

Downtown Pullman Commercial Building

320 E Main St, Pullman, WA 99163



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SECTION 1

Executive Summary

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DOWNTOWN PULLMAN COMMERCIAL BUILDING

320 E Main St, Pullman, WA 99163

For Sale: \$760,000

INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale 320 E Main Street in Pullman, WA. The property consists of a 5,900-square foot building on a 6,750-square foot lot. There are five dedicated/owned parking stalls in the rear of the building. The property's flexible C2 "Central Business District" zoning allows for a variety of permitted uses and has a 60-foot building height limit. The property is located in the heart of downtown Pullman, which recently completed an \$11.7 million city-led streetscape and infrastructure revitalization project called "Project Downtown Pullman".

The property is currently vacant and available for sale.

All property showings are by appointment only. Contact listing agent for more details.

INVESTMENT HIGHLIGHTS

Downtown Pullman owner-user/value-add investment opportunity

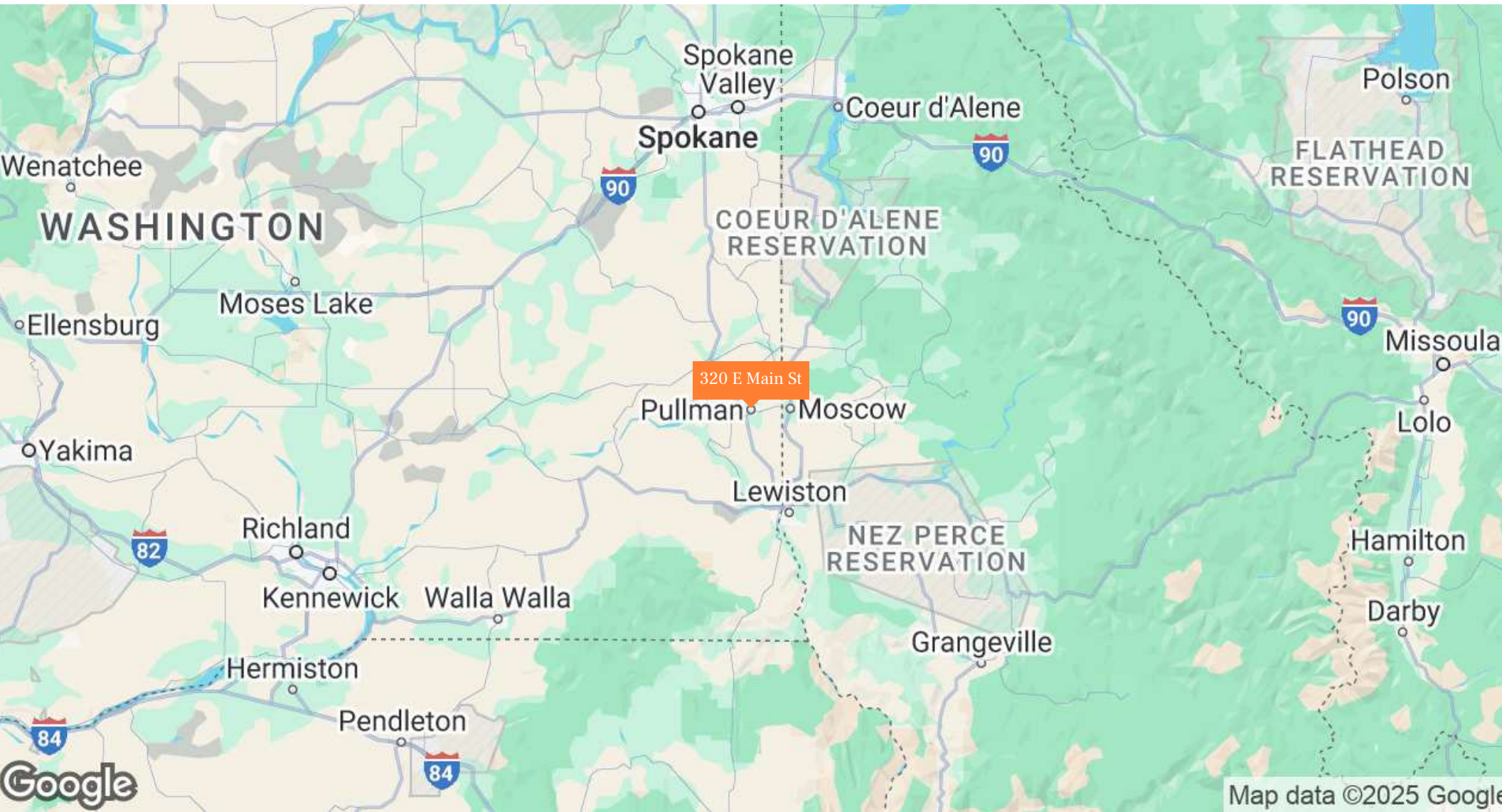
Located less than 3/4 mile from Washington State University's main entrance

