

AVAILABLE SUMMER 2025!

\$25 PSF / NNN
ESTIMATED NNN: \$7 PSF

- Retail and/or office space for lease
 - Suite sizes range from ±1,410 SF to ±5,893 SF
 - Multiple suites can be leased to accommodate the square footage needs of your business
 - Excellent location in the busiest area of Pullman
 - Located in area of town that is busy year-round and not just during the WSU school year
 - Large retailers in the area include Walmart, Safeway, Grocery Outlet, Rite Aid, Chipotle, Starbucks, and others
 - This building will be visible from Bishop Boulevard, a main arterial roadway in Pullman
 - Breaking ground in Summer of 2024 and coming available in Summer of 2025
 - Tesla EV supercharger will be built on the property, drawing even more traffic to the building
 - Ideal uses include: general retailers, restaurants, coffee shops, nail or hair salon, or office use
- *Prohibited uses apply. Contact Kerri Jo Staniszewski for more details

[VIEW LOCATION](#)



SPACE FOR LEASE!



435 BRELSFORD

435 SE Brelsford Dr.
Pullman, WA 99163

TANNER RHODES - COMMERCIAL PROPERTY MANGER

(509) 334-4700 - Tanner@corporatept.com

KERRI JO STANISZEWSKI - DIRECTOR OF OPERATIONS

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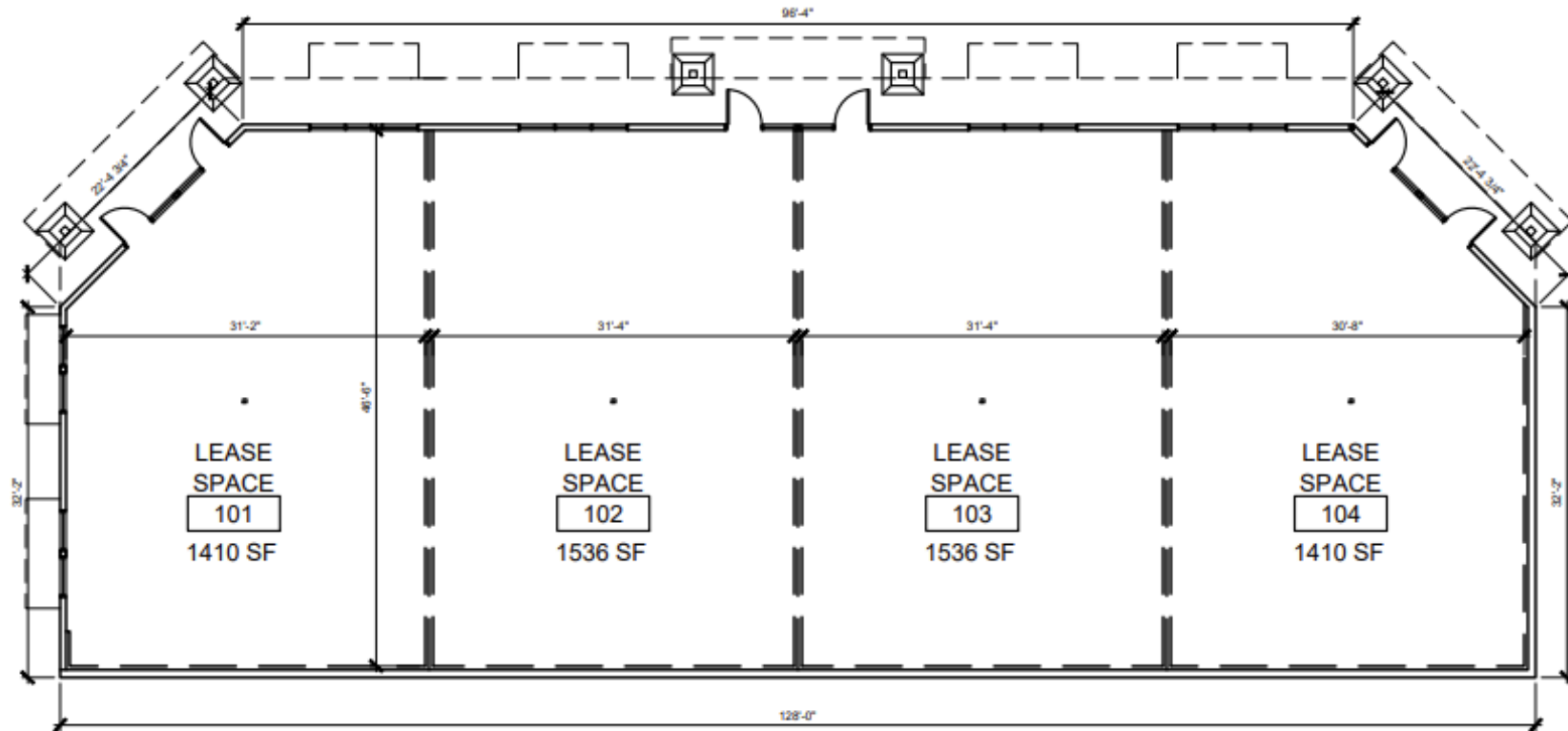


FLOOR PLAN

First Floor

435 Brelsford

435 SE Brelsford Dr
Pullman, WA 99163



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435 SE BRELSFORD COMMERCIAL BUILDING

