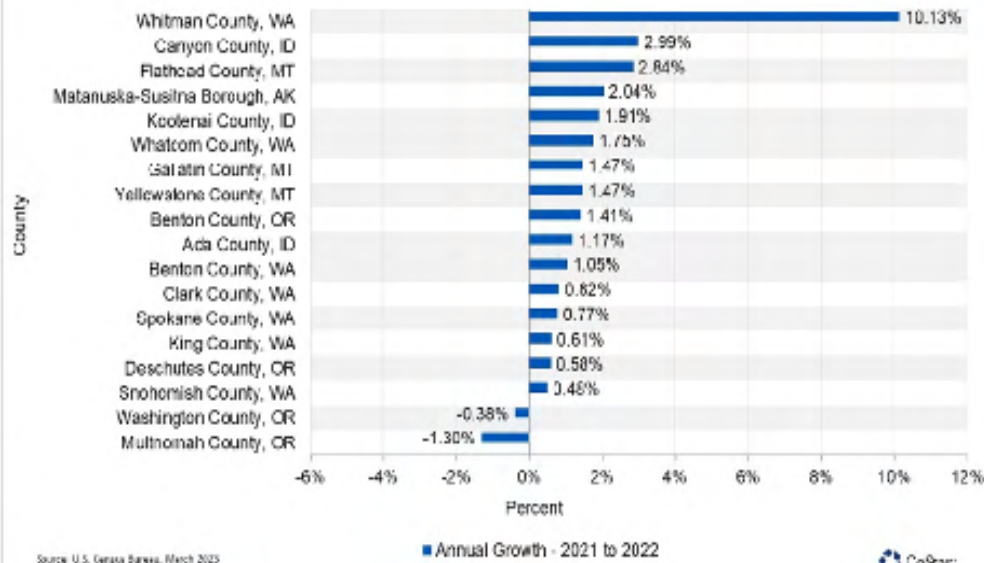
Schweitzer Engineering laboratories (SEL), the largest private employer in the Metro area, anchors the region's growing technology and manufacturing sector. Founded and headquartered in Pullman since 1982, SEL specializes in creating digital products and systems that protect, control, and automate power systems around the world. In April 2023 SEL completed construction and began production at its 160,000 sq ft manufacturing plant in Latah County. Meter Group, Inc, and Amplicon Express are other companies in this sector.

» Subject site is within 9 miles of both Washington State University and University of Idaho.

US Census Release of County-Level Population Growth Highlights Shifts Across Pacific Northwest

2022 Data Shows Counties in Washington See Population Gains

Population Growth Varied Across Pacific Northwest



Source: U.S. Census Bureau, March 2023

■ Annual Growth - 2021 to 2022



By Elliott Krivenko and John Gillem
CoStar Analytics

April 5, 2023 | 7:52 A.M.



“Washington’s top city to live in is [Pullman](#), a city in the southeast part of the state with lush natural surroundings and a strong agricultural tradition. As home to the international headquarters of Schweitzer Engineering Laboratories and Washington State University, Pullman boasts an affluent and well-educated populace.”

- 2019 WA Chamber of Commerce

“It is in this paradise of the Great Northwest that you find the small town of [Pullman](#), WA, one of the best places to live in the U.S.”

- 2022 eXp Realty

[Pullman](#) is a great choice for anyone looking to combine big-city attractions with a small-town vibe and affordable cost of living.”

- 2023 Money Inc naming Pullman

#3 of best places in Washington



*Neighboring space in raw shell condition

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