

# FOR SALE



## GRAND AVE RETAIL BUILDING

127-131 N Grand Avenue | Pullman, WA 99163

**[KIEMLEHAGOOD**

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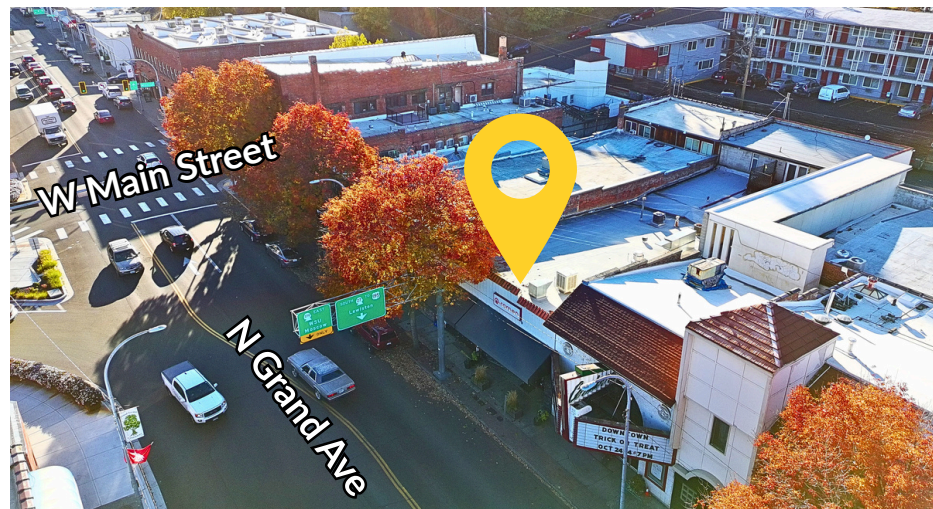


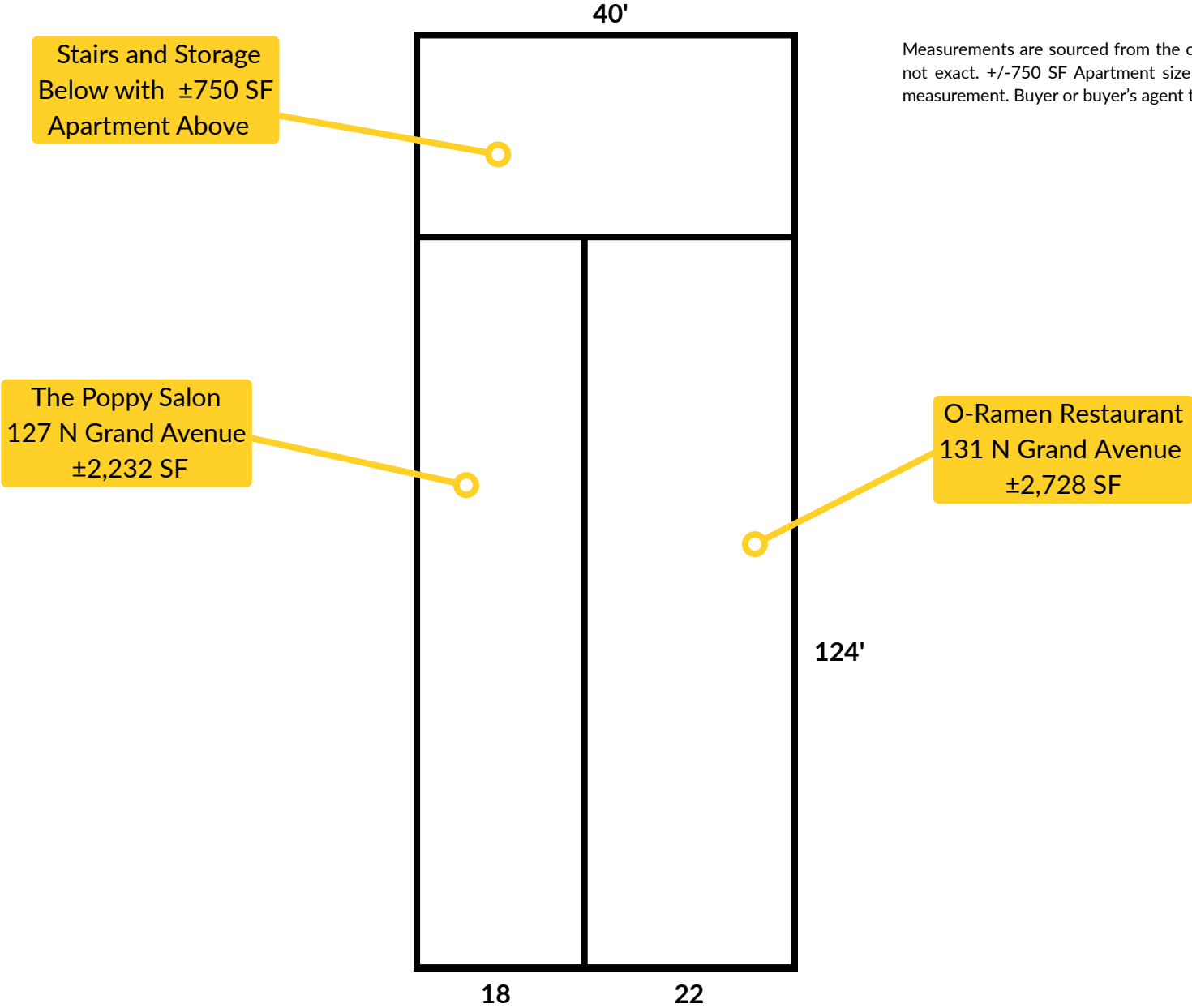
# OWNER USER OR INVESTMENT OPPORTUNITY FOR SALE

