

GROCERY OUTLET
Safeway Market
SAFeway
HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

Tires LES SCHWAB

COMING SOON
TAKE 5
RESTAURANT

DQ
Grill & Chill

Papa Murphy's
TAKE N' BAKE PIZZA

FOR LEASE
1350 S Grand Ave
Pullman, WA 99163



FORMER COFFEE KIOSK

Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

PULLMAN, WA is a vibrant college town with a population of over 30,000 people. The city is home to Washington State University, which has an enrollment of over 22,000 students. This large student population provides a steady stream of potential customers for businesses. With a growing economy, the city's unemployment rate is low, and its median household income is above the national average. This suggests that there is a strong demand for goods and services in Pullman.

1350 S GRAND AVE:

150 SF +/- \$3,000 A MONTH PLUS NNN

- Double drive-thru
- Located at the entrance to Grocery Outlet
- Adjacent to the new Take 5 Oil Change



Population



Average HH Income



Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	6,111	\$131,381	4,300
Mile 3	33,149	\$77,366	15,983
Mile 5	33,774	\$77,689	16,297

NEARBY TENANTS



LOCATION DETAILS



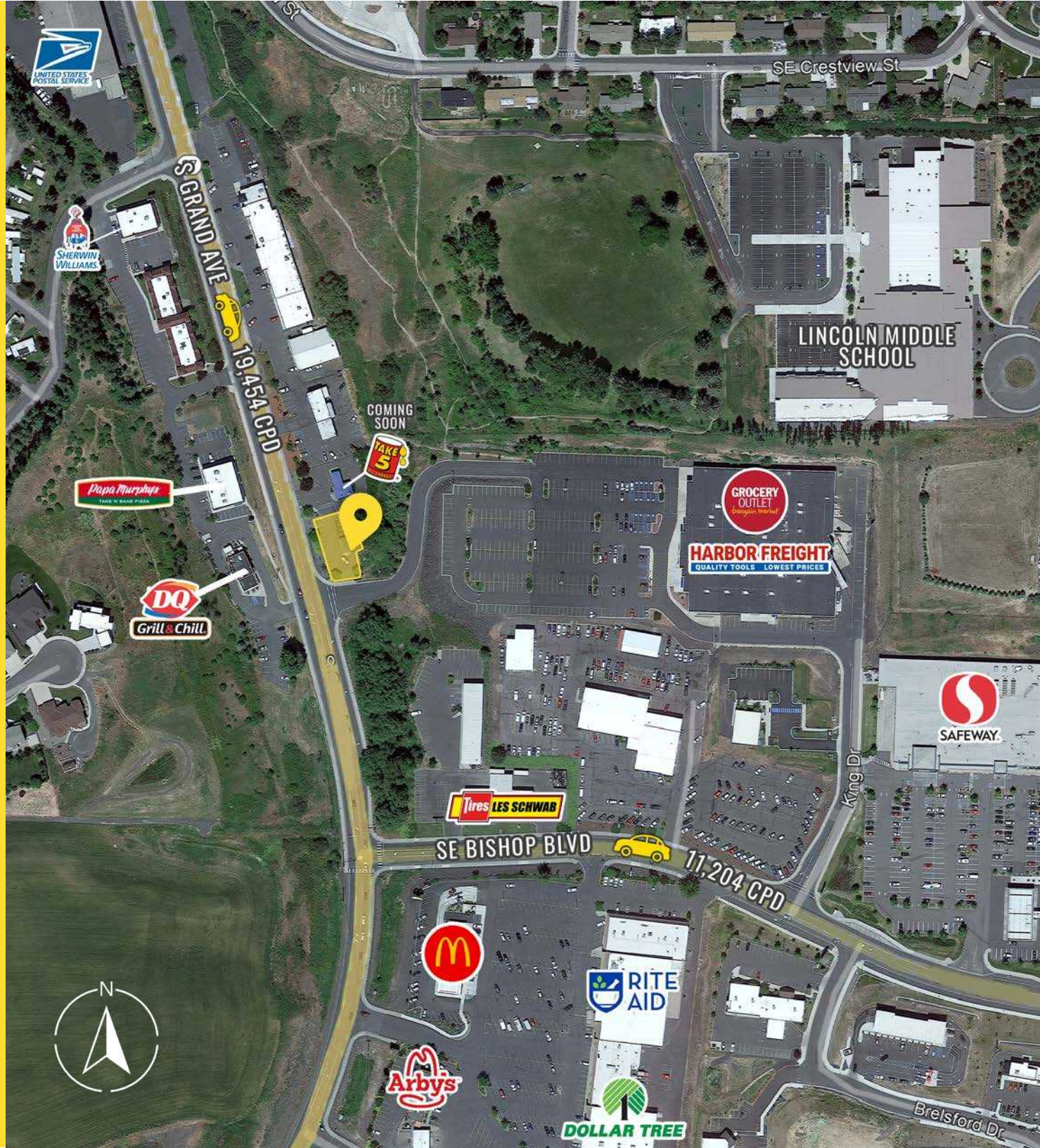
19,454 CPD
S Grand Ave



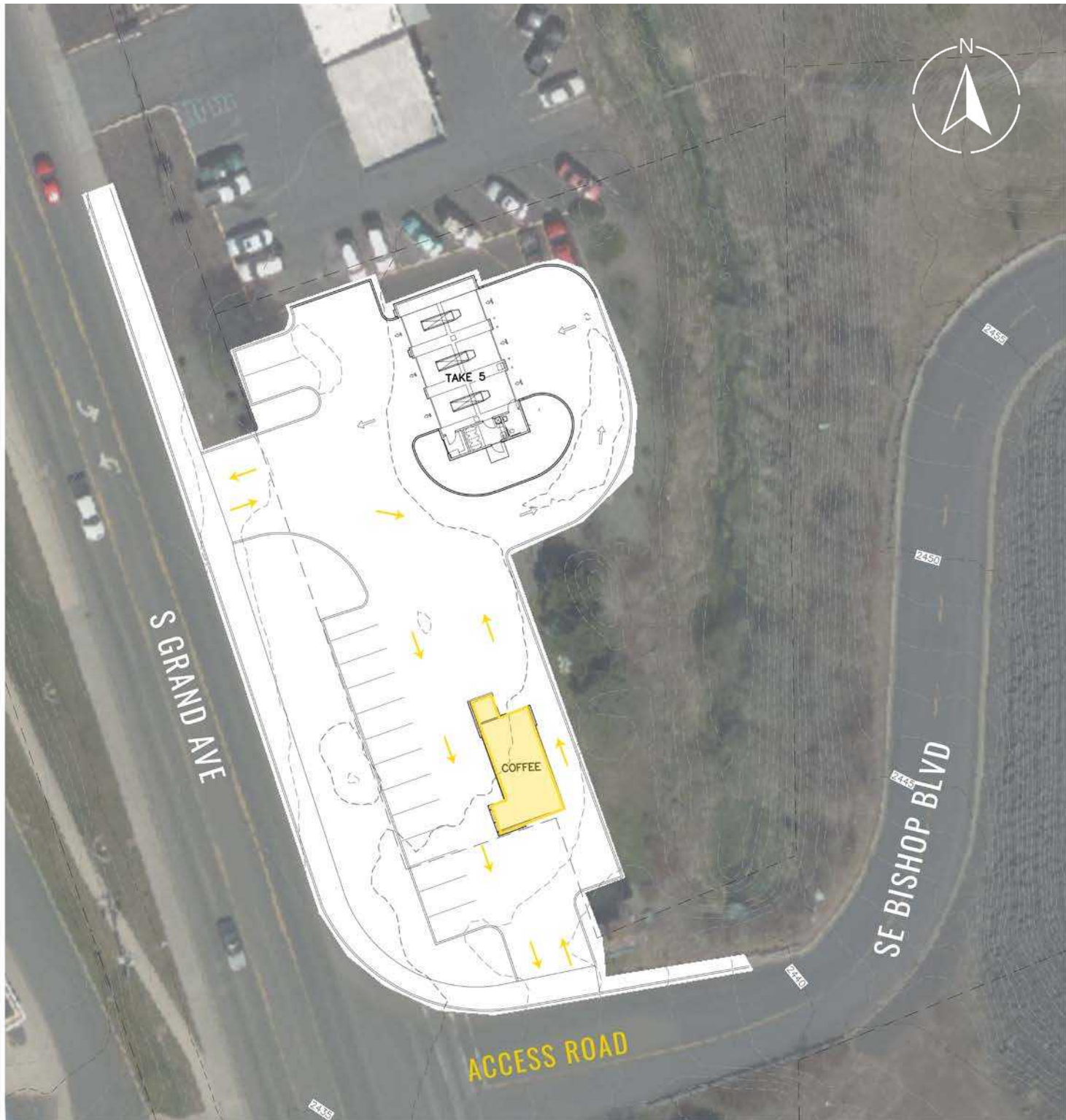
11,204 CPD
SE Bishop Blvd



Located Moments
from SR 198



SITE PLAN





PULLMAN, WA exudes a captivating blend of small-town charm and university vibrancy. As the largest city in Whitman County, Pullman proudly hosts the prestigious Washington State University, its vibrant campus serving as the heart of the community. The city's rich history, dating back to its founding in 1884, is evident in its well-preserved architecture and deep-rooted traditions.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

CARRIE WALKER

253.284.3644

carrie@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.