Flexible commercial zoning with a 60-foot building height limit

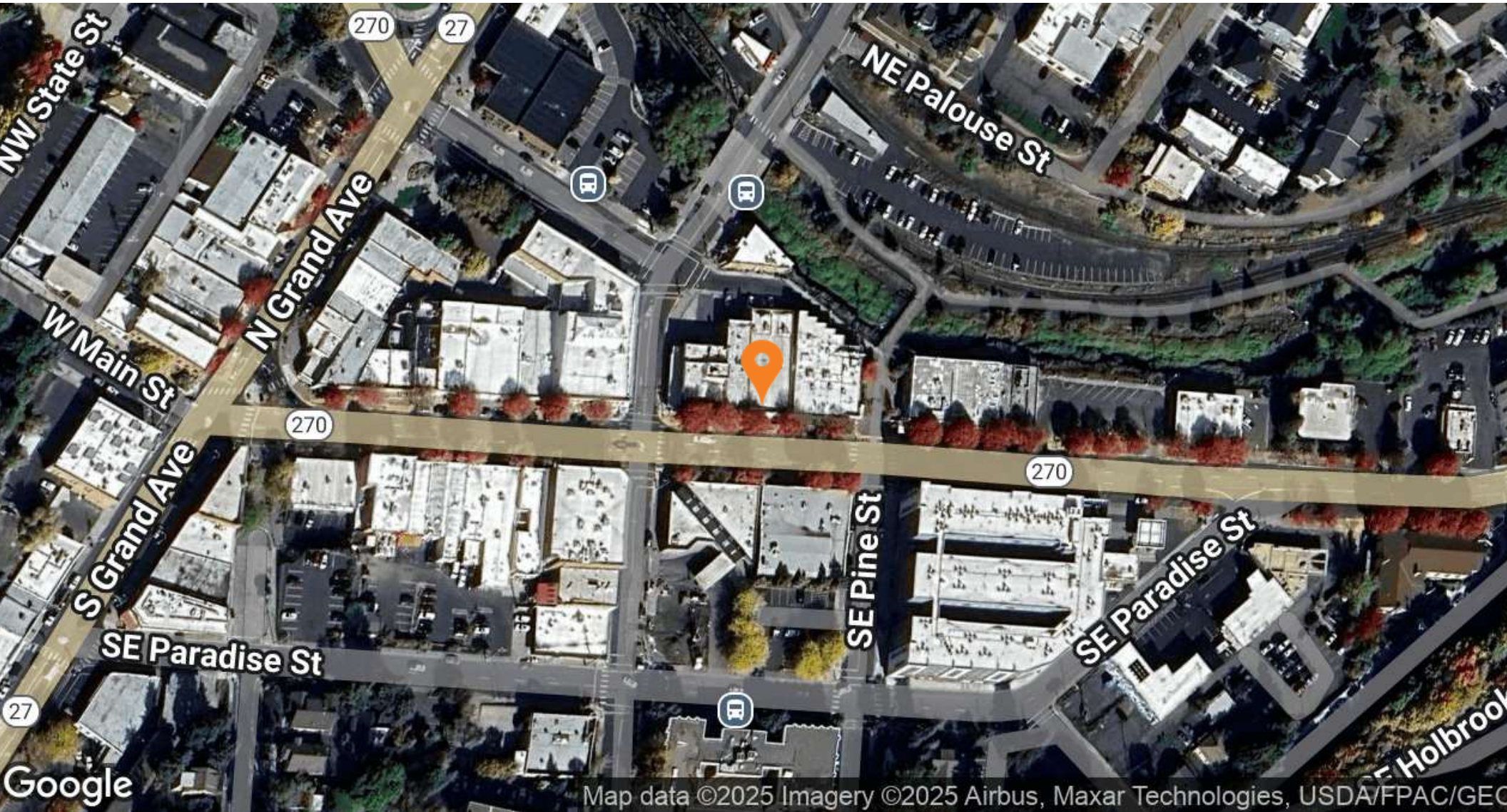
Five dedicated/owned parking stalls

Downtown Pullman recently completed an \$11.7 million city-led streetscape and infrastructure revitalization project