First Floor - 5893 sqft

SCALE 1/16" = 1'-0"



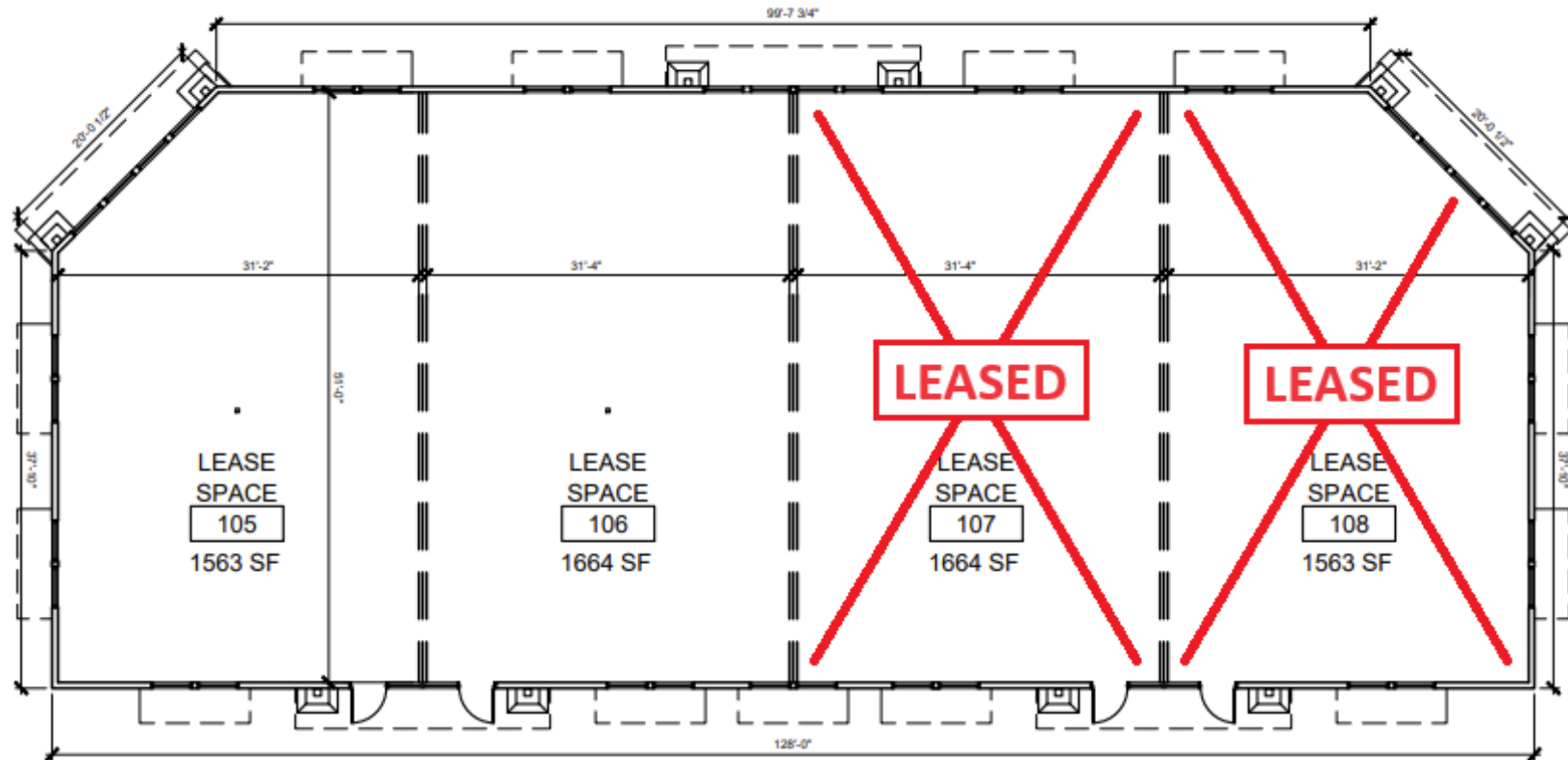
DATE
03/30/23

FLOOR PLAN

Second Floor

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435 SE BRELSFORD COMMERCIAL BUILDING

Second Floor - 6455 sqft

SCALE 1/16" = 1'-0"



DATE
03/31/23



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Nearby Retailers:

- Walmart
- Safeway
- Pullman Building Supply
- McDonald's
- Arby's
- Rite Aid
- Chipotle
- Starbucks
- Dollar Tree
- Planet Fitness



Located in a high traffic area next to many large retailers!

DEMOGRAPHICS



| | | | |
|-------------------------|----------|----------|----------|
| Est Pop 2022 | 11,298 | 32,427 | 33,893 |
| Projected Pop 2027 | 12,653 | 34,346 | 35,915 |
| Proj Ann Growth (26-27) | 2.4% | 1.2% | 1.2% |
| Est Daytime Pop | 6,794 | 20,891 | 21,734 |
| 2022 Average HHI | \$32,270 | \$61,246 | \$63,896 |
| 2022 Median HHI | \$20,390 | \$42,117 | \$43,656 |

TRAFFIC



Estimated Average Daily Traffic
 Intersection of S Grand Ave & Bishop Blvd
 Roughly 5,870 ADT



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