

FOR SALE



GRAND AVE RETAIL BUILDING

127-131 N Grand Avenue | Pullman, WA 99163

KIEMLEHAGOOD

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

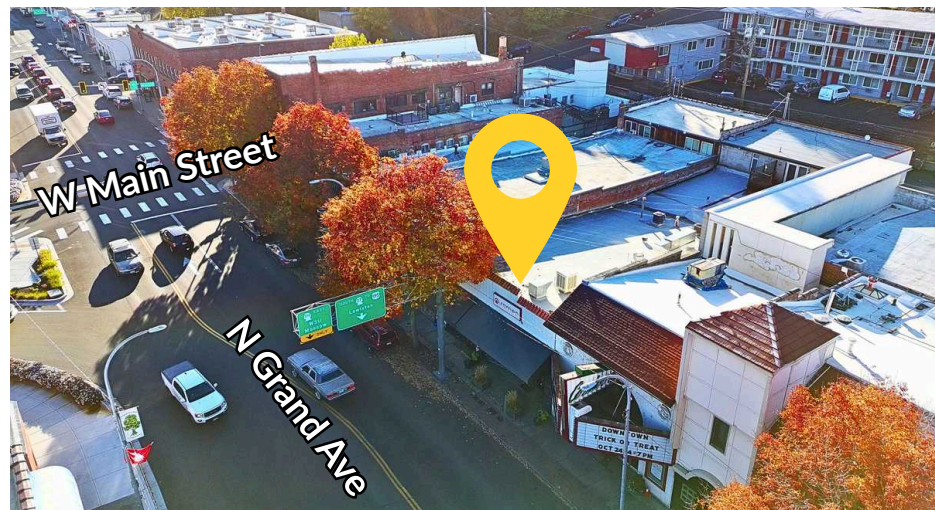


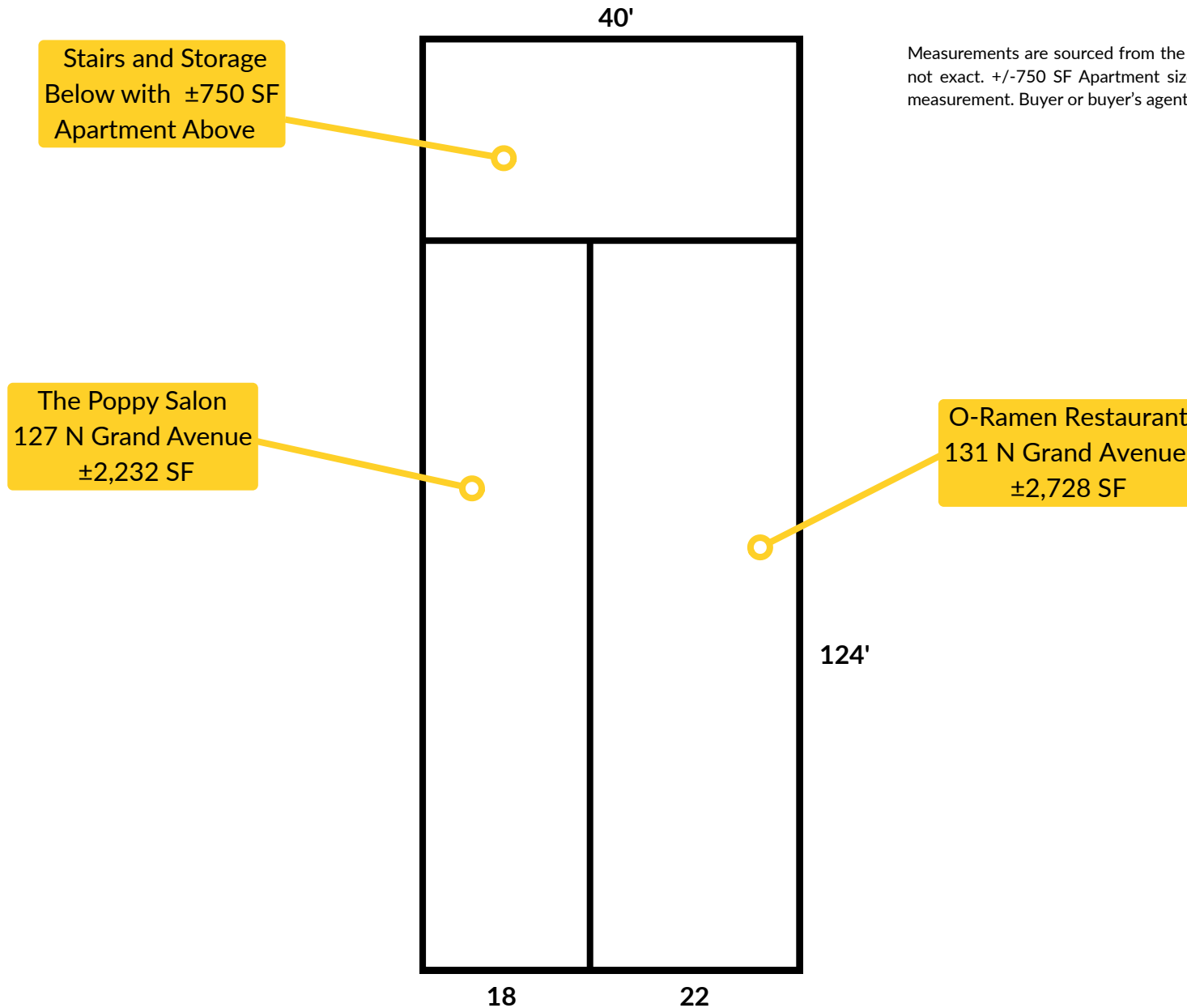
OWNER USER OR INVESTMENT OPPORTUNITY FOR SALE

