

# FOR LEASE



## ANCHOR RETAIL OPPORTUNITY

1630 S Grand Avenue | Pullman, WA 99163



<b>SUITE ADDRESS</b>	1630 S Grand Ave
<b>LEASE RATE</b>	\$15.00 PSF /YR
<b>LEASE TYPE</b>	NNN
<b>SPACE SIZE</b>	±21,270 SF
<b>TOTAL LOT SIZE</b>	±85,000 SF (±1.95 Acres)
<b>YEAR BUILT</b>	1986
<b>PARKING</b>	±105 Parking Stalls

**ANDY BUTLER, CCIM**

509.385.9121

andy.butler@kiemlehgood.com

**GUNNAR KNUTSON**

509.755.7520

gunnar.knutson@kiemlehgood.com

**COLIN CONWAY**

509.755.7595

colin.conway@kiemlehgood.com

**KIEMLEHAGOOD**

**Anchor Tenant Opportunity for Lease in Pullman**

±21,270 SF of high-visibility retail space in Pullman's Wheatland Shopping Center, the area's premier retail node. The center is surrounded by national and international brands in Grocery, Quick Service Restaurants, Big Box Retail, and Banking among several others.

Ample parking and healthy daily traffic add to the appeal and grant the Tenant the opportunity to take center stage in one of the busiest areas in the region.

Proximity to Washington State University contributes to the unique demographic of the area, and the continued success of the center as a whole. The university's large and steady student population, combined with Pullman's year-round residents, provides a reliable and diverse customer base.

This location offers strong visibility, convenient access, and a dynamic retail environment well suited for a variety of retail concepts. Do not miss the chance to take advantage of a rare opportunity to secure a large footprint within one of the most established shopping centers in the region.

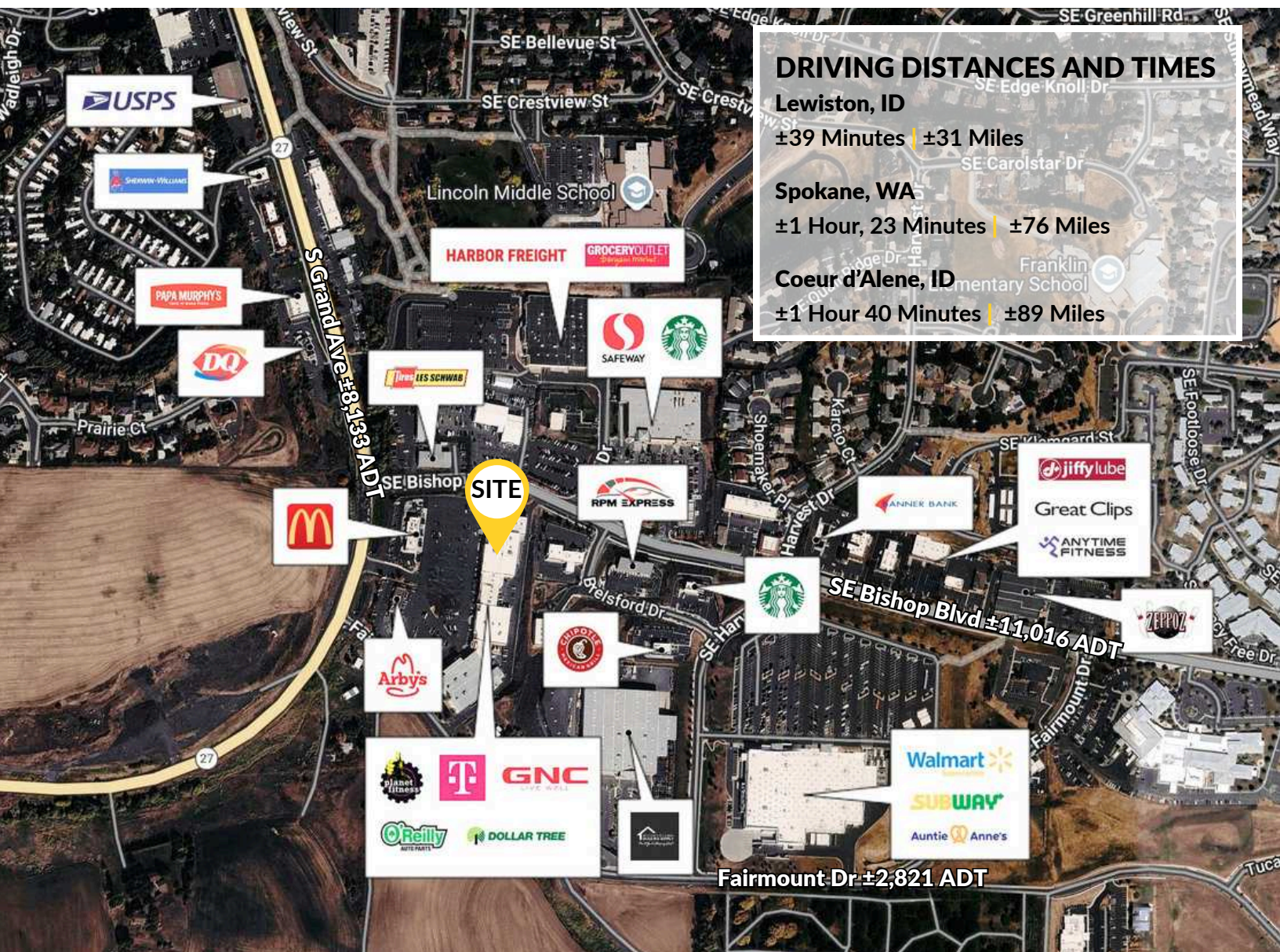


**DEMOGRAPHICS**  **1 MI** **3 MI** **5 MI**

Est Pop 2025	5,318	33,685	34,225
Projected Pop 2030	5,174	33,245	33,797
Est Households 2025	2,294	13,274	13,516
Est Daytime Pop	4,228	18,029	18,360
2024 Average HHI	\$121,479	\$81,501	\$82,245
2024 Median HHI	\$75,991	\$51,617	\$51,984

