



# Offering Memorandum

A photograph of the exterior of a single-story commercial building with dark horizontal siding. The building has large glass windows and doors. A sign on the roof reads "Zelda's Pet Grooming" with a paw print icon. To the right, there is a white building with a sign that says "BARBERSHOP". The building is surrounded by trees and a parking lot.

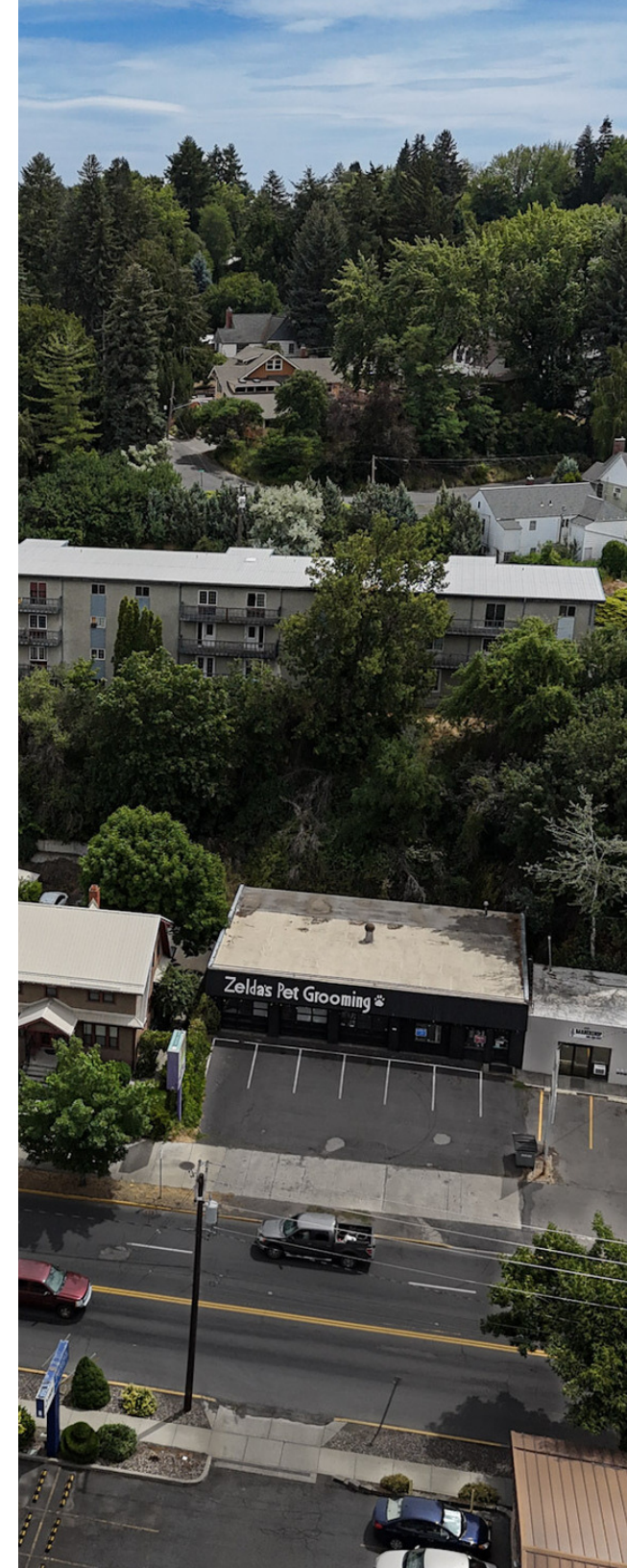
**Zelda's Pet Grooming** 

**Palouse Investment Opportunity - 8% Cap Rate**

**360 S GRAND AVE, PULLMAN, WA 99163**

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## PROPERTY SUMMARY

### PALOUSE INVESTMENT OPPORTUNITY - 8% CAP RATE

360 S GRAND AVE  
PULLMAN, WA 99163

#### OFFERING SUMMARY

SALE PRICE:	\$350,000
BUILDING SIZE:	2,852 SF
FRONTAGE:	+/- 62 ft on Grand Ave
LOT SIZE:	5,750 SF
NOI:	\$28,018
CAP RATE:	7.94%
LEASE TYPE:	Modified Gross

## PROPERTY SUMMARY

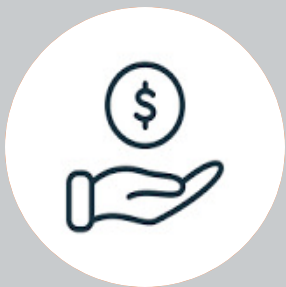
This single-tenant investment opportunity offers stable cash flow and an attractive **8% capitalization rate** at the asking price of \$350,000. The property generates an annual Net Operating Income of \$28,018 under an existing Modified Gross lease that runs through September 1, 2027.

