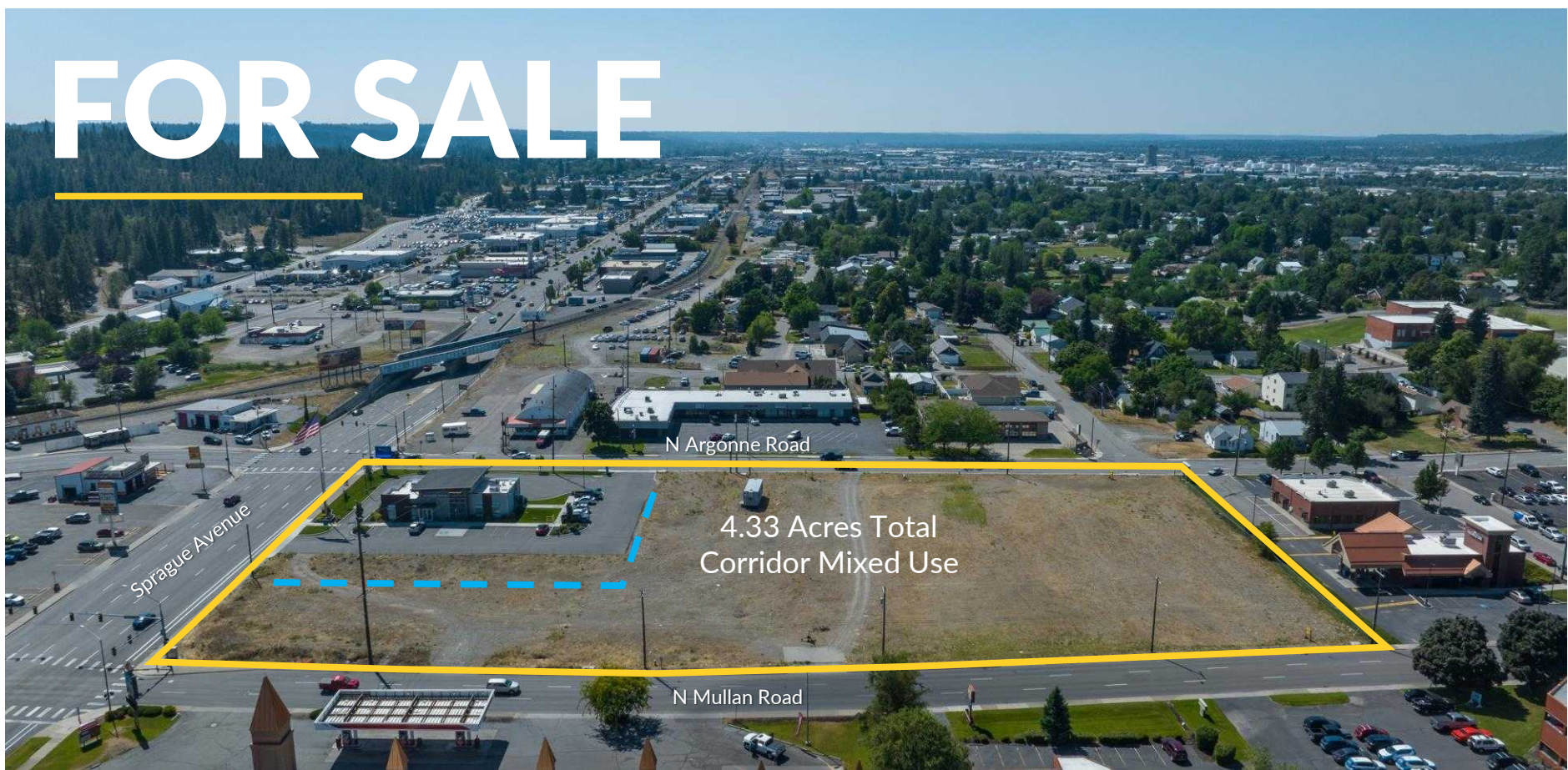


FOR SALE



BANNER PLAZA

10 N Argonne Road & 25 N Mullan Road
Spokane Valley, WA 99212

Total Sale Price: \$7,156,293

Available Land –

Land Size: ± 3.55 Acres

Zoning: Corridor Mixed Use (CMU)