127-131 N Grand Avenue
Pullman, WA 99163

OFFERING PRICE	\$1,195,000 \$1,145,000 (\$200.53 PSF)
TOTAL BUILDING SF	±5,710 SF
o 127 N Grand Ave	±2,232 SF (Poppy Salon)
o 131 N Grand Ave	±2,728 SF (O-Ramen Restaurant)
o 118 W Main St	±750 SF Apartment
YEAR BUILT	1930 (127 N Grand Ave), 1920 (131 N Grand Ave), 1950 (118 W Main St)
LOT SIZE	±0.11 AC
PARCEL	1-0815-00-47-06-000
ZONING	C2 - Central Business District

Located on highly visible Grand Avenue, this versatile property offers exceptional flexibility and visibility for a wide range of users. Zoned C2, it accommodates retail, service-oriented, food service, entertainment, office, and other commercial uses. The property features a fully built-out restaurant space at 131 N Grand Ave, ready for immediate occupancy by an owner-user or tenant. With a total building size of ±5,710 SF, the property also includes an apartment unit, presenting an ideal opportunity for an owner to live onsite or generate additional income through long or short-term rental options.

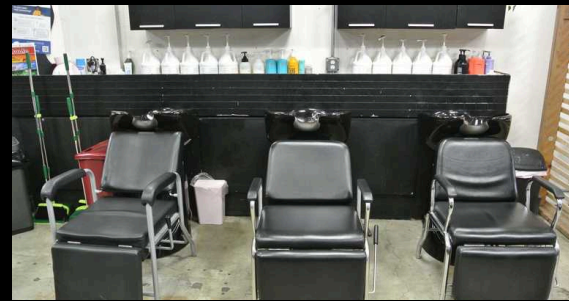
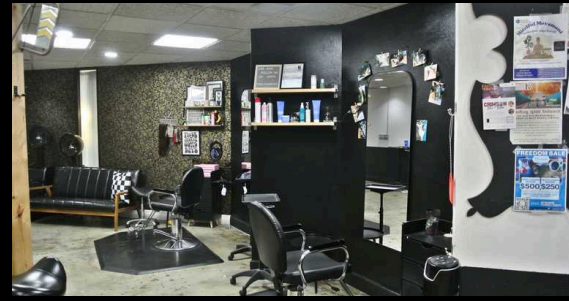
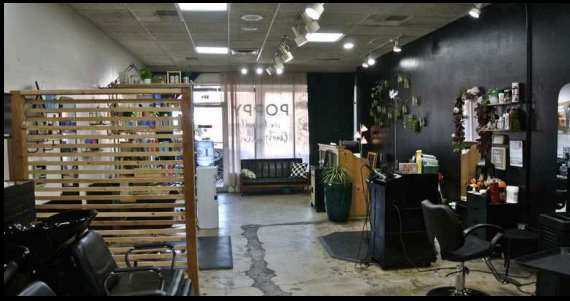






127 N Grand Ave | Poppy Salon

- Leased through August 31, 2027
- ±2,232 SF
- Open Space
- 1 Back room/office
- Breakroom
- Restroom
- Storage Unit





131 N Grand Ave | O-Ramen Restaurant

- Available for new tenant or owner user January 1, 2026
- ±2,728 SF
- Open seating area
- 2 Restrooms
- Commercial kitchen with hood system
- Back stock/prep area
- Large walk-in refrigerator & freezer
- Storage unit
- Mezzanine office area





118 N Main St | Apartment

- o Leased month-to-month
- o ±750 SF
- o Separate kitchen area
- o Open bedroom/living room space
- o Restroom
- o Storage
- o Washer/Dryer hookup





UNIT	CURRENT LEASE PERIOD	TENANT BUSINESS	SPACE SIZE (SF)
127 N Grand Avenue	9/1/2024 - 8/31/2027	Poppy Salon	±2,232 SF
131 N Grand Avenue	Month-to-Month (vacating 12/31/2025)	O-Ramen Restaurant	±2,728 SF
118 N Main Street	Month-to-Month	Apartment: Airbnb, short-term rental	±750 SF





16,248

STUDENTS ENROLLED
FALL 2025
(PULLMAN CAMPUS)



18,917

AVERAGE DAILY
TRAFFIC COUNT
(N GRAND AVENUE)



34,344

AVERAGE DAYTIME
DEMOGRAPHICS IN 5 MILE RADIUS
OF N GRAND AVENUE

Position your business in the heart of Pullman. Just steps from Washington State University, home to over 26,000 students in total across campuses, and nestled along Main Street and Grand Avenue's thriving corridor of shops, cafés, and community activity. Located in one of the city's most walkable and high-traffic zones, Grand Ave Retail Building offers direct access to a constant stream of foot traffic from students, faculty, and locals alike.

