

FOR SALE

# FORMER ARBY'S + CAR WASH AT THE WHEATLAND SHOPPING CENTER

*Owner-User or Value Add Opportunity*

1686 S GRAND AVE, PULLMAN, WA 99163

 **Kidder  
Mathews**



FORMER ARBY'S + CAR WASH AT THE WHEATLAND SHOPPING CENTER

# VACANT QUICK SERVICE RESTAURANT FEATURING A *DRIVE- THRU WINDOW AND ADJACENT CAR WASH*

## PROPERTY DETAILS

ADDRESS	1686 S Grand Ave, Pullman, WA 99163
PRICE	\$1,270,000
OCCUPANCY	Vacant
PRICE/SF	\$255
LEASABLE SF	Former Arby's 2,989 SF   Car Wash 1,992 SF
LOT SF	31,799 SF
QSR PARKING STALLS	+/- 25   5.10 per 1,000 SF
YEAR BUILT	1988
PARCEL NO.	115520000080000
OWNERSHIP	Fee simple





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## INVESTMENT HIGHLIGHTS



### *Two Freestanding Buildings on One Parcel*

Offering a former Arby's restaurant and a detached car wash, the site presents flexible owner-user or value-add potential.



### *Existing Drive-Thru Infrastructure*

The former Arby's includes an existing drive-thru making this ideal for Quick Service Operators.



### *FF&E Included in Sale*

Current ownership intends to leave all restaurant equipment in place for a future operator.



### *High-Traffic Arterial with Strong Visibility*

Located directly on South Grand Avenue (Highway 27), Pullman's main north-south thoroughfare, with average daily traffic counts exceeding 18,000 vehicles, providing maximum visibility and accessibility.



### *Home to WSU and Schweitzer Engineering*

Pullman is anchored by Washington State University with 25,000+ students and Schweitzer Engineering Laboratories, which employs 2,500+ in Pullman and added 240 more jobs to the area in 2024. These two economic engines drive consistent year round demand.

