

FORMER  
**KFC**  
**SPOKANE**

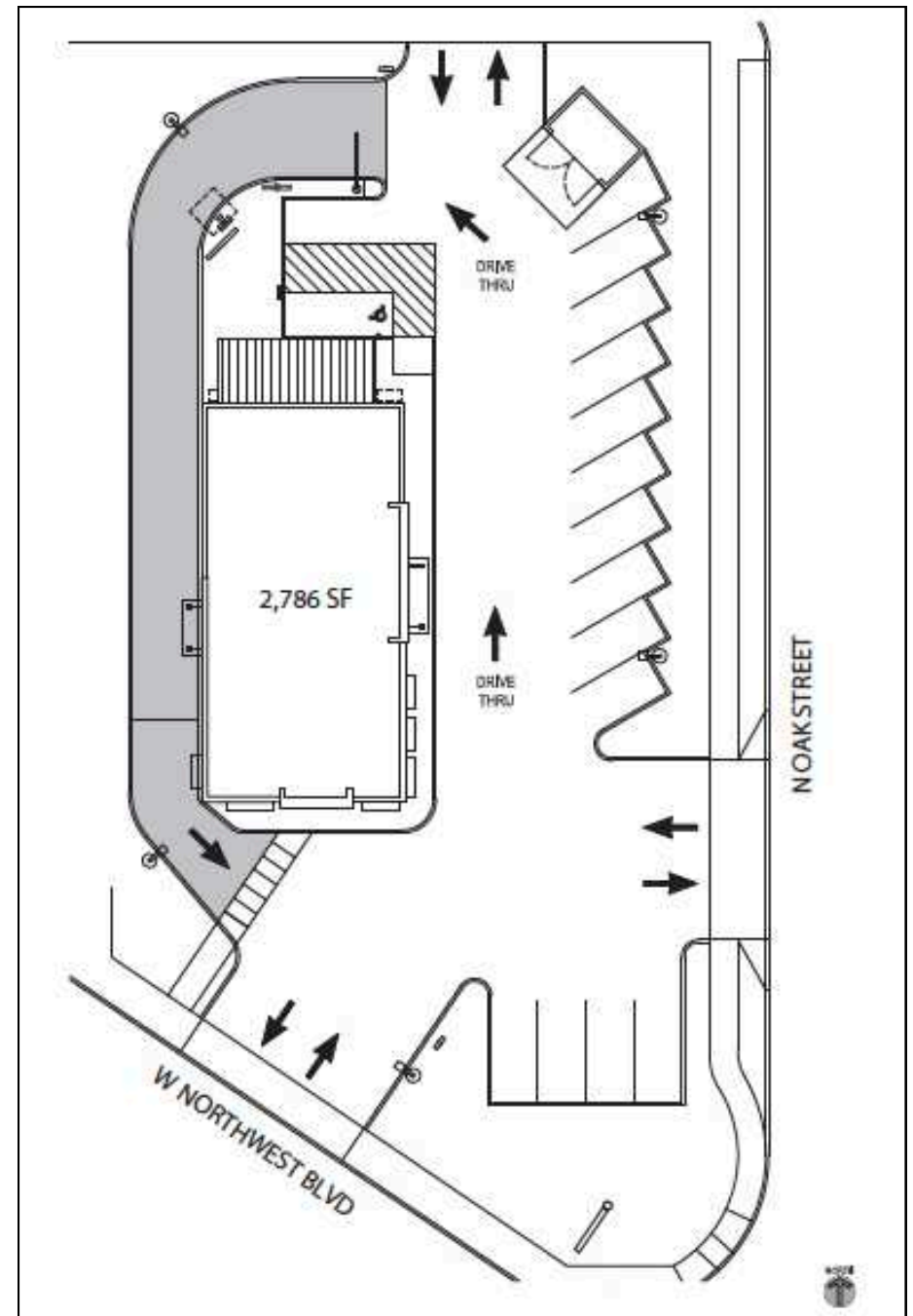
1812 W NORTHWEST BLVD | SPOKANE, WA 99205



