

An aerial photograph showing a large industrial site with two main white buildings, extensive parking lots, and a fenced-in storage area with various equipment. The site is bordered by a multi-lane highway on the left and surrounded by open fields. A dark blue banner at the top contains the text 'FOR GROUND LEASE OR BUILD TO SUIT'.

FOR GROUND LEASE OR BUILD TO SUIT

Pullman-Moscow Highway Land Near Spectrum

8681 WA-270, Pullman, WA 99163

— | Marcus & Millichap | —

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PROPERTY HIGHLIGHTS

Approximately +/- 1.5 acres available for ground lease or build to suit. Contact agent for pricing

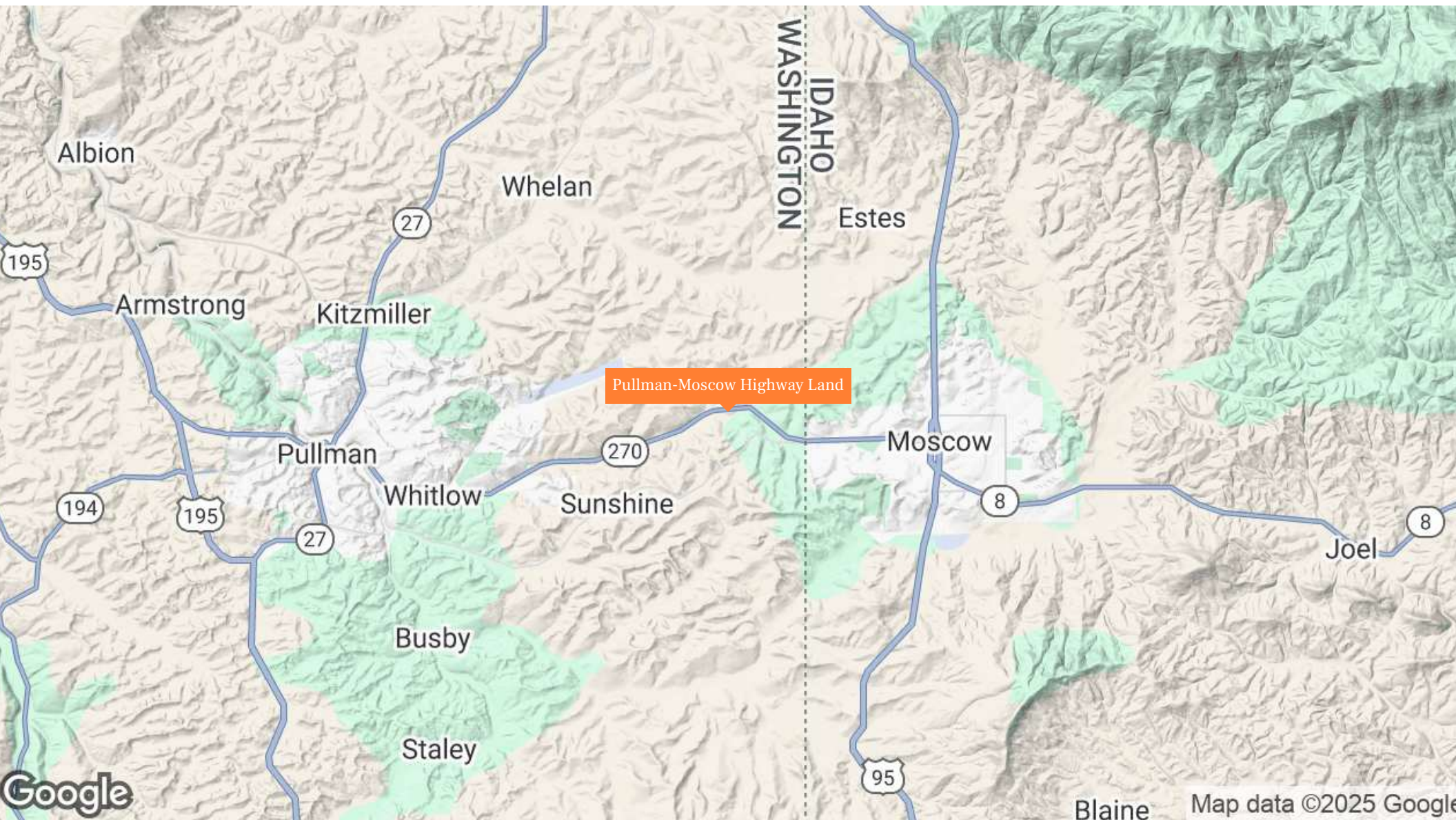
Highly visible with direct access off the Pullman-Moscow Highway