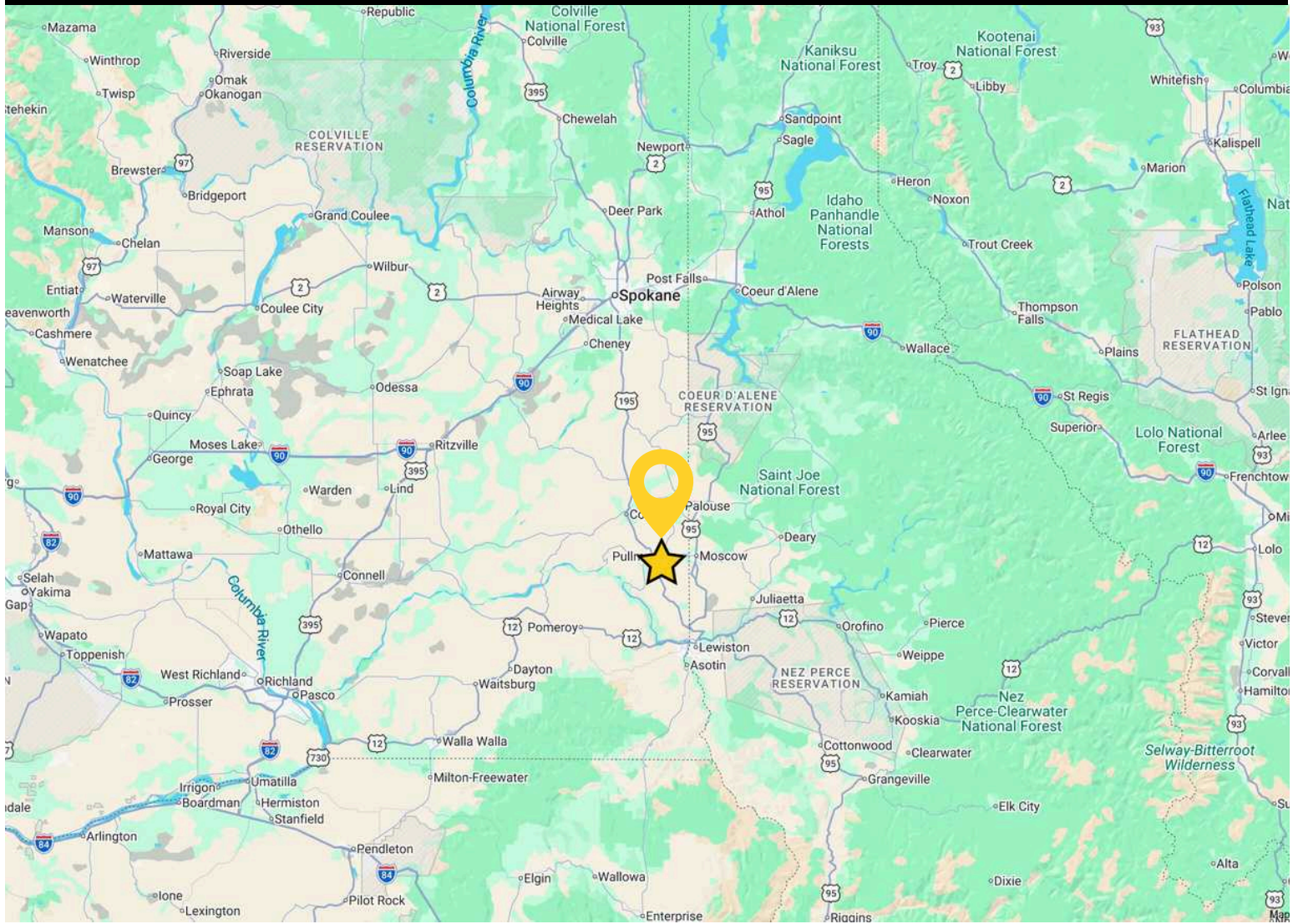
**Current Tenants**

- O'Reilly Auto Parts
- Dollar Tree
- T-Mobile
- South Fork Public House
- Arby's
- Mc Donald's
- Planet Fitness
- Palouse Pediatric Dentistry
- Willamette Dental
- Hollywood Nails
- GNC
- Pets Are People Too



**DRIVING DISTANCES AND TIMES**  
**Lewiston, ID**  
 ±39 Minutes | ±31 Miles  
**Spokane, WA**  
 ±1 Hour, 23 Minutes | ±76 Miles  
**Coeur d'Alene, ID**  
 ±1 Hour 40 Minutes | ±89 Miles

Fairmount Dr ±2,821 ADT



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**VIEW LOCATION**



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**OFFICE LOCATIONS**

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601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201