

FOR SALE OR LEASE

Available May 1, 2026

RETAIL / INDUSTRIAL OPPORTUNITY

5417 E Broadway Avenue | Spokane Valley, WA 99212

[KIEMLEHAGOOD

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OFFERING PRICE	\$2,950,000
LEASE RATE	\$0.72 SF /Month
LEASE TYPE	NNN
OFFICE/SHOWROOM	±7,521 SF
WAREHOUSE	±18,181 SF
TOTAL BUILDING SF	±25,702 SF
YEAR BUILT	1958
DELIVERY/PICKUP DOORS	4 Grade / Ground Level Doors
POWER	600 Amp 3 Phase
TOTAL LOT SIZE	±0.88 Acres
ROAD FRONTAGE	±134 Feet on Broadway Road
PARCEL NO.	35141.2311, 35141.2312, 35141.2313, 35141.2316
ZONING	Industrial
PARKING	32 Parking Stalls
SPACE AVAILABLE	May 1, 2026

Position your business for success with this versatile industrial facility offering a strategic mix of retail, office, and warehouse space in a prime, high-visibility location. With excellent road frontage and strong traffic counts, the property provides outstanding exposure for both operational and customer-facing uses. The ±25,702 SF building is thoughtfully configured to support administrative functions, retail interaction, and efficient warehouse operations under one roof. Three-phase power supports heavy-duty equipment and production needs, while four grade-level roll-up doors provide convenient access to operational areas. Ample on-site parking with 32 stalls and easy access from Broadway and Stanley enhance convenience for employees, customers, and deliveries. This well-balanced facility delivers flexibility, functionality, and visibility ideal for a wide range of industrial and commercial users.









**DESTINATION****TIME & DISTANCE**

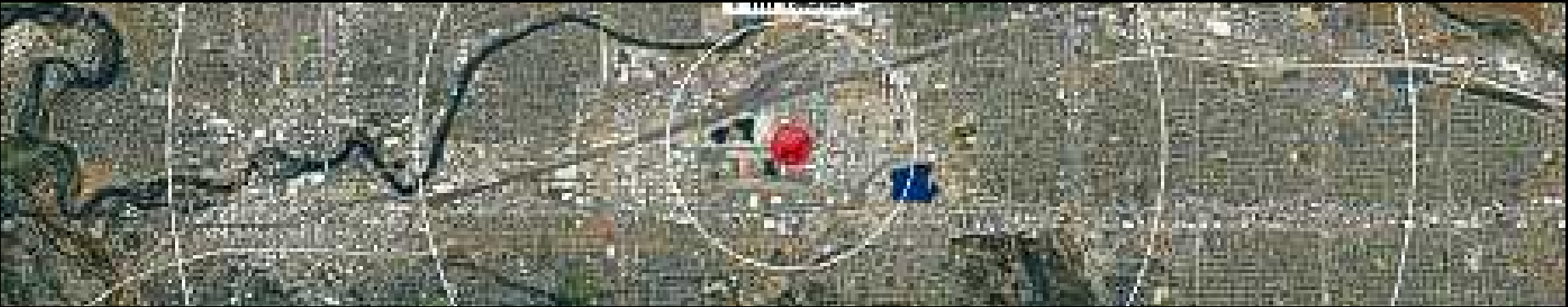
Spokane International Airport	±14 Minutes, ±11 Miles
Liberty Lake, WA	±14 Minutes ±12 Miles
Deer Park, WA	±31 Minutes, ±24 Miles
Cheney, WA	±26 Minutes, ±22 Miles

STREET**AVERAGE DAILY TRAFFIC**

E Broadway Avenue	±12,381 ADT
N Fancher Road	±12,474 ADT
N Stanley Road	±2,693 ADT

