

# Downtown Pullman Commercial Building

320 E Main St, Pullman, WA 99163



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SECTION 1

# Executive Summary

INVESTMENT OVERVIEW

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REGIONAL MAP

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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\*

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## 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

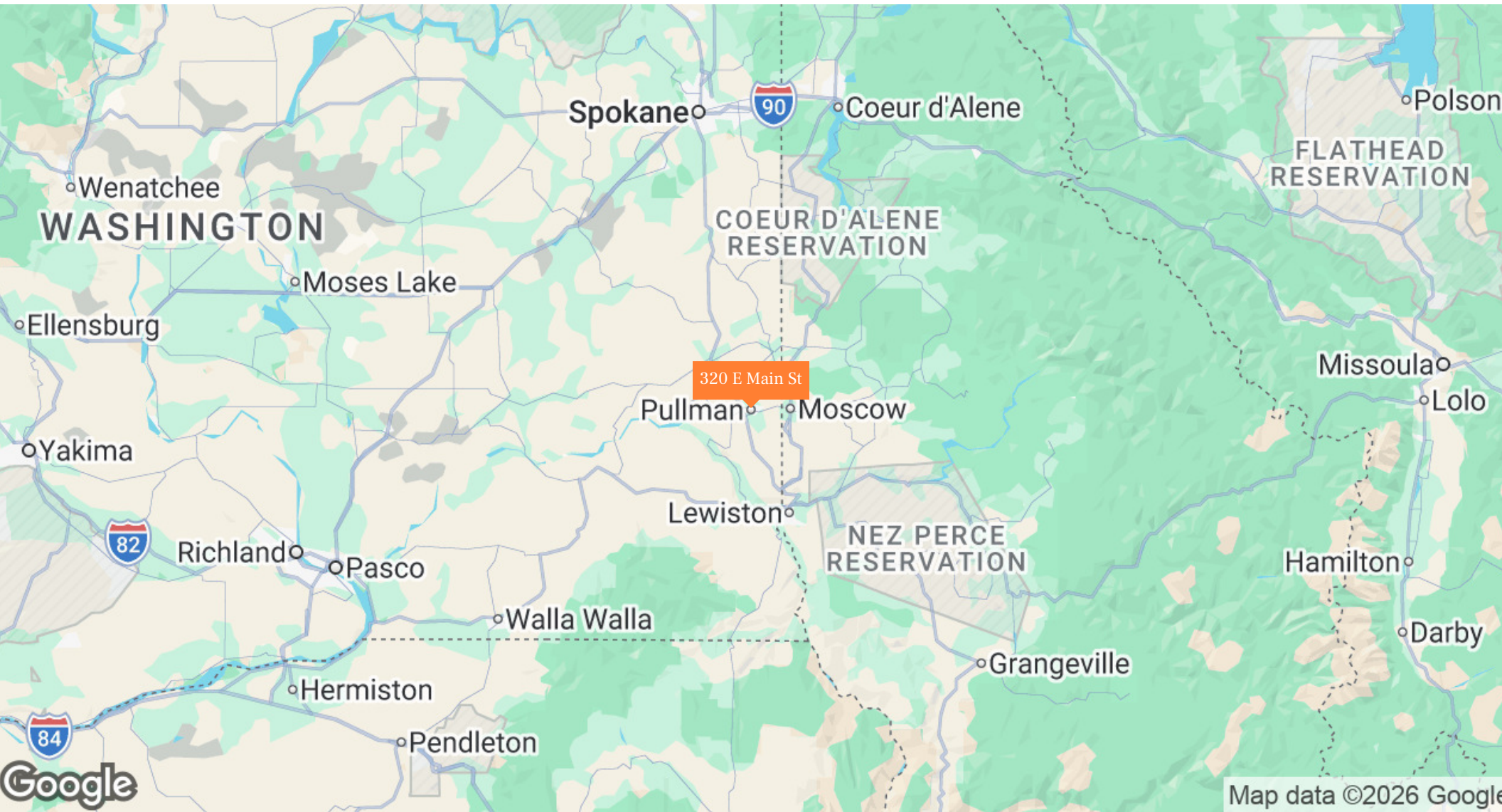
Located less than 3/4 mile from Washington State University's main entrance