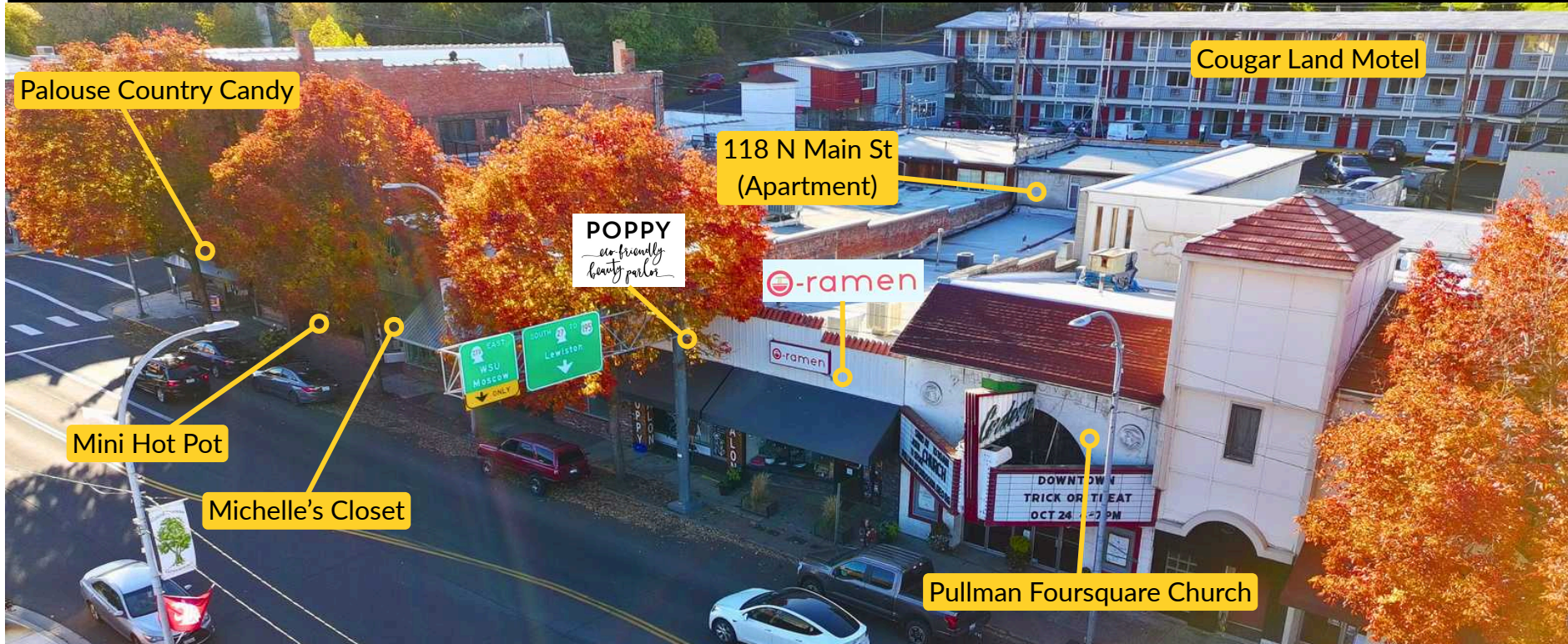
The surrounding area buzzes with energy year-round, driven by university events, game day crowds, and a strong local economy fueled by campus life. An ideal setting for businesses looking to tap into a dynamic customer base in a tightly knit college town.