Banner Bank Building –

Building Size: ± 3,181 SF

Parcel Size: ± 30,432 SF

VIDEO SITE
TOUR →



COLIN CONWAY
MANAGING BROKER
509.263.0009

colin.conway@kiemleahagood.com

KIEMLE
HAGOOD

3.55 ACRES OF LAND

10 N Argonne Road & 25 N Mullan Road | Spokane Valley, WA 99212

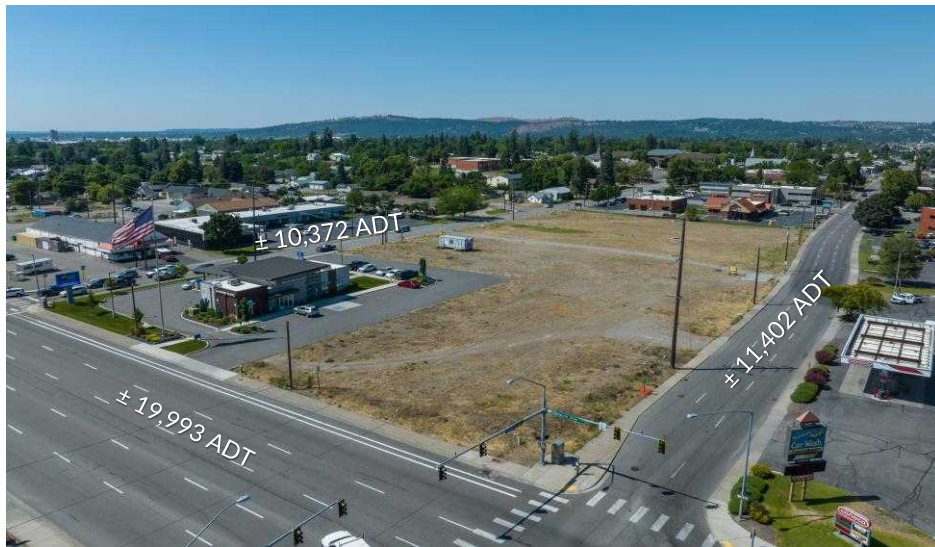
LAND DEVELOPMENT OPPORTUNITY

Sale Price: \$4,325,384

Land Size: \pm 3.55 Acres

Zoning: Corridor Mixed Use (CMU)