**1812 W NW BLVD**  
SPOKANE, WA 99205

**2,786 SF**  
BUILDING SIZE

**CALL**  
FOR RATES

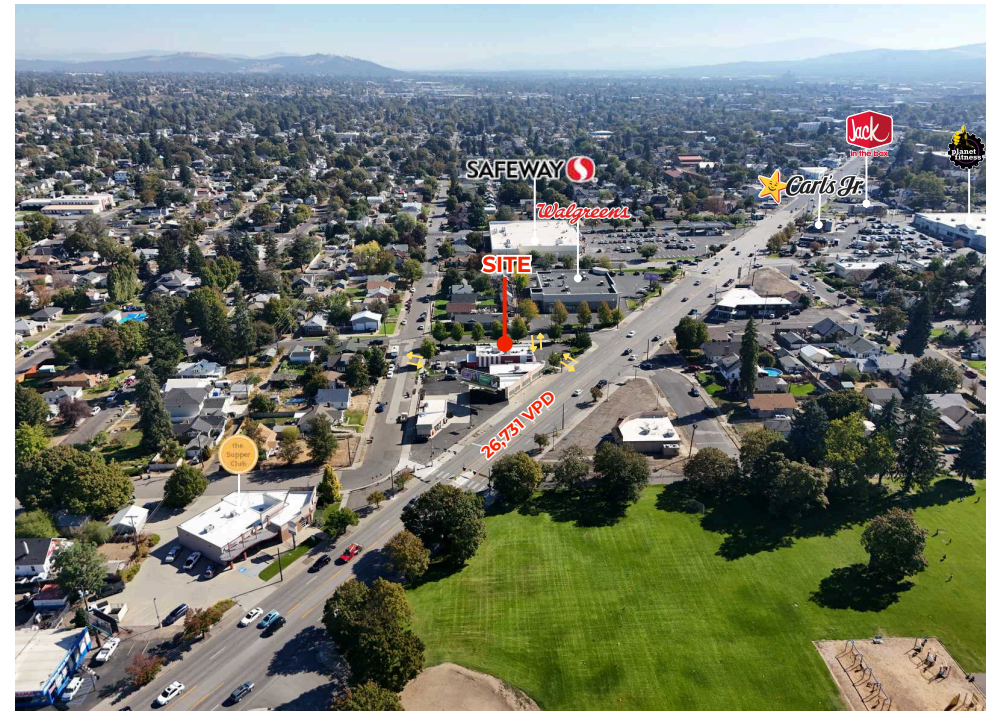


KFC  
PLANS

SITE  
PLAN

BUILDING  
PLANS





**117k**  
TOTAL  
POPULATION

**112k**  
DAYTIME  
POPULATION

**\$89k**  
AVG. HOUSEHOLD  
INCOME

**51k**  
HOUSEHOLDS

**\$63k**  
MEDIAN HOUSEHOLD  
INCOME

**72k**  
EMPLOYEES

\*2025 PROJECTIONS FOR 3 MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA





## MARKET DETAILS

As the economic heart of the Inland Northwest, Spokane, WA combines a diverse business base with steady population growth and high affordability. The city's vibrant downtown, thriving university district, and active redevelopment initiatives are driving increased commercial activity and consumer engagement. With a strong regional market and a dependable workforce, Spokane presents a dynamic environment for businesses seeking expansion or new market entry.

This Spokane location on Northwest Boulevard offers exceptional visibility and strong daily traffic (26,731 VPD) in a well-established retail and commercial area. Surrounded by a mix of national retailers, local businesses, and services, it benefits from consistent customer activity. With ongoing residential growth and nearby commercial development, the site draws both local and regional visitors. With continued development nearby, the site provides a strategic opportunity for retail, dining, or service businesses looking to establish a strong presence in the market.