COMPLETED SPRING 2025

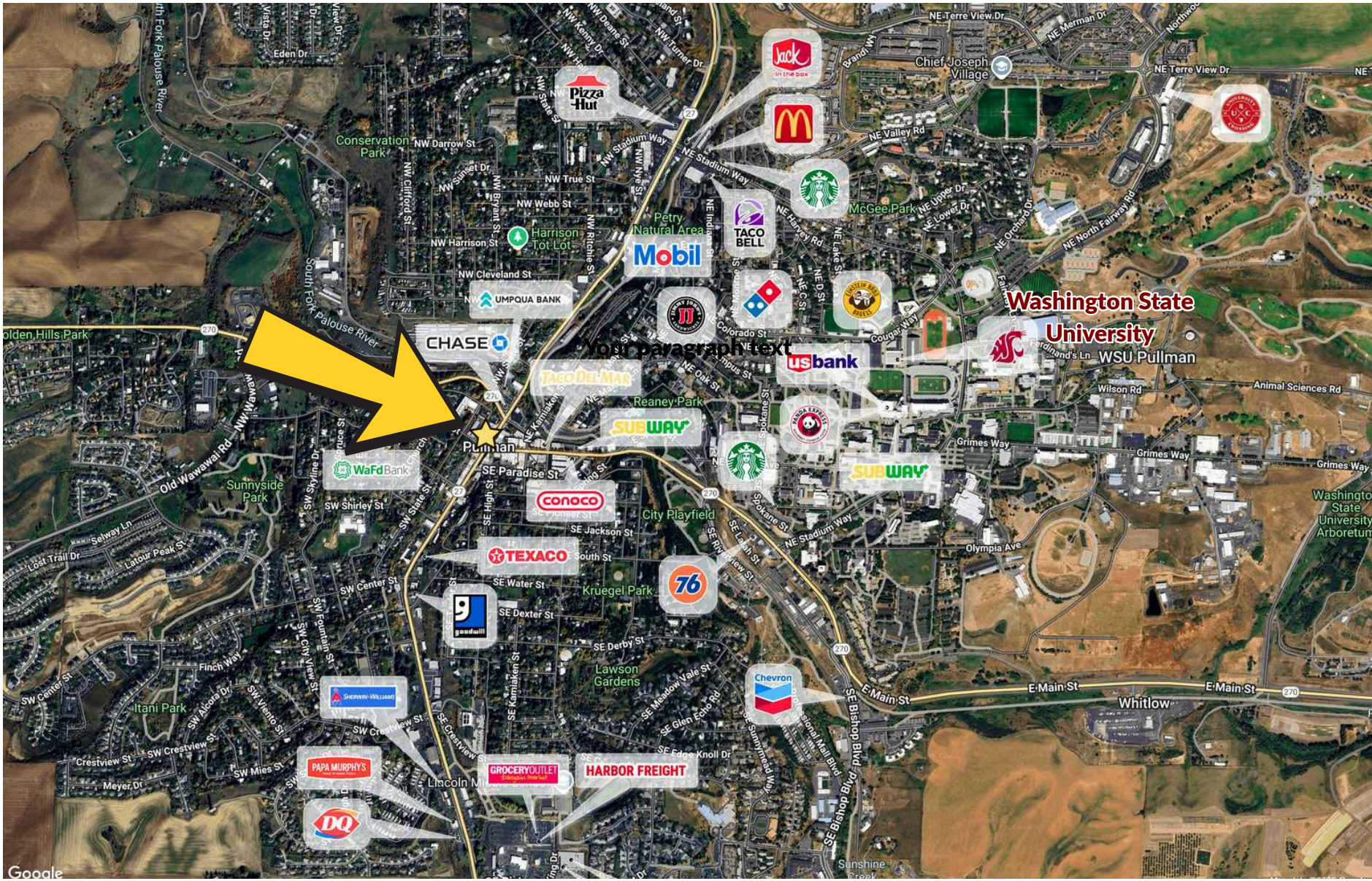
Project Downtown Pullman is a transformative, multi-year initiative led by the City of Pullman to revitalize the heart of downtown. Focused on Main Street, this effort aims to enhance community engagement, enrich public experiences, and stimulate economic growth through comprehensive infrastructure and streetscape improvements.