The tenant, a well-established local business, has demonstrated consistent performance and **expressed interest in extending their tenancy**—providing flexibility for both investors seeking long-term income and potential owner-users who may wish to occupy the space in the future.



## PROPERTY HIGHLIGHTS

- Stable Single-Tenant Investment with reliable income of \$28,018 NOI annually
- Lease Through September 2027 with tenant expressing interest in extending occupancy
- Potential Owner-User Flexibility upon lease expiration in 2027
- Prime Pullman Location along Grand Avenue — a main commercial corridor with strong visibility and access
- Proximity to Washington State University, a major regional economic driver with 20,000+ students



**Stable Income**



**High Visibility  
Location**

## INCOME & EXPENSES

### INCOME SUMMARY

VACANCY COST	\$0
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GROSS INCOME	\$33,600
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### EXPENSES SUMMARY

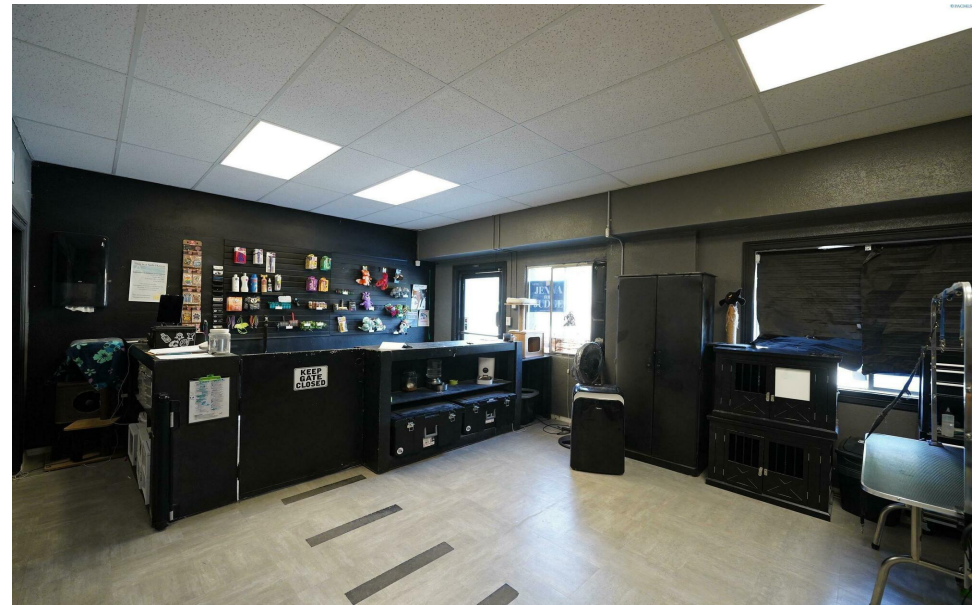
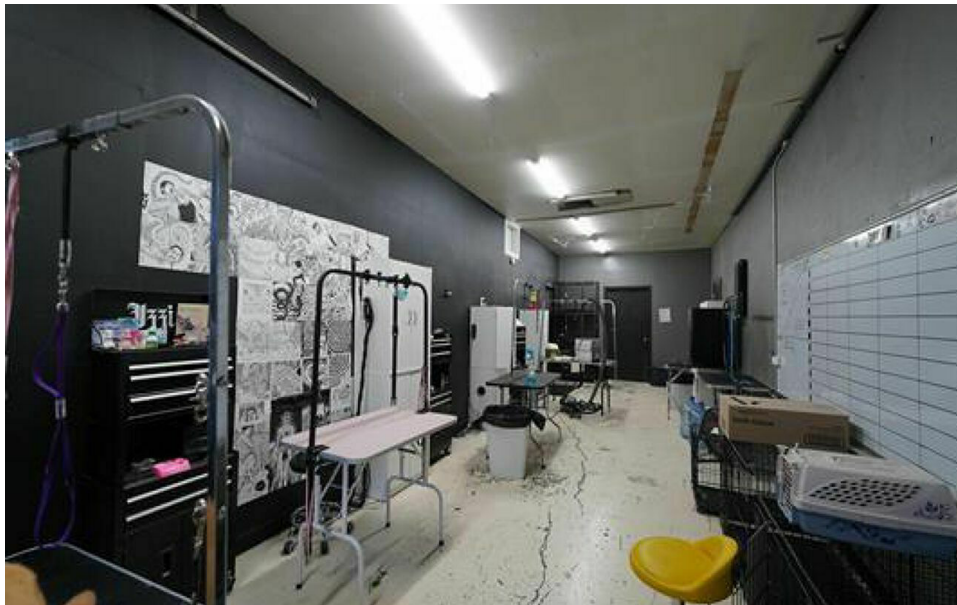
TAXES	\$3,916
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INSURANCE	\$1,666
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OPERATING EXPENSES	\$5,582
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NET OPERATING INCOME	\$28,018
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## ADDITIONAL PHOTOS