Downtown Pullman Commercial Building // REGIONAL MAP



LOCAL MAP // **Downtown Pullman Commercial Building**



SECTION 2

Market Overview

DEMOGRAPHICS

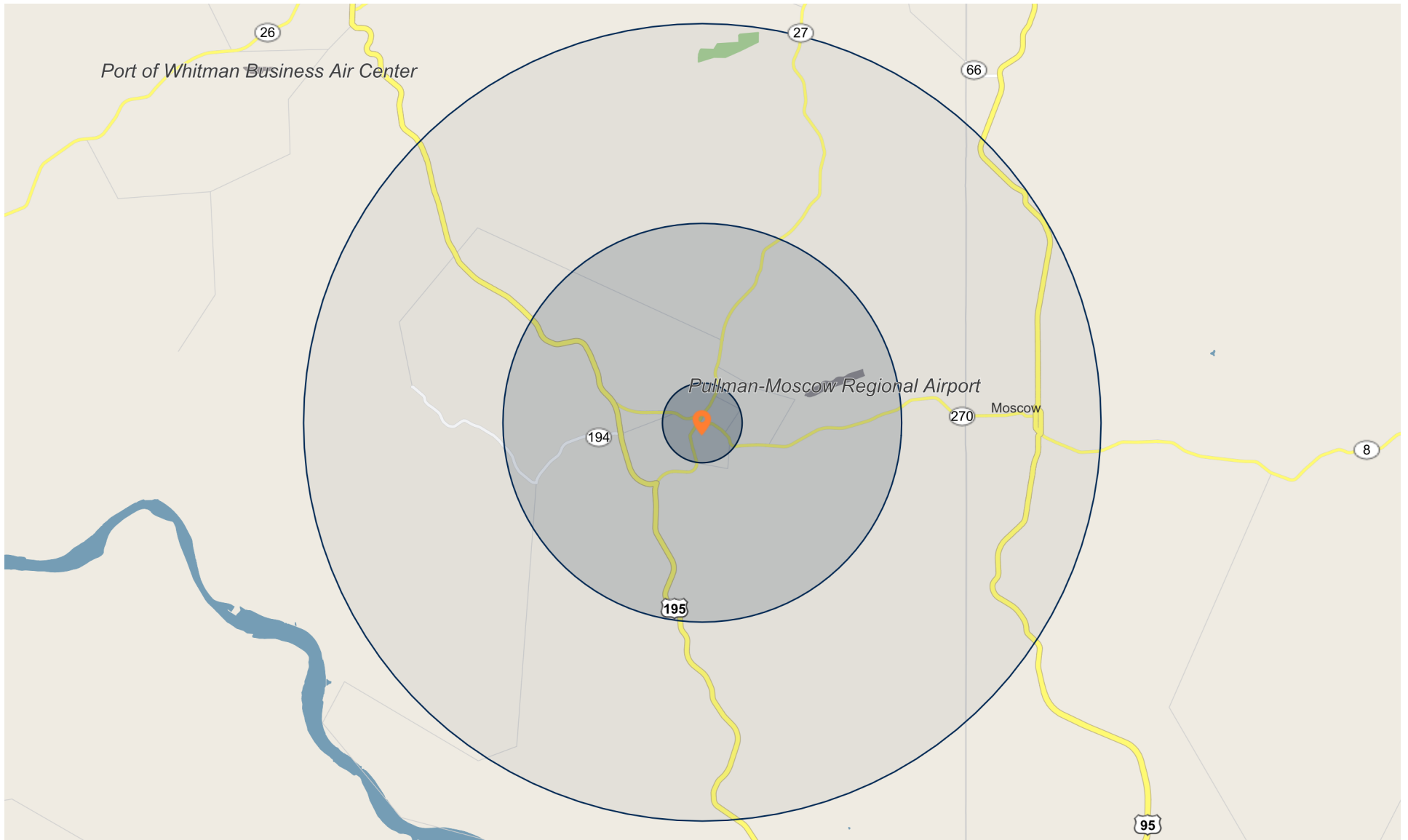
Marcus & Millichap

DEMOGRAPHICS // Downtown Pullman Commercial Building

POPULATION	1 Mile	5 Miles	10 Miles
2028 Projection			
Total Population	18,235	35,148	63,900
2023 Estimate			
Total Population	17,390	33,815	61,838
2020 Census			
Total Population	17,408	33,770	61,113
2010 Census			
Total Population	16,305	30,629	56,673
Daytime Population			
2023 Estimate	16,728	55,112	89,043
HOUSEHOLDS			
2028 Projection			
Total Households	6,260	13,568	25,348
2023 Estimate			
Total Households	5,856	12,960	24,381
Average (Mean) Household Size	2.1	2.1	2.2
2010 Census			
Total Households	5,582	12,544	23,749
2010 Census			
Total Households	5,276	11,365	21,538
Occupied Units			
2028 Projection	6,965	15,218	27,721
2023 Estimate	6,498	14,506	26,653
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	12.3%	11.8%	10.8%
\$100,000-\$149,999	12.7%	12.8%	13.2%
\$75,000-\$99,999	10.7%	10.4%	11.4%
\$50,000-\$74,999	14.2%	13.2%	15.3%
\$35,000-\$49,999	8.7%	9.1%	10.0%
Under \$35,000	41.5%	42.7%	39.1%
Average Household Income	\$77,715	\$75,145	\$74,353
Median Household Income	\$49,769	\$46,884	\$51,385
