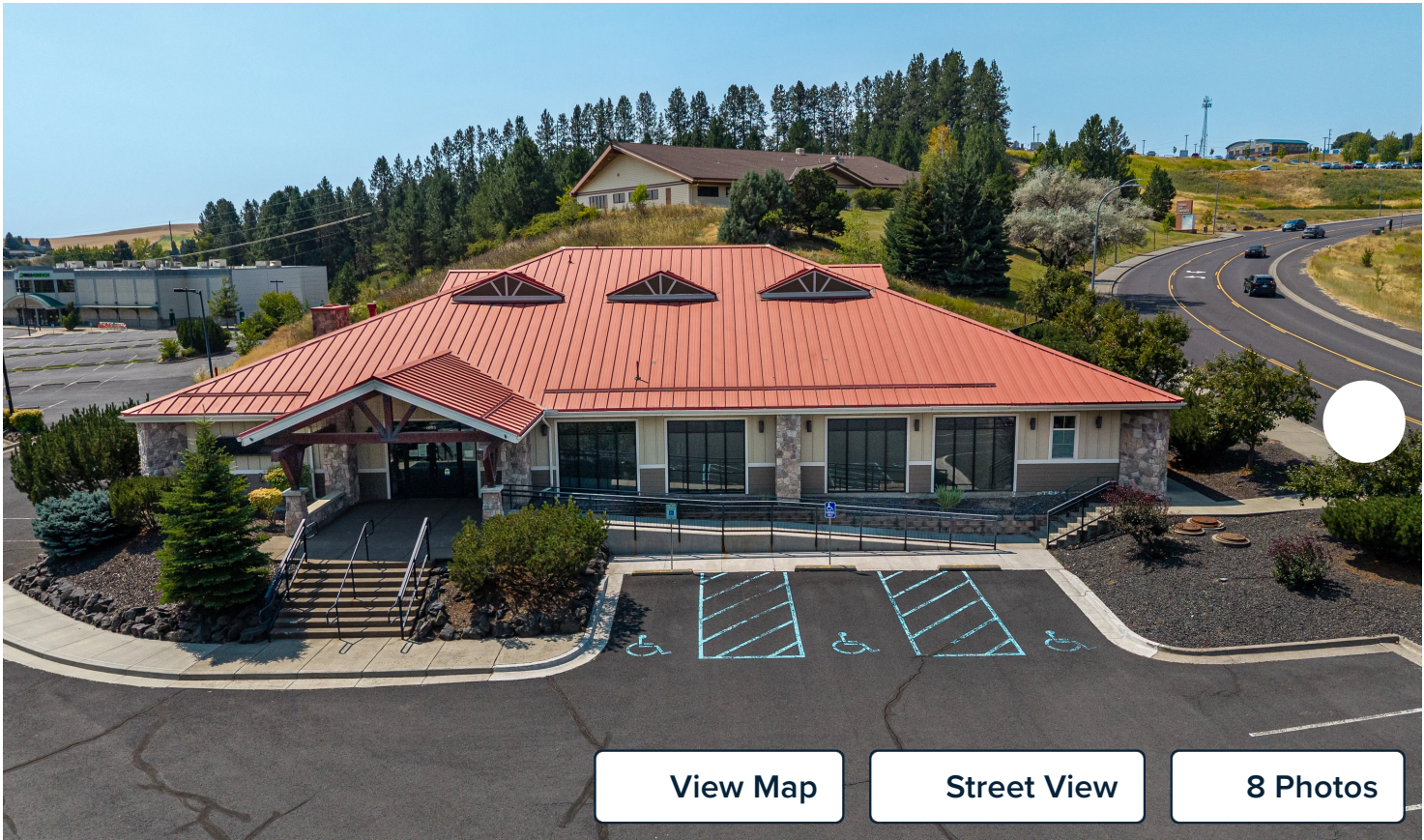


1095 SE BISHOP BLVD, PULLMAN, WA 99163-5452 For Sale



\$3,000,000 | 31 days on market | Updated 31 days ago

1095 Bishop Blvd

Details

Property Type	Office	Sub Type	Medical Office
Square Footage	7,344	Acreage	61997.000
Buildings	1	Stories	1
Class	A	Tenancy	Single
Units	1	Year Built	2005

APN

815530000000013

8,065 Square Foot Dental Office / Multi Purpose

Marketing description

Excellent opportunity to acquire a versatile commercial office building in a visible Pullman location. Formerly used as a dental/medical office, the approximately 8,065 SF building offers a layout for medical, dental, professional office, or similar commercial uses. It includes approximately 4,940 SF of finished office/clinical space and 3,125 SF of shell space for expansion, storage, a second user, or future customization. Situated on approximately 1.34 acres with 41–50 parking spaces, the property offers convenient access, on-site parking, and exposure along SE Bishop Boulevard. Built in 2005, the building features commercial infrastructure suited for an owner-user or investor, plus existing signage and a digital reader board. Commercial General zoning and a

flexible layout provide potential for medical, professional, service-based, or multi-user occupancy. Buyer to verify zoning, square footage, condition, permitted uses, equipment, and intended use with the City of Pullman and appropriate professionals.

Investment highlights

Excellent opportunity to acquire a versatile commercial office building in a visible Pullman location. Formerly used as a dental/medical office, the approximately 8,065 SF building offers a layout for medical, dental, professional office, or similar commercial uses. It includes approximately 4,940 SF of finished office/clinical space and 3,125 SF of shell space for expansion, storage, a second user, or future customization. Situated on approximately 1.34 acres with 41–50 parking spaces, the property offers convenient access, on-site parking, and exposure along SE Bishop Boulevard. Built in 2005, the

building features commercial infrastructure suited for an owner-user or investor, plus existing signage and a digital reader board. Commercial General zoning and a flexible layout provide potential for medical, professional, service-based, or multi-user occupancy. Buyer to verify zoning, square footage, condition, permitted uses, equipment, and intended use with the City of Pullman and appropriate professionals.