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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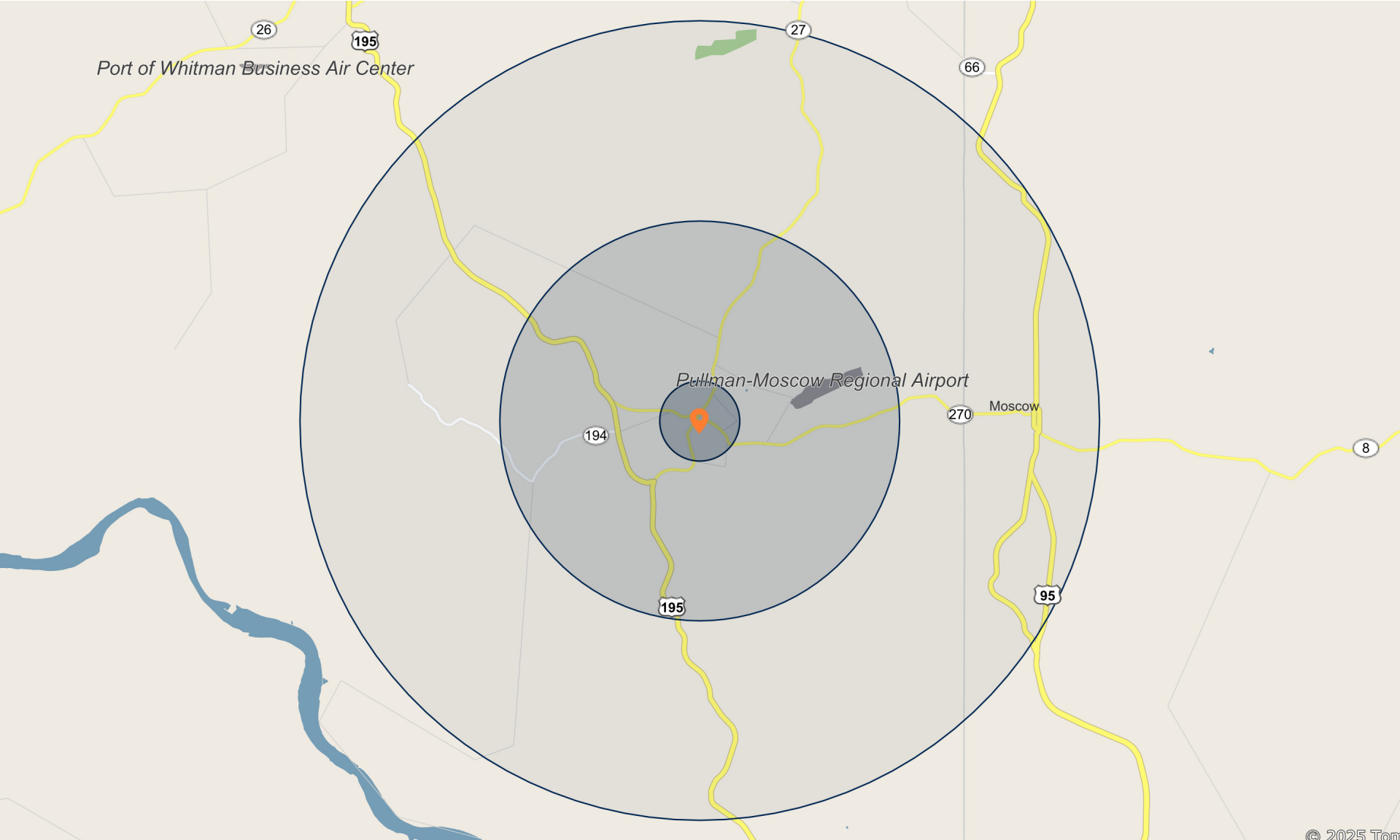
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# DEMOGRAPHICS // Downtown Pullman Commercial Building

<b>POPULATION</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2030 Projection</b>			
Total Population	17,687	34,903	64,151
<b>2025 Estimate</b>			
Total Population	17,285	33,973	62,607
<b>2020 Census</b>			
Total Population	17,408	33,770	61,113
<b>2010 Census</b>			
Total Population	16,305	30,629	56,673
<b>Daytime Population</b>			
2025 Estimate	17,025	53,762	93,496
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	6,217	13,855	25,909
<b>2025 Estimate</b>			
Total Households	6,000	13,407	25,171
Average (Mean) Household Size	2.1	2.1	2.2
<b>2010 Census</b>			
Total Households	5,582	12,544	23,749
<b>2010 Census</b>			
Total Households	5,276	11,365	21,538
<b>Occupied Units</b>			
2030 Projection	6,883	15,496	28,307
2025 Estimate	6,649	15,001	27,505
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$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

<b>HOUSEHOLDS BY EXPENDITURE</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Average Household Retail Expenditure	\$66,617	\$67,151	\$68,295
<b>Consumer Expenditure Top 10 Categories</b>			
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
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
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
<b>Population 25+ by Education Level</b>			
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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**Maxwell McDonald**

Senior Director Investments

Office: Seattle

Direct: 509.570.7447

Maxwell.McDonald@marcusmillichap.com

License: WA #27702

Marcus & Millichap