Property Type: Retail/Land



BANNER BANK

10 N Argonne Road & 25 N Mullan Road | Spokane Valley, WA 99212

BANNER BANK BUILDING

Sale Price: \$2,830,909

Net Operating Income: \$155,700

Cap Rate: 5.5%

Building SF: ± 3,181 SF

Parcel Size: ± 30,432 SF



BINDING SITE PLAN

10 N Argonne Road & 25 N Mullan Road | Spokane Valley, WA 99212

Bank - 10 Argonne Road

Sale Price: \$2,830,909

Parcel Number: 45173.1444

Land - 25 N Mullan Road

Sale Price: \$4,325,384

Parcel Numbers: 45173.1445 & 45173.1450

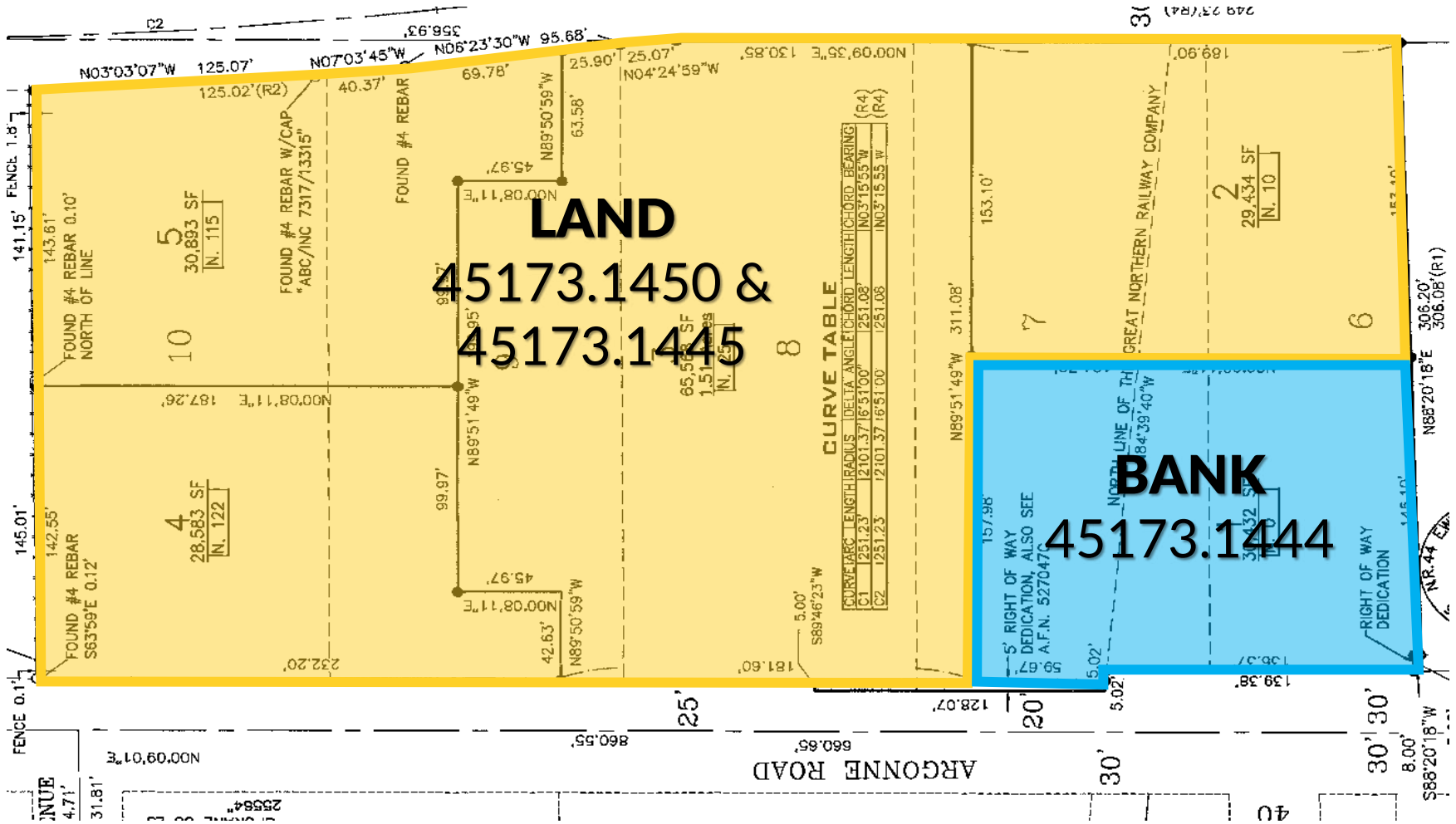
Documents Available by Request:

Binding Site Plan

Reciprocal Easement Assessment (REA)