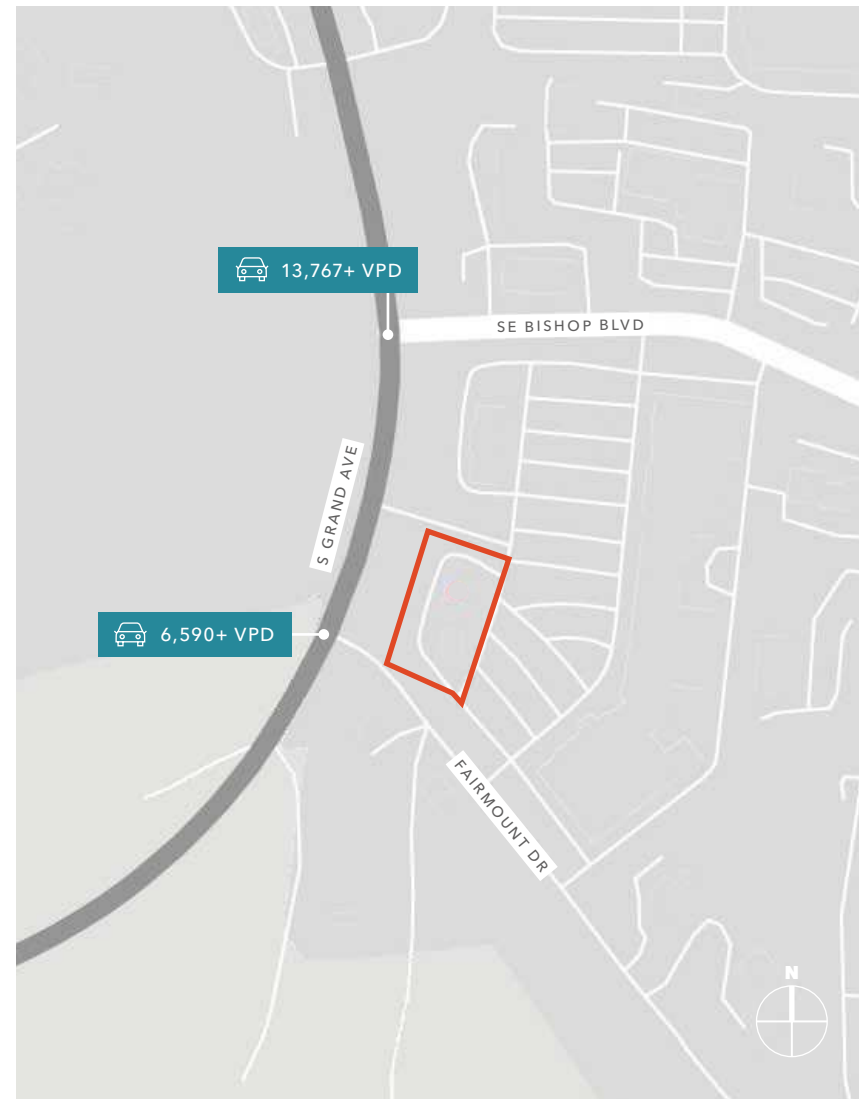


### *Dense Retail Trade Area*

The property is surrounded by national tenants including McDonalds, O'Reilly Auto Parts, Planet Fitness, Walmart, Safeway, Starbucks, and Chipotle, reinforcing the area as Pullman's dominant retail hub.



## LOT OVERVIEW





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# Loan Quote

1686 S Grand Ave Pullman, WA

## Acquisition Loan

	Option 1 - Bridge	Option 2 - As Is	Option 3 - Owner User*
Guaranty Type	Full Recourse	Full Recourse	Full Recourse
Loan to Value	Max 60% LTV	Max 50% LTV	Max 75% LTV
Loan Amount	\$766,000	\$635,000	\$1,079,500
Interest Rate	11.00%, Interest only	7.11%, Up to 12 months 1/0	5.50%
Loan Term	18 months	10 years; Fixed for 5 years	5 years
Amortization	Interest Due Monthly	25 years	20 years
Prepayment Penalty	N/A	Step Down	Step Down

*Please note the above terms are based upon the provided Offering Memorandum.*

*Available terms as of August 13, 2025*

*\* Full Banking relationship required*

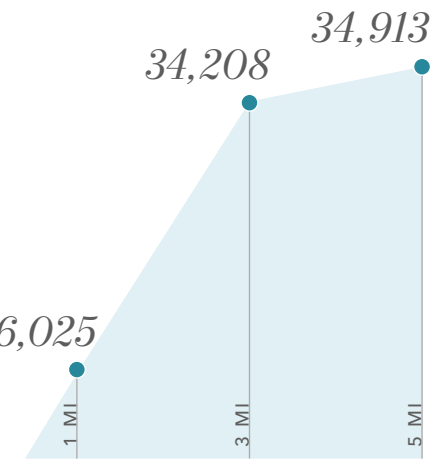


Jacob Wilson  
Partner  
Crux Commercial Partners  
253.313.8384  
jacob@cruxcre.com