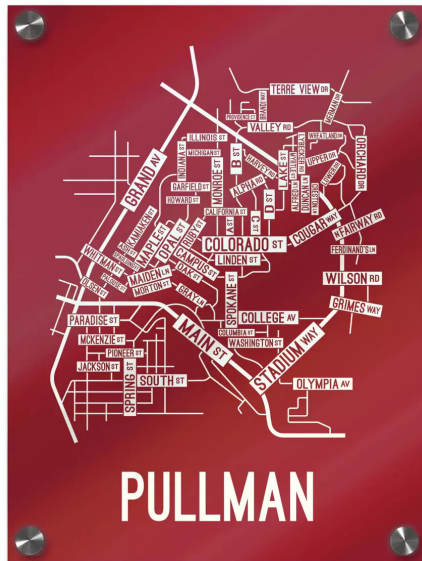


## Location Description:

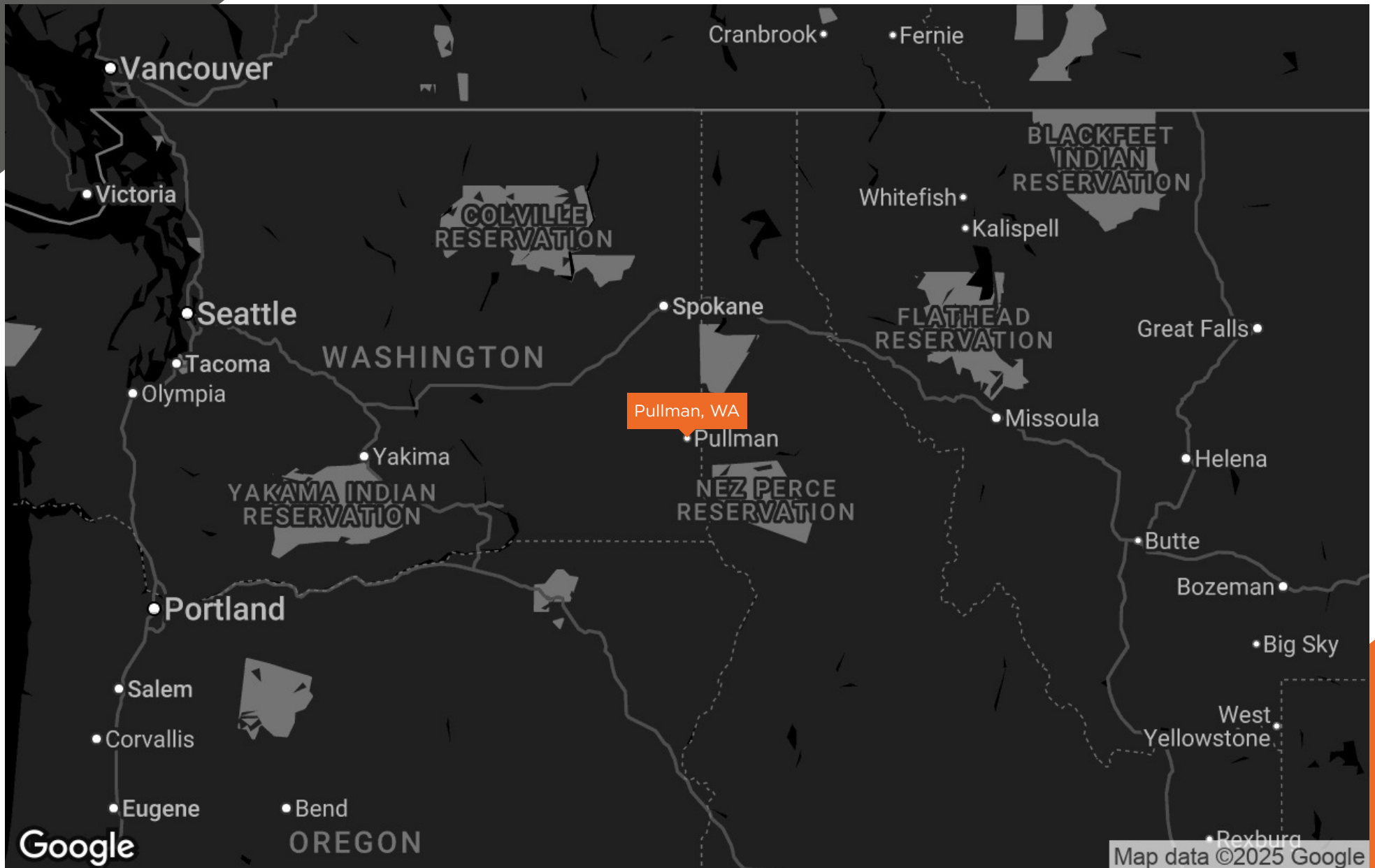
Nestled in the rolling hills of the Palouse region in southeastern Washington, Pullman is a vibrant and steadily growing community best known as the home of Washington State University (WSU). With a population of approximately 35,000 residents that nearly doubles during the academic year, Pullman boasts a uniquely balanced economy driven by education, research, agriculture, and technology.

Pullman serves as the economic and cultural hub of Whitman County. The city has earned national recognition for its high quality of life, strong public school system, and consistently low unemployment rate. The presence of WSU fuels a steady demand for housing, retail, and service-based businesses, while nearby Schweitzer Engineering Laboratories (SEL)—a global leader in electrical protection systems—anchors a growing technology and manufacturing sector.