### SITE HIGHLIGHTS

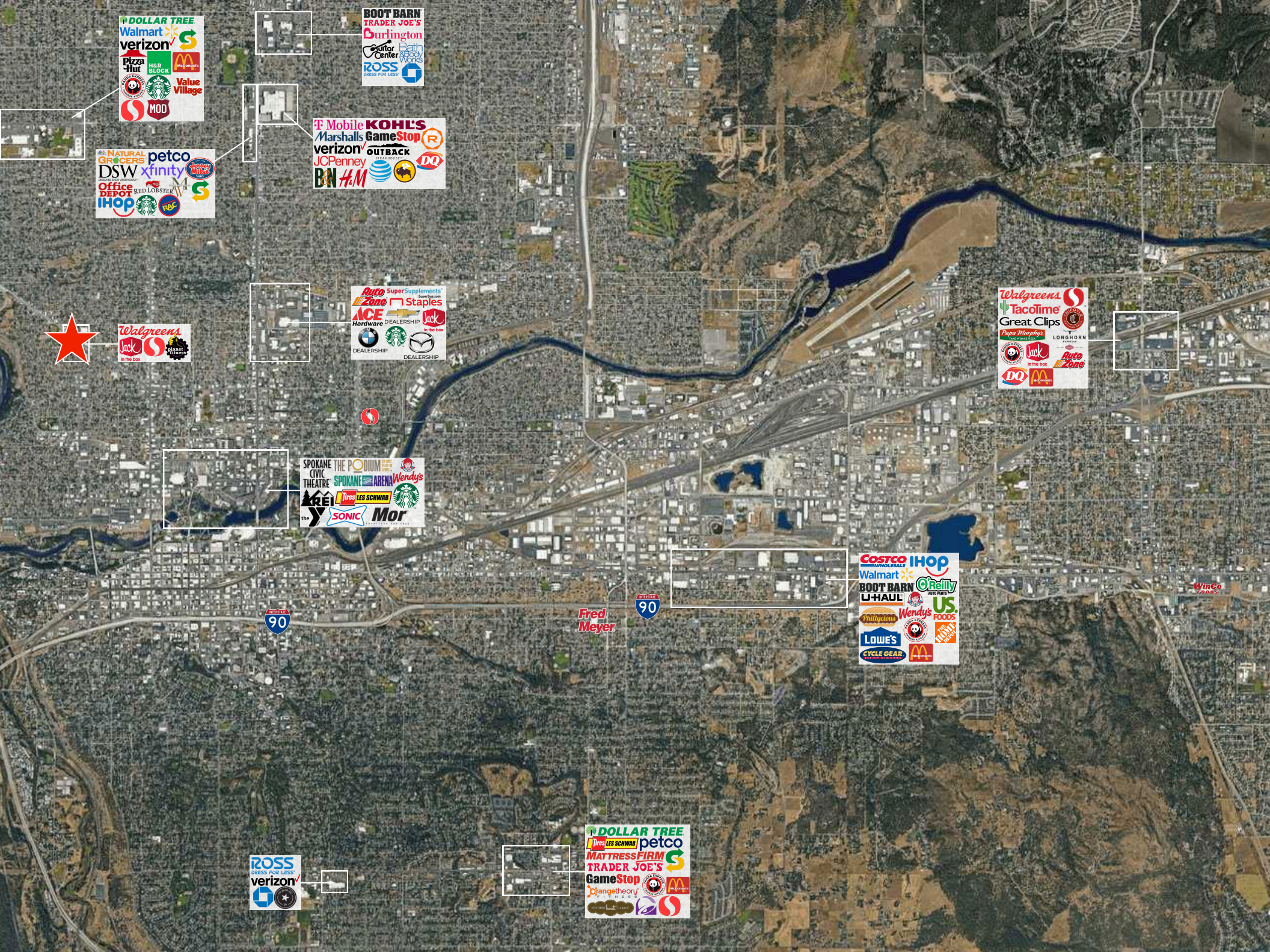
- 15 Dedicated Parking Stalls
- Excellent Visibility
- 3 Access Points
- Pylon/Monument Signage
- Drive-Thru

PLACER REPORT









WinCo Foods

Fred Meyer







## **RYAN CORNISH**

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