2025 DEMOGRAPHICS

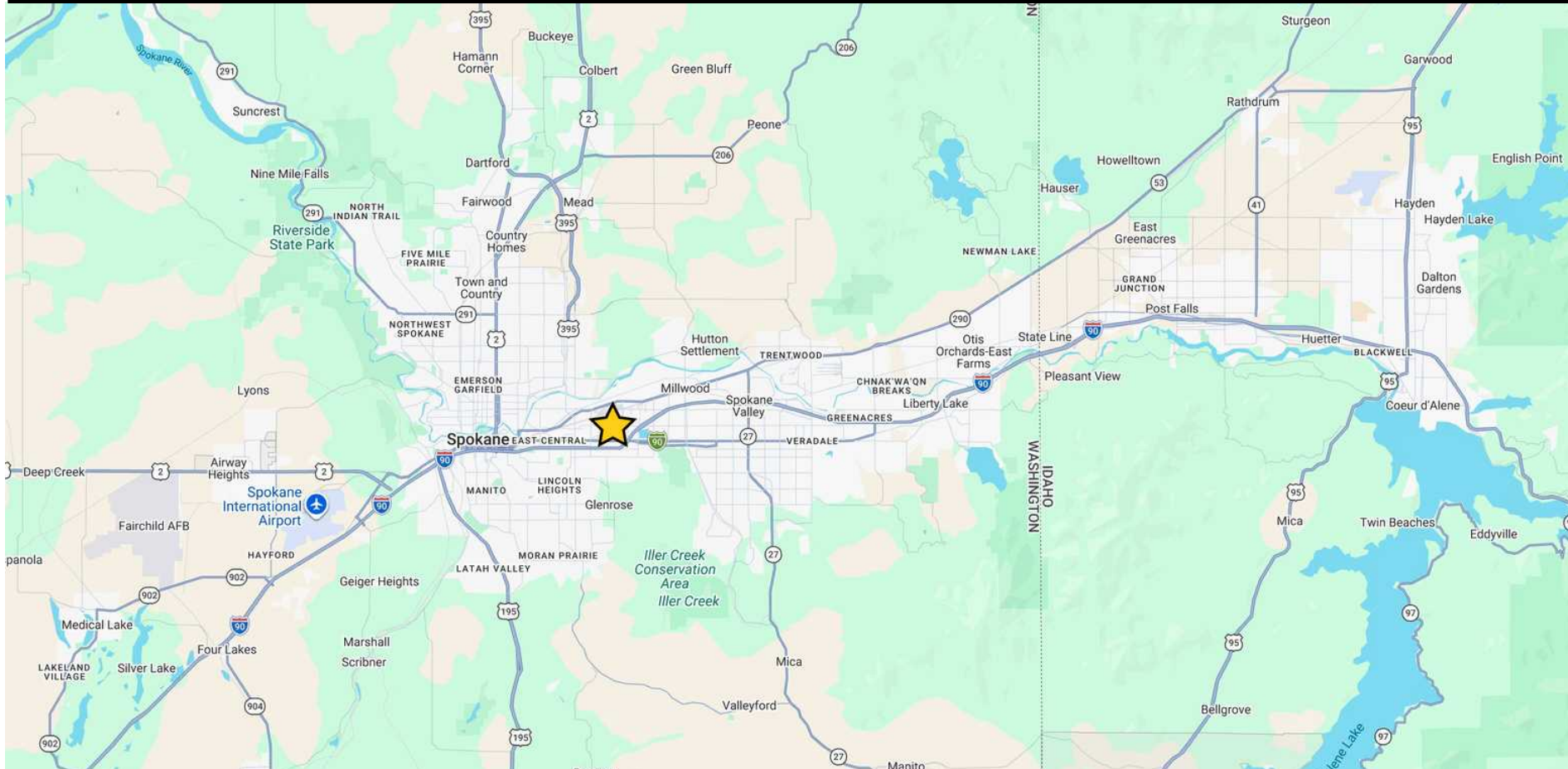
	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	3,182	66,662	224,838
2030 Projected Population	3,377	66,446	223,487
2025 - 2030 Projected Annual Growth	196	-216	1,351
2020 - 2025 Historic Annual Growth	595	970	4,134
2025 Estimated Households	1,613	27,555	95,754
2025 Estimated Average Household Income	\$58,441	\$90,893	\$96,361
2025 Estimated Median Household Income	\$47,121	\$70,933	\$72,265
2025 Annual Household Expenditure	\$110.55 M	\$2.52 B	\$8.79 B
2025 Annual Household Retail Expenditure	\$58.67 M	\$1.29 B	\$4.45 B



VIEW LOCATION



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