

## 455 E Main Street

Pullman, Washington 99163

### Property Description

Suite 2: 1,324± Sq Ft

Suites 4&5: 3,014± Sq Ft

- Demisable down to 2,012± Sq Ft bay and a 1,002± Sq Ft Bay.

Prime location in the heart of downtown Pullman.

Co-Tenants include WaFd Bank and Amazon.

Road work on Main Street aims to enhance pedestrian and vehicular accessibility, making it easier for both foot traffic and vehicles to navigate. Estimated to be complete August 2024.



View the project: <https://projectdowntownpullman.org/>

**Lease Rate: \$18.00 SF/yr (NNN)**

For more information

**Kayla Saunders**

O: 509 622 3567

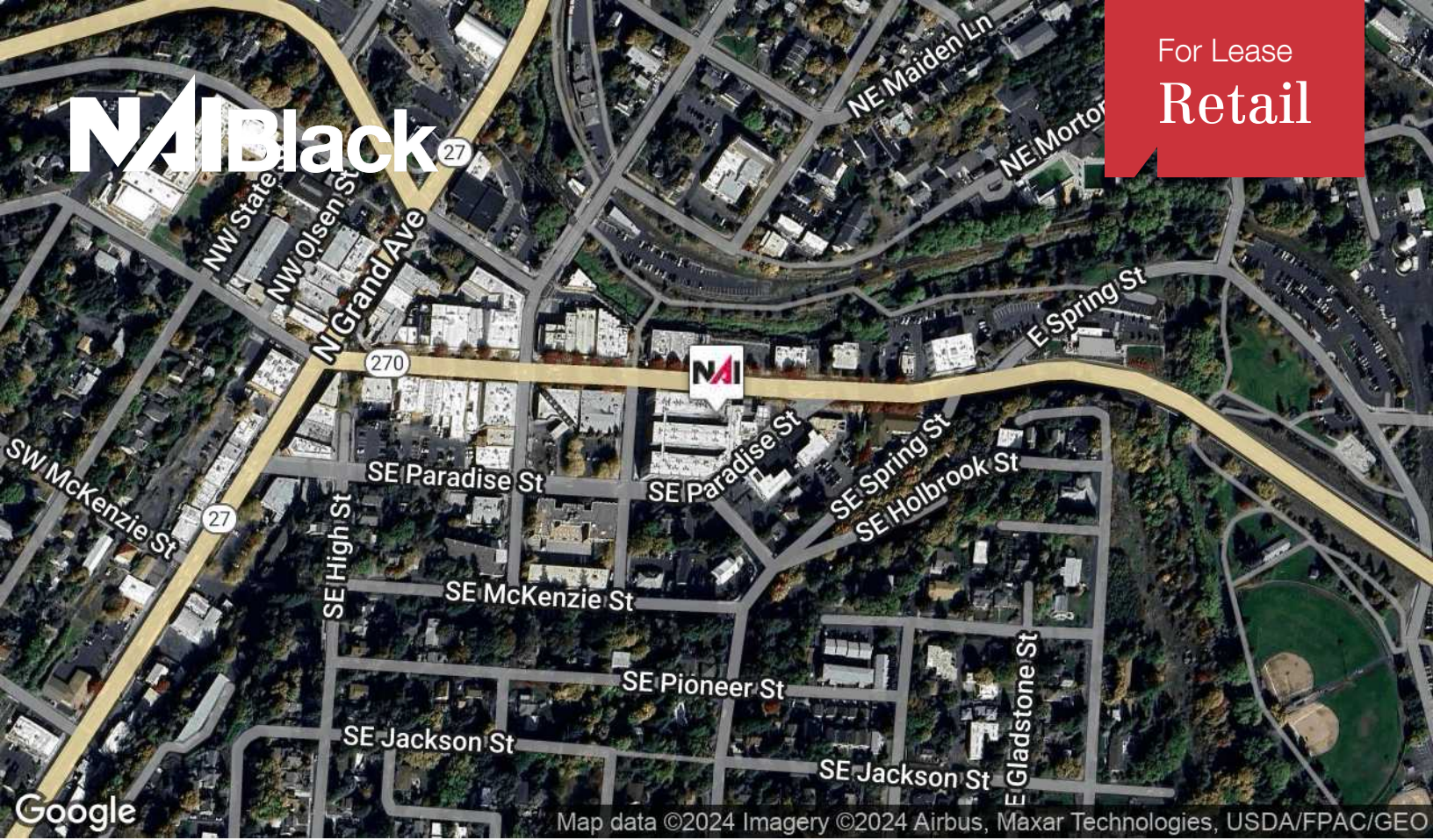
[kayla.saunders@naiblack.com](mailto:kayla.saunders@naiblack.com)