Per Capita Income	\$29,806	\$31,870	\$31,692

HOUSEHOLDS BY EXPENDITURE	1 Mile	5 Miles	10 Miles
Total Average Household Retail Expenditure	\$64,806	\$63,512	\$64,470
Consumer Expenditure Top 10 Categories			
Housing	\$22,118	\$21,575	\$21,784
Transportation	\$12,313	\$12,112	\$12,462
Food	\$7,909	\$7,798	\$7,813
Personal Insurance and Pensions	\$7,722	\$7,581	\$7,397
Healthcare	\$3,643	\$3,511	\$3,855
Cash Contributions	\$2,564	\$2,506	\$2,695
Entertainment	\$2,475	\$2,426	\$2,535
Gifts	\$2,127	\$2,090	\$2,259
Apparel	\$2,103	\$2,084	\$2,076
Education	\$1,026	\$1,014	\$1,058
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	17,390	33,815	61,838
Under 20	28.9%	26.6%	26.0%
20 to 34 Years	46.9%	46.8%	42.7%
35 to 39 Years	4.3%	5.0%	5.3%
40 to 49 Years	5.8%	6.7%	7.7%
50 to 64 Years	7.9%	8.5%	10.1%
Age 65+	6.1%	6.4%	8.2%
Median Age	22.2	23.1	24.3
Population 25+ by Education Level			
2023 Estimate Population Age 25+	6,700	14,462	29,545
Elementary (0-8)	0.9%	0.7%	0.9%
Some High School (9-11)	1.4%	1.4%	1.8%
High School Graduate (12)	9.6%	10.4%	12.5%
Some College (13-15)	17.8%	17.1%	18.4%
Associate Degree Only	7.3%	7.7%	8.2%
Bachelor's Degree Only	28.4%	28.6%	29.1%
Graduate Degree	34.7%	34.0%	29.0%

Downtown Pullman Commercial Building // DEMOGRAPHICS





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