127-131 N Grand Avenue  
Pullman, WA 99163

<b>OFFERING PRICE</b>	\$1,195,000 (\$209.28 PSF)
<b>TOTAL BUILDING SF</b>	±5,710 SF
◦ <b>127 N Grand Ave</b>	±2,232 SF (Poppy Salon)
◦ <b>131 N Grand Ave</b>	±2,728 SF (O-Ramen Restaurant)
◦ <b>118 W Main St</b>	±750 SF Apartment
<b>YEAR BUILT</b>	1930 (127 N Grand Ave), 1920 (131 N Grand Ave), 1950 (118 W Main St)
<b>LOT SIZE</b>	±0.11 AC
<b>PARCEL</b>	1-0815-00-47-06-000
<b>ZONING</b>	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.





Measurements are sourced from the county assessor and are not exact. +/-750 SF Apartment size is sourced from Seller measurement. Buyer or buyer's agent to verify all aspects.





## 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

- Leased month-to-month
- ±750 SF
- Separate kitchen area
- Open bedroom/living room space
- Restroom
- Storage
- 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**

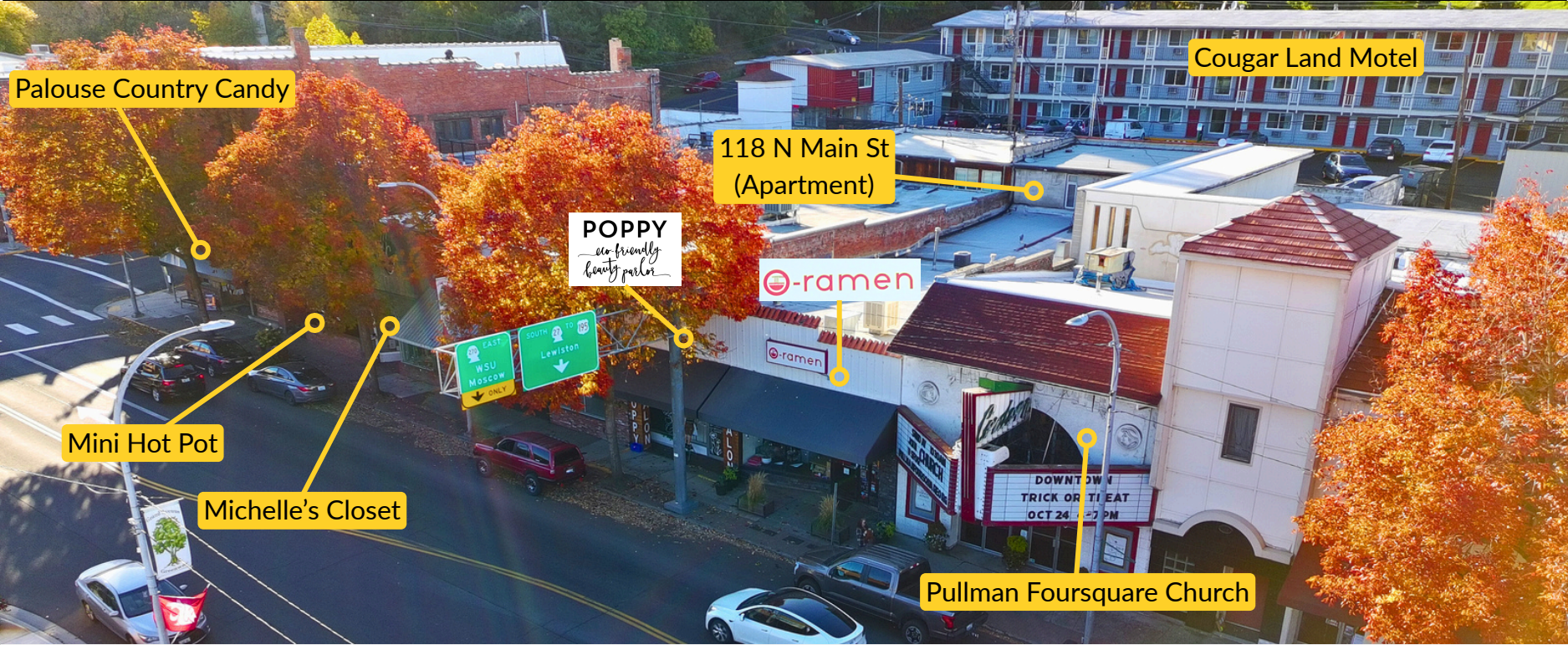
Project Downtown Pullman is a transformative, multi-year initiative led by the City of Pullman to revitalize the heart of downtown. Focused on Main Street, this effort aims to enhance community engagement, enrich public experiences, and stimulate economic growth through comprehensive infrastructure and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



**WELCH-COMER**  
ENGINEERS • SURVEYORS

**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







**VIEW LOCATION**



**GRAND AVE RETAIL BUILDING FOR SALE**



## 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

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