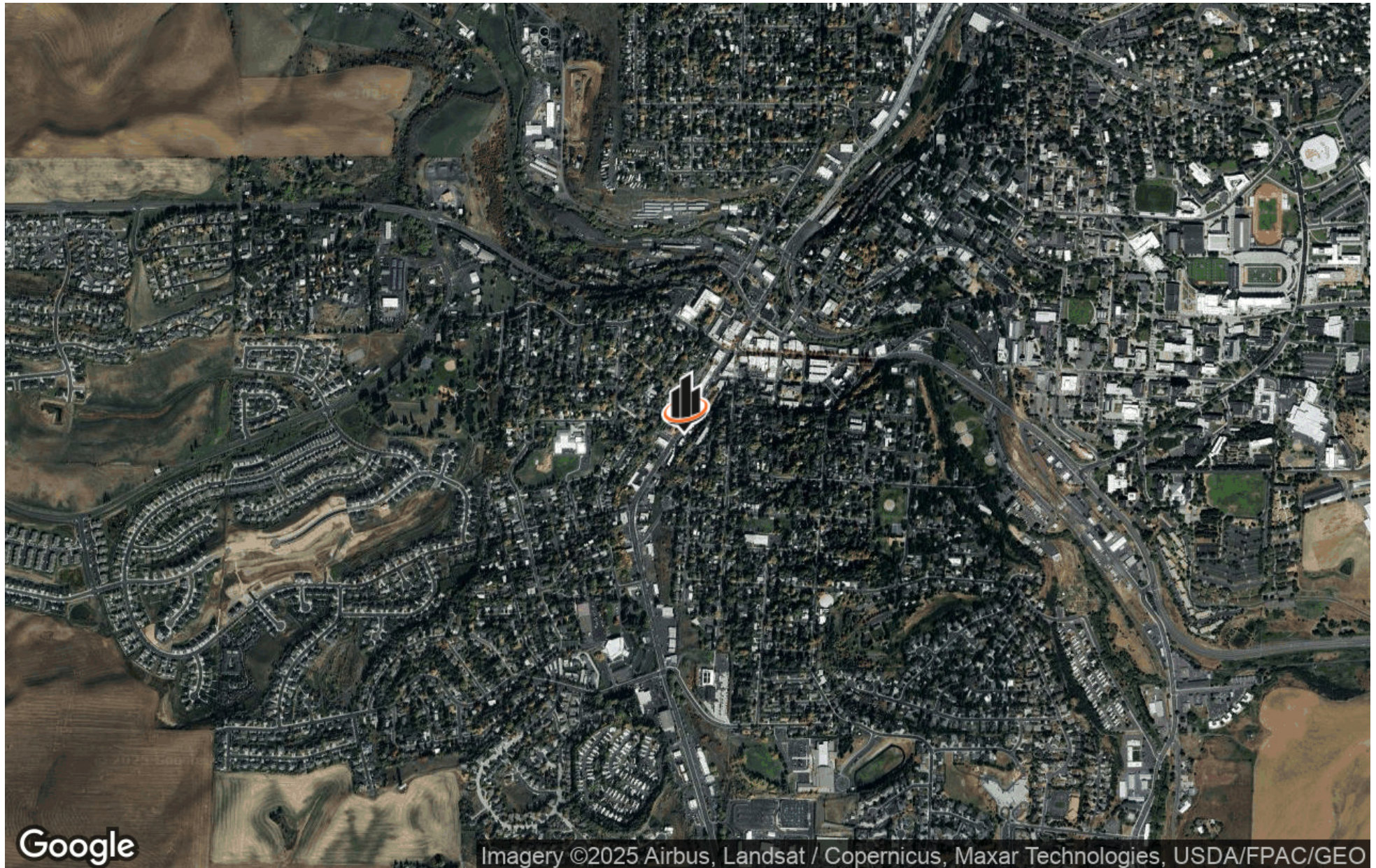
Pullman's proximity to Moscow, Idaho (just 7 miles east) creates a dynamic two-city regional economy known as the "Palouse Corridor." This corridor draws from both student populations and professionals, supporting a thriving mix of restaurants, retail, hospitality, and investment real estate. The area also benefits from Pullman-Moscow Regional Airport's ongoing expansion, improving connectivity to Seattle and beyond.



