



For Lease

Build to Suit or Land Lease



Prime Liberty Lake New Construction Commercial Corner Lot

**19598 & 19578 E. Broadway Ave
Liberty Lake, WA 99016**



GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS



Build to Suit or Land Lease

- Parcel #'s: 55174.2702 & 55174.2703
- .86 Acres (37,461.60+/- SF)
- Zoning: Freeway Commercial (C-2),
Allows for retail, office, fast food, bank, etc.
- Located on the corner of Appleway Ave and Broadway Rd.
- Growing Desirable Area with thousands of new homes and apartments being developed in Liberty Lake & Spokane Valley. Across the street from New Ridgeline High School
- Variety of new construction in area including Top Golf, Retail Centers, potentially Costco.
- Visible from I-90 Freeway with easy access from Barker Rd Exit 293 and Liberty Lake Exits 294, 296. Minutes to Idaho Stateline.
- **New Construction Build to Suit:**
Custom design your building that meets your specific business needs and capture the best efficiencies.
- Rental Rate negotiable based on scope of project and plans specifications.
- Tenant Improvement allowances
- Potential for one or two buildings
- Multiple access points to property
- Great Signage Potential
- Experienced Design Team
- Property owner seasoned developer
- **Land Lease:**
Rent negotiable based on different factors

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MAPS



Centrally located on the Liberty Lake and Spokane Valley Border



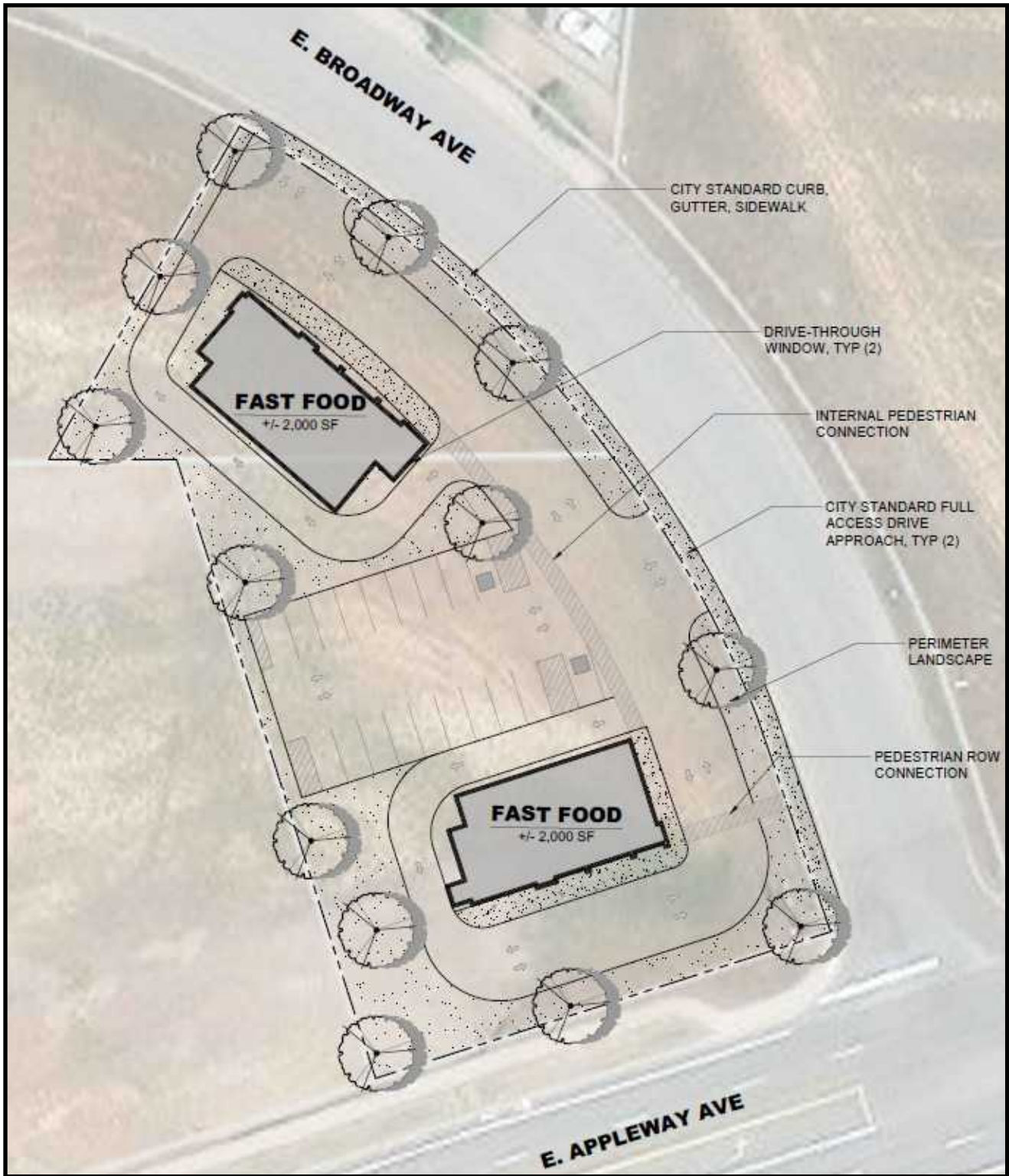
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PRELIMINARY SITE PLAN (subject to change)



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DEMOGRAPHICS

	<u>One-Mile</u>	<u>Three-Mile</u>
• Population:	7,370	44,939
• Households:	2,913	17,765
• Median Age:	40	39
• Median HH Income :	\$72,845	\$76,765
• Daytime Employees:	982	16,733
• Population Growth '24-'29	8.36%	8.00%
• Population Growth '24-'29	8.55%	8.18%



TRAFFIC

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>
• I-90 Freeway:	N. Barker Rd. W	72,889
• E. Appleway Ave:	N. Michigan Rd. W	12,574
• N. Barker Rd:	E. Alki Ave. S	11,376

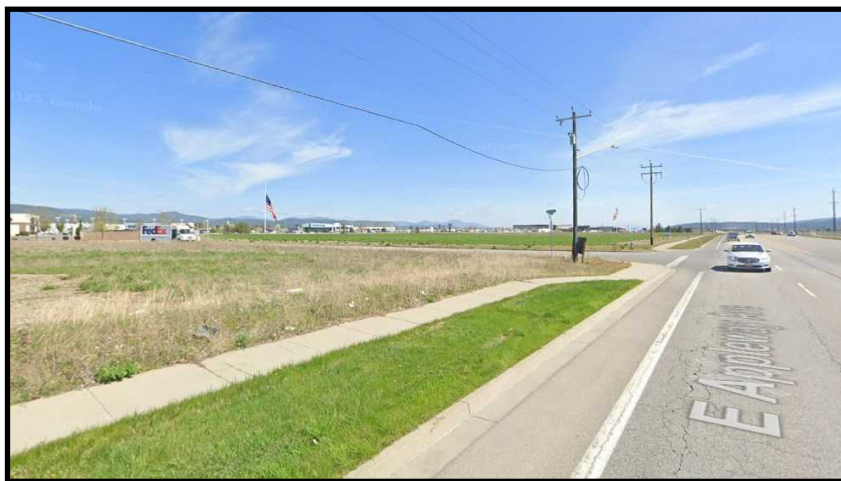
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PHOTOS



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ABOUT



For over **40 years G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.

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Property information on this flyer is for convenience only and should not be relied upon for accuracy.
All prospective tenants should conduct their own analysis and inspections for their intended use.