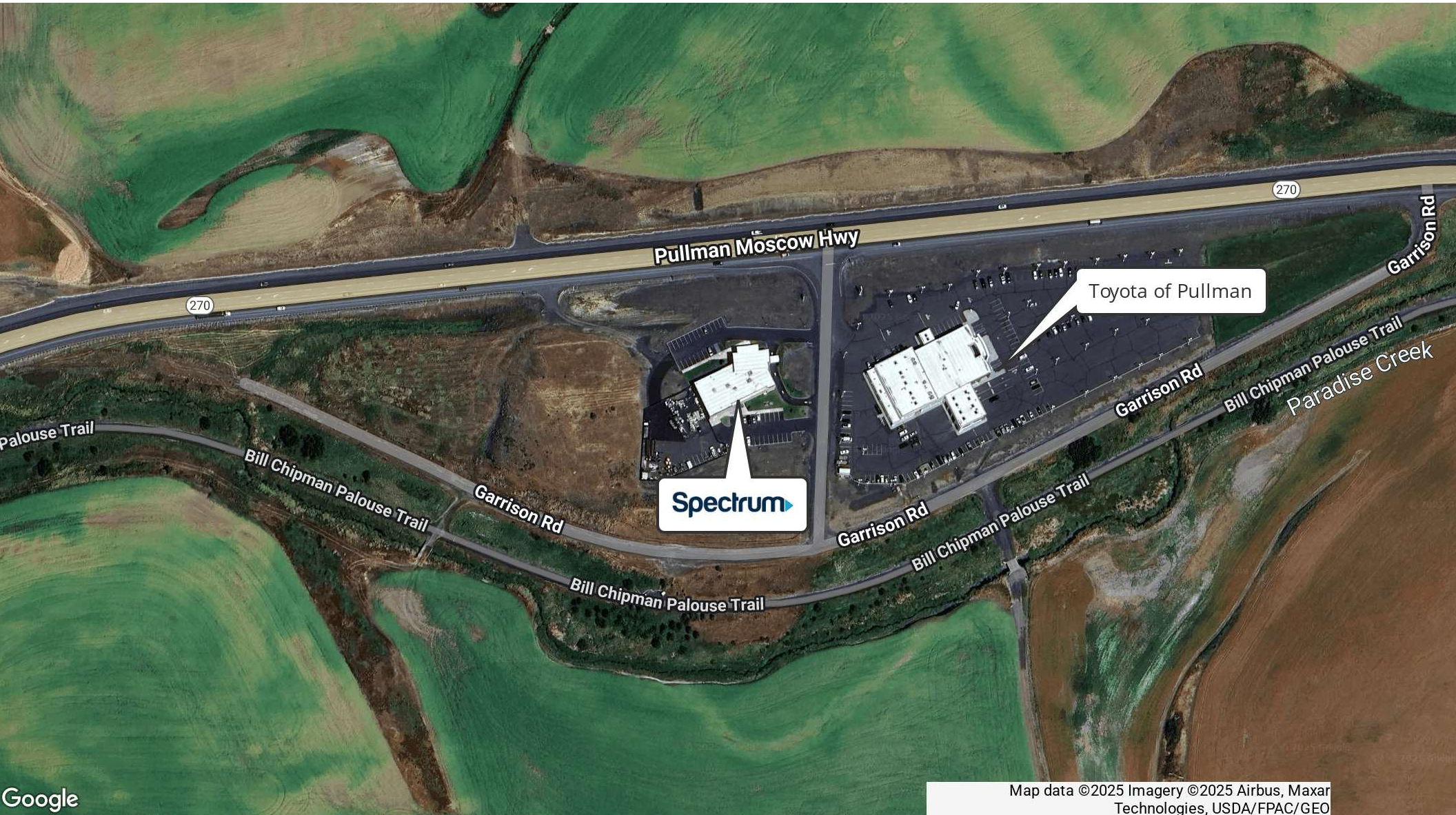
13,000 vehicles per day on the Pullman-Moscow Highway (2023)