Listing Contacts



Drew Terry (<https://www.crexi.com/profile/drew-terry-drewter>) **PRO**



WA 22008391, ID SP57-044

[View phone number](#)

[View email](#)

Listed by Century 21 Price Right

Valuation Calculator

Purchase Price *

\$ 3,000,000

Net Operating Income *

\$

Loan Amount
\$0.00

Down Payment

\$3,000,000100%

Annual Debt Service
\$--
\$--

Interest Rate *

%

Term (years) *

Annual Cash Flow
\$--
\$--

Valuation Metrics

0	--	--
DSCR	Cap Rate	ROI

Map

 Map layers



Zoning

C-3 Commercial General Commercial General Commercial District

[View \(https://pullman.municipal.codes/Code/17\)](https://pullman.municipal.codes/Code/17) municipality zoning documents

The C3 General Commercial District is to provide areas for commercial uses serving the motoring public with goods and services such as food, lodging, and gasoline

Commercial

General residential

Industrial

ADU (local)

ADU (state)

Multifamily

Short term rentals

Single family

Two family

What can I build here?

Can I open a restaur

[View all 138 uses](#)

Last updated Aug 21, 2026

For deeper zoning details, reports are available at [Zoneomics \(https://www.zoneomics.com/zoning-maps?address=1095%20SE%20BISHOP%20BLVD%2C%20PULLMAN%2C%20WA%2099163-5452&lat=46.7138169&lng=-117.1647005&resource=crexi\)](https://www.zoneomics.com/zoning-maps?address=1095%20SE%20BISHOP%20BLVD%2C%20PULLMAN%2C%20WA%2099163-5452&lat=46.7138169&lng=-117.1647005&resource=crexi)

Climate Risk for 99163-5452

Flood Zone

This property is located in **Zone X (shaded)**

Flood Factor



This property has a minimal Flood Factor™.

Flood Risk Over Time

0% 0% 0% 0% 0% 0% 0%

0y 5y 10y 15y 20y 25y 30y

Within the next 30 years, this property has a 0% chance of any flood water reaching the building at least once.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Fire Factor



This property has a minimal Fire Factor™.

Fire Risk Over Time

Data Unavailable for this Property

View more in-depth climate risk data on [First Street Technology, Inc](#)

Property History

Event	Date	Price	% change	Price/SqFt
Listed for sale	Aug 4, 2026			
On Hold	Mar 5, 2026			

Tax History

Year	Property Tax	Land	+	Additions
2026	\$39,959	\$587,620		\$2,848,268
2025	\$42,154			
2024	\$38,988			

Demographics

	1 Mile	3 Miles	5 Miles
Age			
2024 Median Age	22.8	24.1	24.4
Under 20	5,373	8,853	9,568
20 - 25	4,177	10,220	10,291
25 - 45	2,487	8,550	9,200
45 - 65	2,050	4,197	4,945
Over 65	1,187	2,304	2,703

Employees

Total 2024	14,219	30,509	32,586
Agriculture	281	406	790
Construction	419	640	796
Manufacturing	752	1,296	1,526
Wholesale Trade	258	371	422
Retail Trade	1,216	1,831	2,015
Transportation, Warehousing	193	400	467
Information	233	371	378
Finance, Insurance	124	222	313
Professional Services	1,123	1,853	1,986
Educational, Health Care	4,902	7,266	8,132
Arts, Entertainment, Food	1,410	2,514	2,577
Management,			

Business, Science, Arts	6,090	9,697	11,071
Public Administration	238	360	487
Other Services	286	565	678
Household Income			
2024 Median Income	\$52,302	\$48,460	\$50,982
Under \$25k	1,299	4,334	4,431
\$25k - \$50k	1,029	2,649	2,776
\$50k - \$100k	671	2,652	3,037
\$100k - \$150k	545	1,438	1,634
Above \$150k	1,199	2,436	2,697
Housing Occupancy			
2024 Ratio	10:1	4:1	4:1
Occupied	4,256	10,904	11,839
Vacant	487	2,605	2,736
Population			
2024	15,502	34,584	37,290

2023	15,391	34,208	36,929
2022	15,684	34,406	36,970
2021	16,639	35,430	37,998
2020	17,161	36,558	39,033
Renter To Homeowner			
2024 Ratio	10:7	20:11	5:3
Renters	2,804	8,791	8,980
Homeowners	1,939	4,718	5,595

Property Photos



Similar Properties

[View All](#)

Card

[Table](#)



○ For Sale

Unpriced

1201 Pacific
Opportunity Zone • Office • 303,673 SqFt
1201 Pacific Ave, Tacoma, Pierce County, WA 98402



○ For Sale

Unpriced

1727 1st Street
Office • 3,894 SF
1727 1st St, Cheney, Spokane County, WA 9900

<https://www.crexi.com/properties/2591233/washington-1095-bishop-blvd?print=true> <https://www.crexi.com/properties/1097672/washington-1727-1st-street?recommlId=fc96580bfa0aa6ac96cd24953797c885&marketingId=fc96580bfa0aa6ac96cd24953797c885&mac>

Additional Information

Name	Drew Terry
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Brokerage	Coldwell Banker Tomlinson Associates
Brokerage Phone	208-746-7400
Title	Real Estate Broker
Brokerage Address	325 Main Street