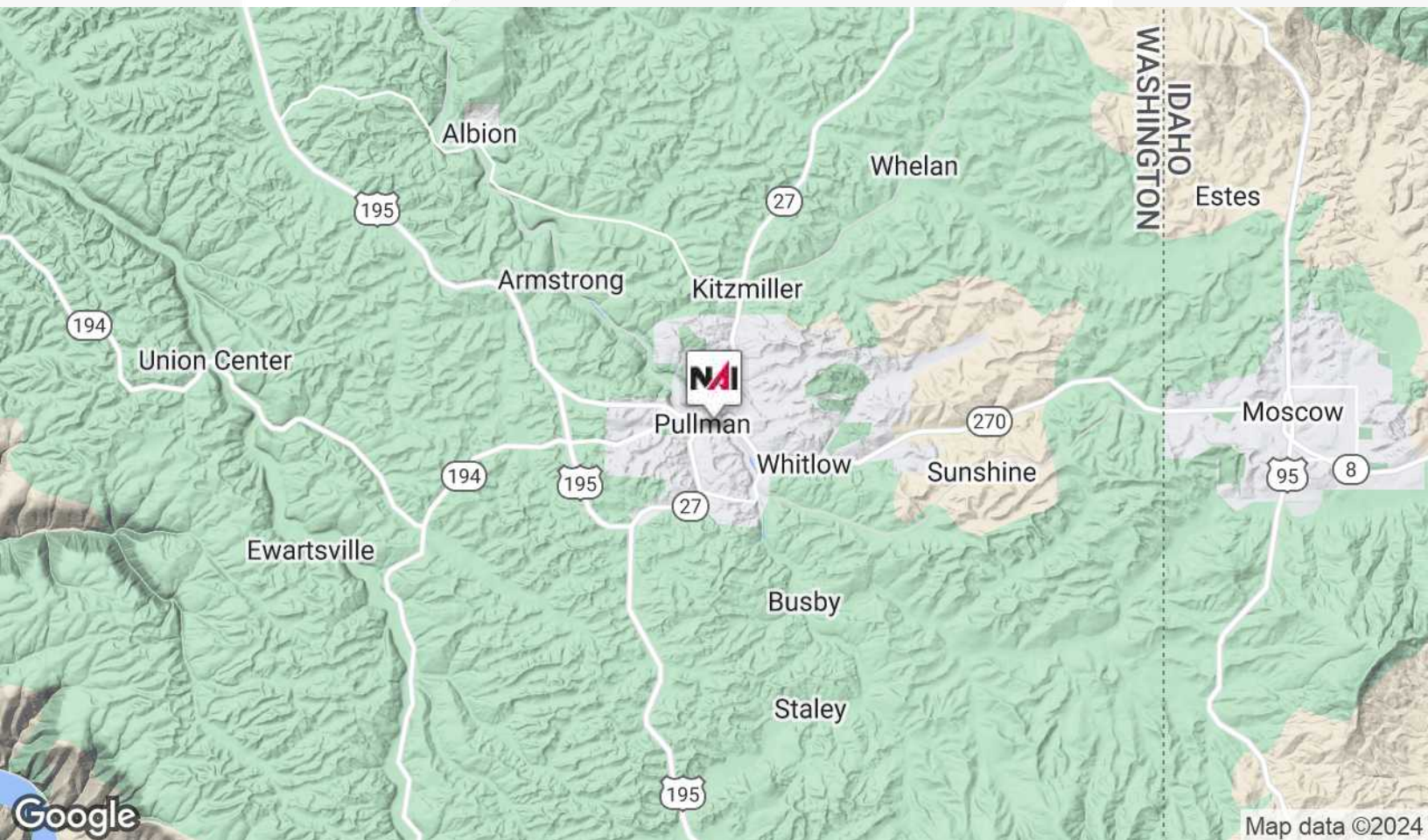
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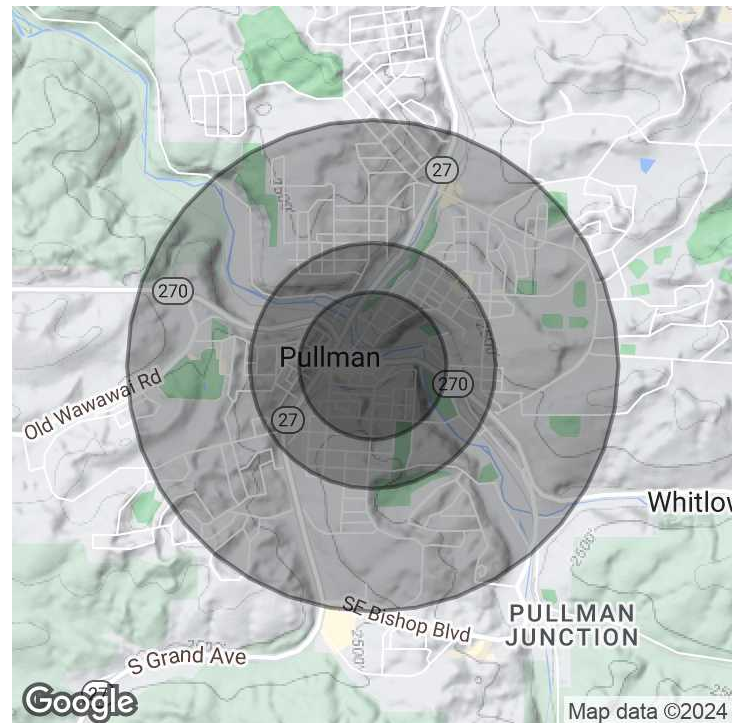


Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,904	4,124	18,160
Average Age	32	31	30
Average Age (Male)	32	31	30
Average Age (Female)	32	31	30

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	899	1,729	5,991
# of Persons per HH	2.1	2.4	3
Average HH Income	\$83,366	\$77,414	\$71,204
Average House Value	\$376,727	\$411,502	\$400,445

Demographics data derived from AlphaMap



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