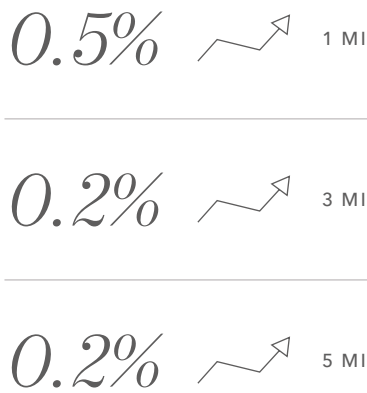
DEMOGRAPHICS

Data Source: ©2024, Sites USA

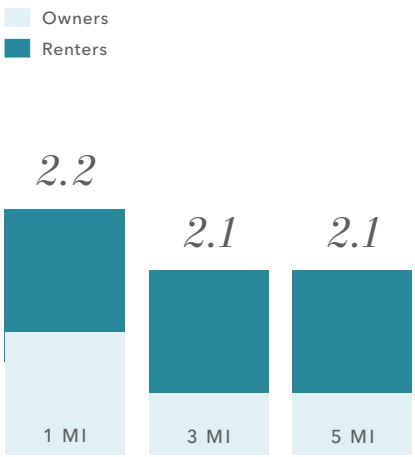
POPULATION



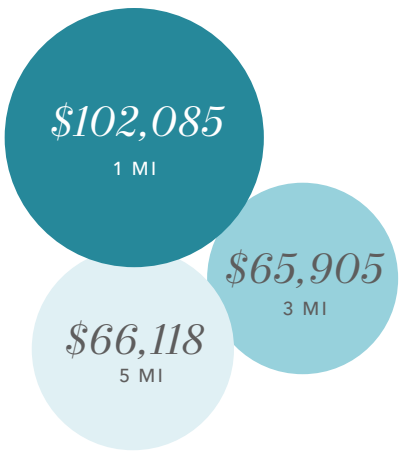
2024-2029 POP. GROWTH



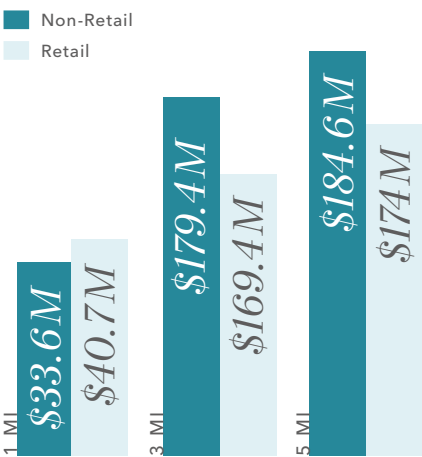
AVERAGE HH SIZE



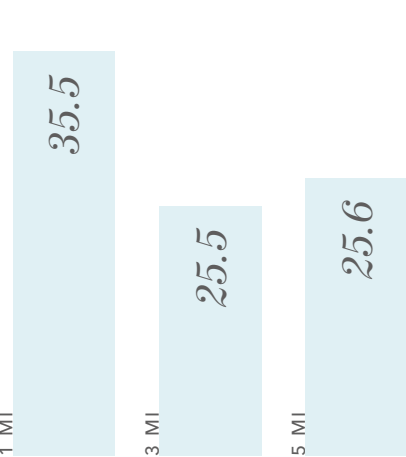
AVERAGE HH INCOME



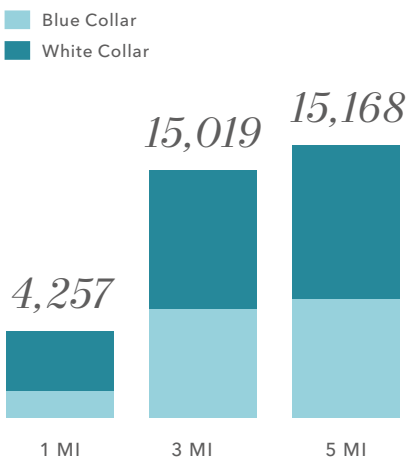
CONSUMER SPENDING



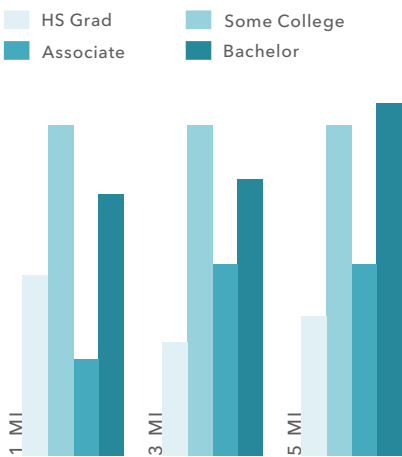
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW





*Exclusively listed by the Verger Team*

**KEVIN VERGER**

Vice President

206.946.9425

[kevin.verger@kidder.com](mailto:kevin.verger@kidder.com)

**MAGGIE VERGER**

Vice President

206.600.8500

[maggie.verger@kidder.com](mailto:maggie.verger@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