South Pullman-Moscow Corridor District (S-PMC) zoning provides for a variety of conditional commercial uses

Adjacent to Spectrum and Toyota of Pullman

1.2 miles from the WA/ID border, Moscow city limit









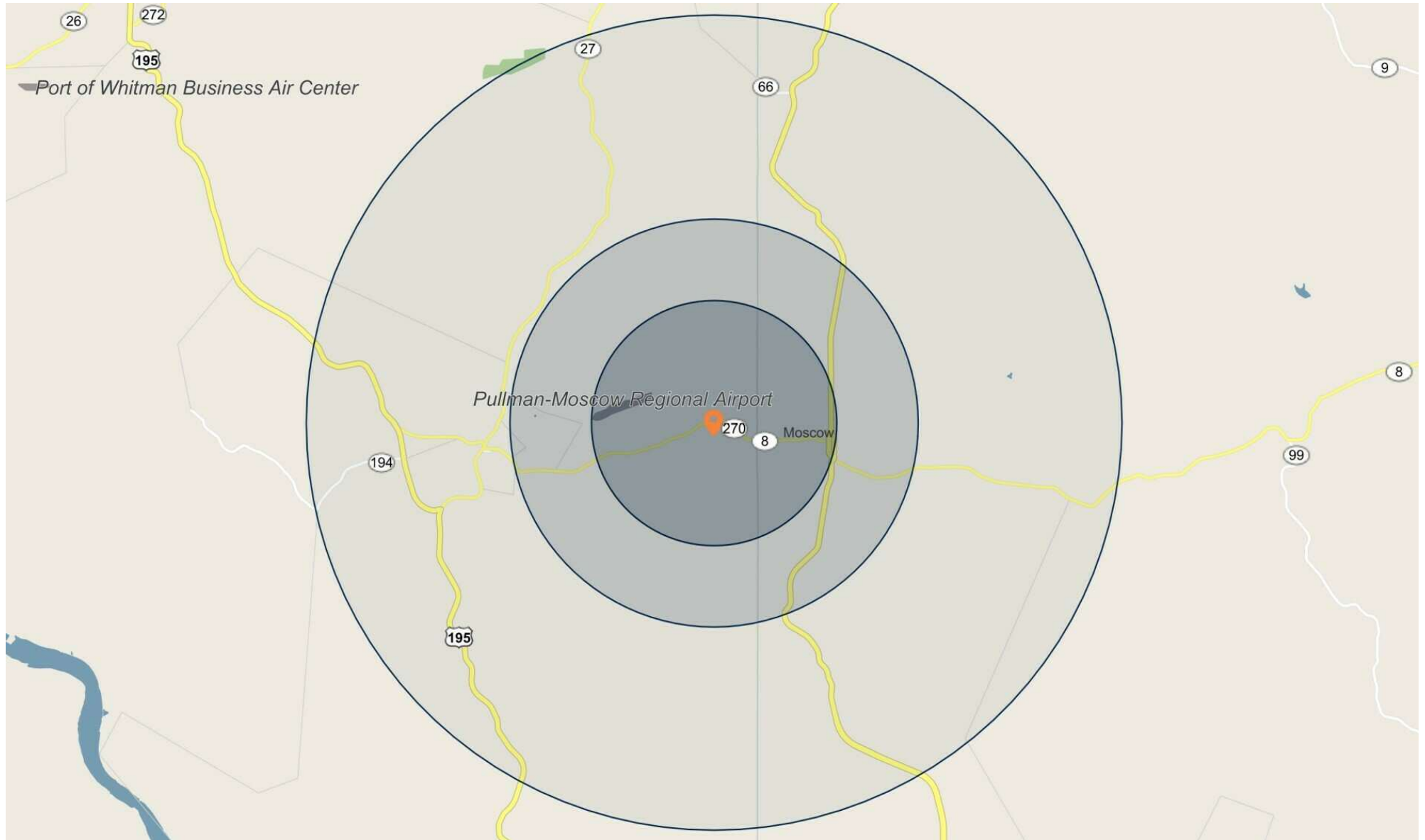


POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection			
Total Population	10,547	40,446	67,394
2024 Estimate			
Total Population	10,314	39,599	65,622
2020 Census			
Total Population	9,846	38,385	64,301
2010 Census			
Total Population	10,214	36,145	59,490
Daytime Population			
2024 Estimate	22,899	65,902	96,671
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection			
Total Households	3,925	16,109	27,190
2024 Estimate			
Total Households	3,786	15,617	26,267
Average (Mean) Household Size	2.1	2.1	2.2
2020 Census			
Total Households	3,597	14,945	25,004
2010 Census			
Total Households	3,472	13,525	22,654