## REGIONAL MAP



## AERIAL MAP



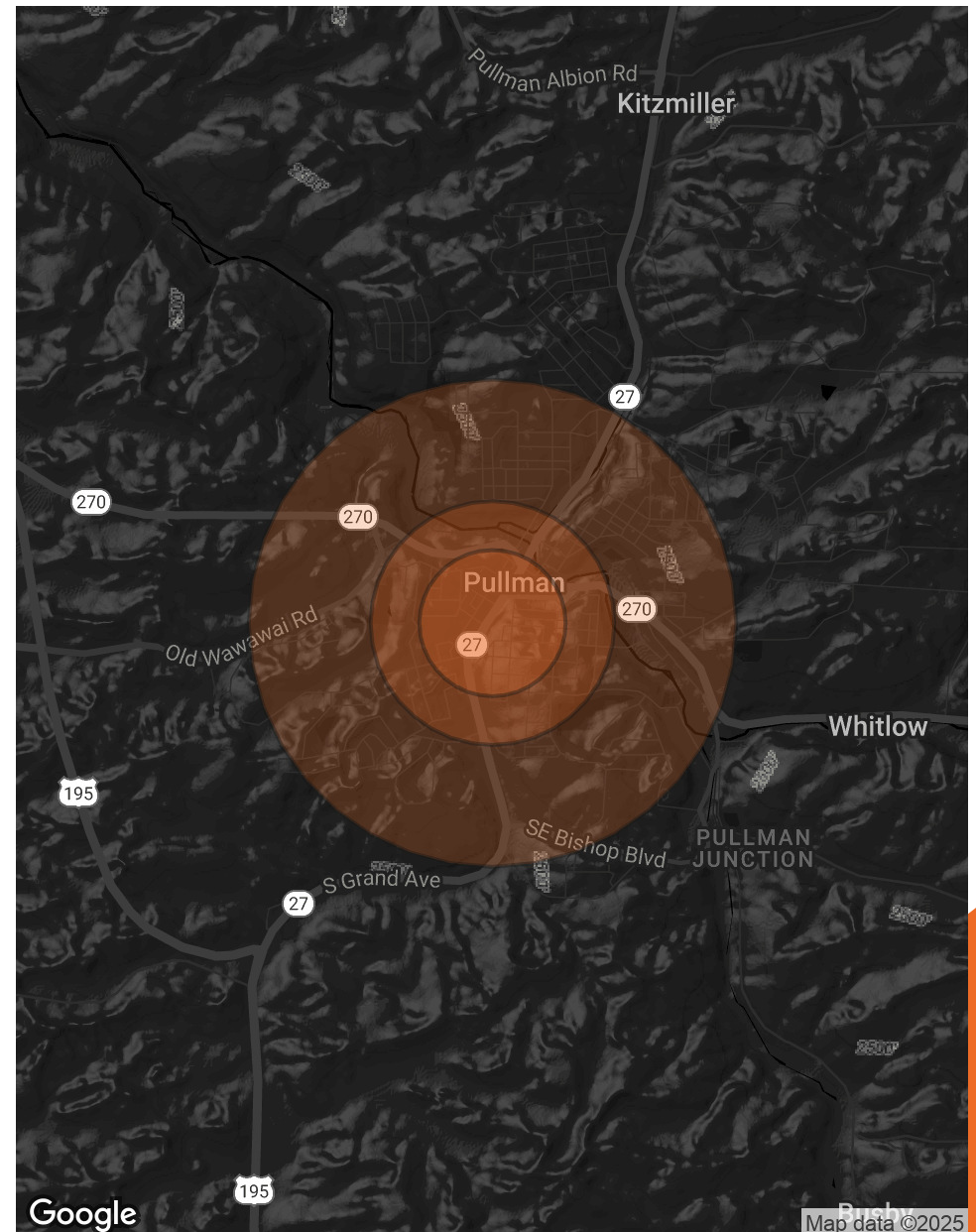
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,685	3,554	15,000
AVERAGE AGE	35	34	32
AVERAGE AGE (MALE)	35	34	32
AVERAGE AGE (FEMALE)	36	35	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	747	1,566	5,164
# OF PERSONS PER HH	2.3	2.3	2.9
AVERAGE HH INCOME	\$97,104	\$96,949	\$85,818
AVERAGE HOUSE VALUE	\$443,600	\$424,886	\$425,462

Demographics data derived from AlphaMap



## ADVISOR BIO



### CAYDEN KERR

Associate Advisor

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WA #24029593

## PROFESSIONAL BACKGROUND

Cayden Kerr is an Associate Advisor at SVN Cornerstone who brings a modern, marketing-driven approach to retail brokerage in Spokane. He doesn't just list properties—he builds visibility, creates momentum, and crafts strategic narratives that get spaces leased and sold.

With a background in marketing, branding, and visual content, Cayden approaches every project like a campaign. He understands how to capture attention, position a property with purpose, and connect the right buyer to the right spaces. For landlords and business owners, this means more than exposure—it means results.

Cayden specializes in helping clients stand out in a crowded market. From curated drone footage and social content to market data and hands-on strategy, he leverages every tool to give his listings an edge and his clients a clear advantage.

Backed by a degree in Marketing, Business, and Communication from the University of Idaho, Cayden combines creativity with execution—and always leads with a strategy-first mindset. His goal is simple: deliver more than expected, move faster than the competition, and raise the bar for what brokerage should look like.

Cayden's journey into commercial real estate was preceded by his collegiate football career at the University of Idaho, where he developed strong teamwork and leadership skills. Outside of work, he enjoys golfing, fishing, and hiking with his dog. With his passion for the Inland Northwest, and a forward-thinking approach to marketing and client service, Cayden is a valuable asset to the SVN Cornerstone team.

## EDUCATION

B.S.G.S Business, Marketing, Communication: University of Idaho

### SVN | Cornerstone

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## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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