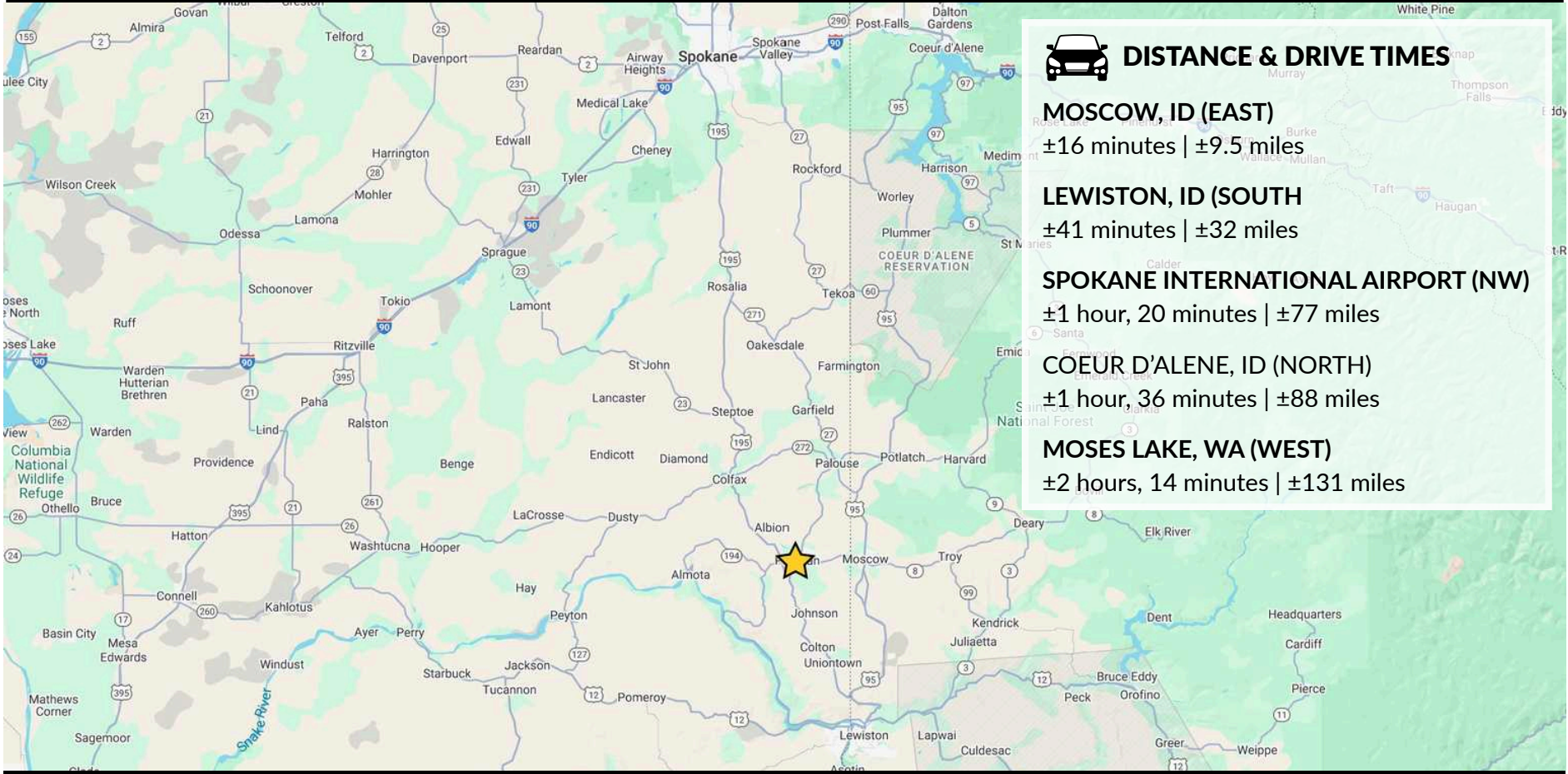
[**LINK TO PROJECT DOWNTOWN PULLMAN**](#)



DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	16,371	33,806	34,344
2030 Projected Population	15,564	33,362	33,903
2025 Estimated Households	5,557	13,231	13,468
2025 Median Age	26.1	26.7	26.8
2025 Average Household Income	\$86,027	\$80,816	\$81,662
2025 Median Household Income	\$51,020	\$50,877	\$51,323



Google



DISTANCE & DRIVE TIMES

MOSCOW, ID (EAST)

±16 minutes | ±9.5 miles

LEWISTON, ID (SOUTH)

±41 minutes | ±32 miles

SPOKANE INTERNATIONAL AIRPORT (NW)

±1 hour, 20 minutes | ±77 miles

COEUR D'ALENE, ID (NORTH)

±1 hour, 36 minutes | ±88 miles

MOSES LAKE, WA (WEST)

±2 hours, 14 minutes | ±131 miles

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

MARY KIENBAUM

D | 208.770.2589

mary.kienbaum@kiemlehagood.com