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2024 Estimate			
\$250,000 or More	2.6%	3.0%	4.0%
\$200,000-\$249,999	2.3%	2.6%	3.4%
\$150,000-\$199,999	5.6%	5.4%	7.4%
\$125,000-\$149,999	3.4%	5.0%	5.6%
\$100,000-\$124,999	6.1%	8.6%	8.7%
\$75,000-\$99,999	11.4%	11.9%	12.3%
\$50,000-\$74,999	17.1%	14.1%	14.2%
\$35,000-\$49,999	12.1%	10.0%	9.2%
\$25,000-\$34,999	10.1%	8.4%	7.3%
\$15,000-\$24,999	12.9%	12.5%	10.6%
Under \$15,000	16.5%	18.5%	17.4%
Average Household Income	\$61,882	\$69,744	\$78,708
Median Household Income	\$46,372	\$53,066	\$60,725
Per Capita Income	\$28,816	\$31,252	\$34,973

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2024 Estimate	10,314	39,599	65,622
0 to 4 Years	3.6%	4.3%	4.4%
5 to 14 Years	5.3%	7.5%	8.5%
15 to 17 Years	1.4%	2.0%	2.2%
18 to 19 Years	16.8%	12.7%	10.3%
20 to 24 Years	34.5%	28.8%	25.9%
25 to 29 Years	9.7%	9.3%	8.9%
30 to 34 Years	5.8%	6.3%	6.7%
35 to 39 Years	3.9%	4.6%	5.1%
40 to 49 Years	5.6%	7.0%	8.1%
50 to 59 Years	4.5%	5.8%	6.6%
60 to 64 Years	2.4%	2.9%	3.5%
65 to 69 Years	2.4%	2.8%	3.3%
70 to 74 Years	1.9%	2.3%	2.5%
75 to 79 Years	1.1%	1.6%	1.8%
80 to 84 Years	0.7%	0.9%	1.0%
Age 85+	0.6%	1.1%	1.2%
Median Age	24.0	27.0	29.0

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,967	17,691	31,919
Elementary (0-8)	0.5%	0.7%	0.9%
Some High School (9-11)	1.6%	1.9%	1.6%
High School Graduate (12)	13.9%	13.8%	12.8%
Some College (13-15)	21.3%	20.6%	19.5%
Associate Degree Only	9.6%	7.9%	8.1%
Bachelor's Degree Only	27.8%	29.2%	30.1%
Graduate Degree	25.2%	25.7%	26.9%
HOUSING UNITS	3 Miles	5 Miles	10 Miles
Occupied Units			
2029 Projection	4,192	17,636	29,710
2024 Estimate	4,042	17,087	28,693
Owner Occupied	1,051	5,036	10,114
Renter Occupied	2,731	10,554	16,152
Vacant	257	1,471	2,427
Persons in Units			
2024 Estimate Total Occupied Units	3,786	15,617	26,267
1 Person Units	40.0%	38.2%	37.9%
2 Person Units	35.7%	35.9%	35.5%
3 Person Units	12.7%	12.7%	12.4%
4 Person Units	7.2%	8.3%	9.0%
5 Person Units	2.9%	3.1%	3.4%
6+ Person Units	1.5%	1.7%	1.9%



An aerial photograph of a landscape featuring rolling hills. The hills are mostly covered in dry, golden-brown grass, with some patches of green grass and small clusters of trees. In the lower-left foreground, there is a large, white, rectangular building with a flat roof and several windows. A paved road or driveway leads to the building. The sky is clear and blue. The entire image is overlaid with a semi-transparent dark blue rectangle in the center, which contains the text.

EXCLUSIVELY LISTED BY

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