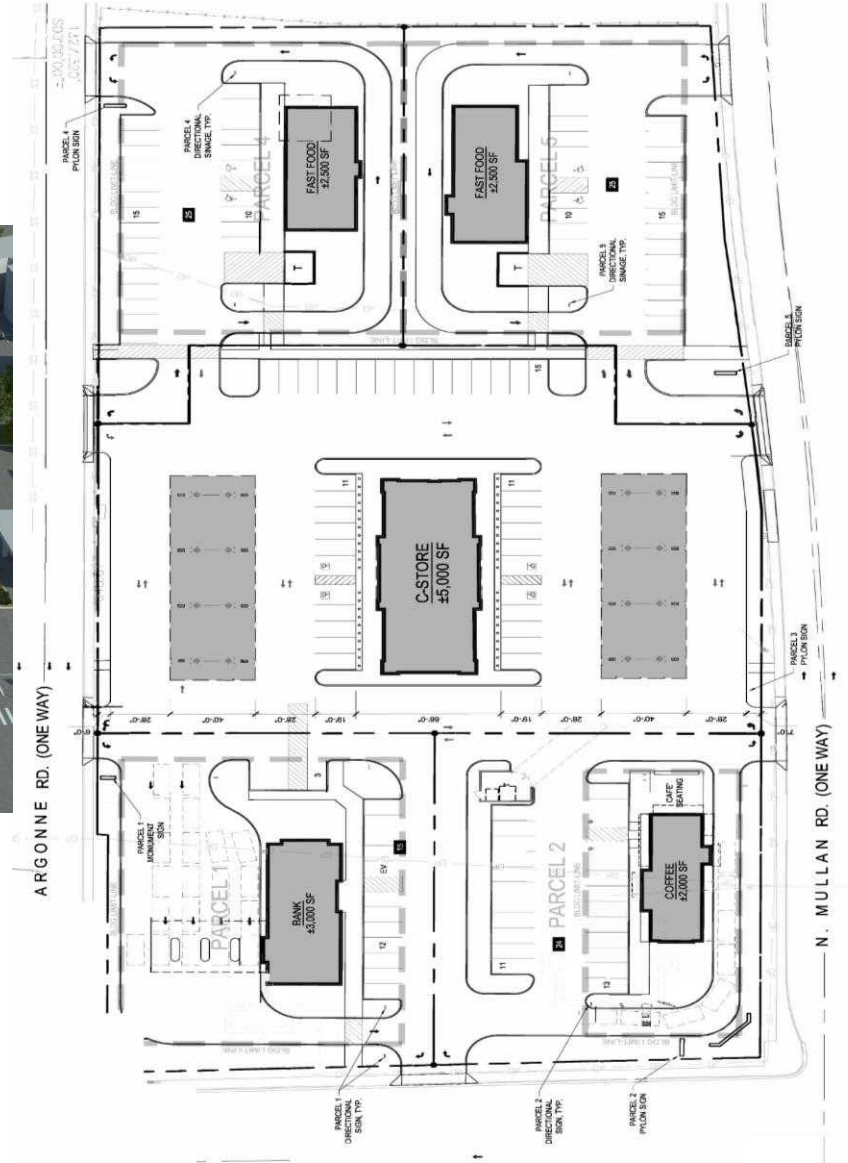
2018 Phase I

Geotechnical Evaluation



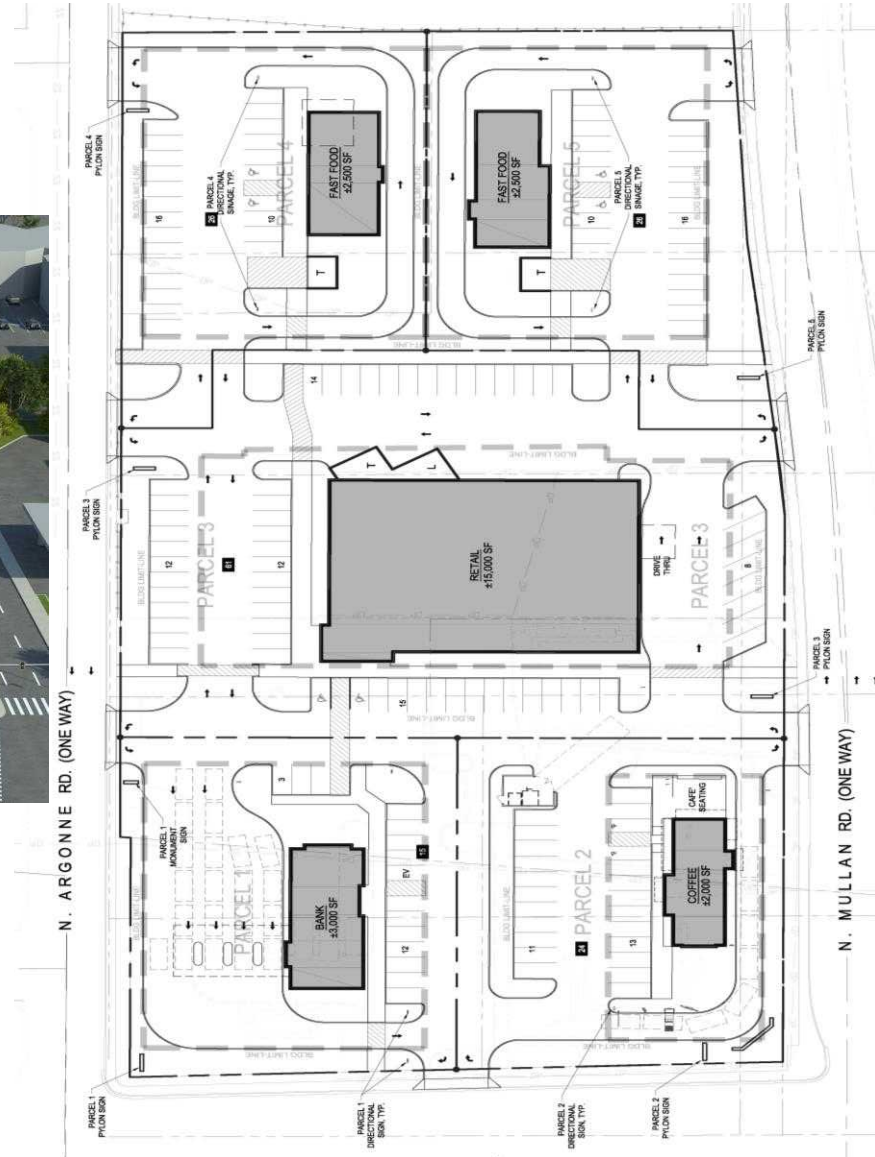
Fuel Station Concept

10 N Argonne Road & 25 N Mullan Road | Spokane Valley, WA 99212



Pharmacy Concept

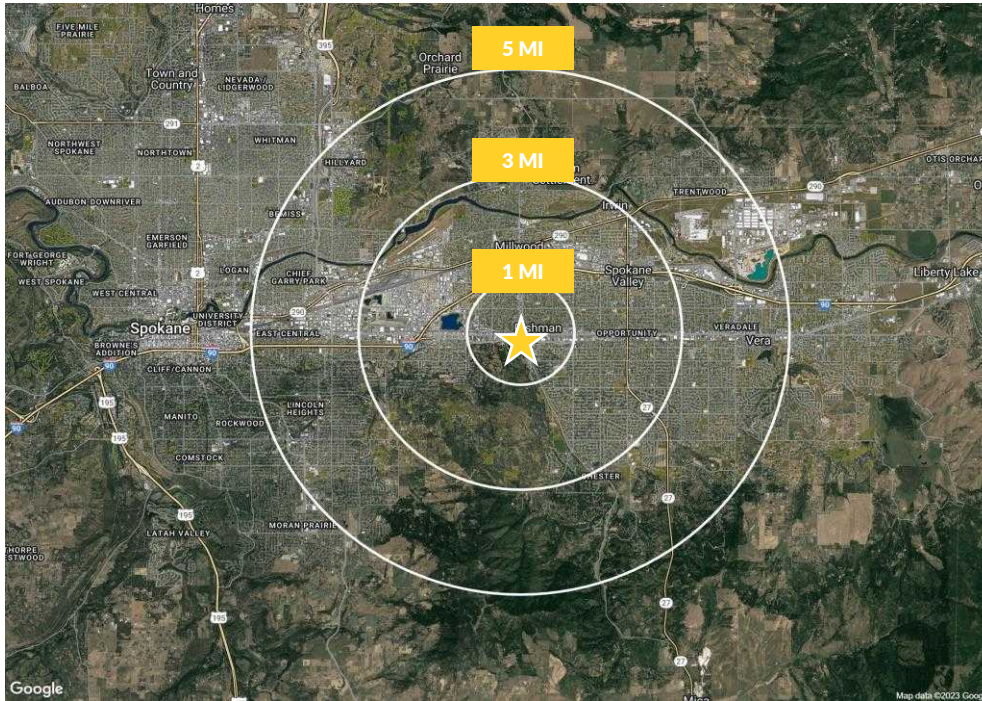
10 N Argonne Road & 25 N Mullan Road | Spokane Valley, WA 99212



BANNER PLAZA

10 N Argonne Road & 25 N Mullan Road Spokane Valley, WA

VIEW
LOCATION



SALE DETAILS

Bank - 10 Argonne Road

Sale Price: \$2,830,909

Parcel Number: 45173.1444

Land - 25 N Mullan Road

Sale Price: \$4,325,384

Parcel Numbers: 45173.1445 & 45173.1450

Total Purchase Price:

\$7,156,293

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2023	9,152	69,168	161,205
Projected Pop 2028	9,523	71,068	168,791
Proj Ann Growth (23-28)	0.8 %	0.5 %	0.9 %
Est Daytime Pop	8,937	54,200	114,657
Average HHI	\$79,833	\$88,842	\$98,222
Median HHI	\$62,802	\$66,050	\$74,588

TRAFFIC COUNTS

AVERAGE DAILY TRAFFIC

North Mullan Road: ± 11,402 ADT

North Argonne Road: ± 10,372 ADT

Sprague Avenue: ± 19,993 ADT

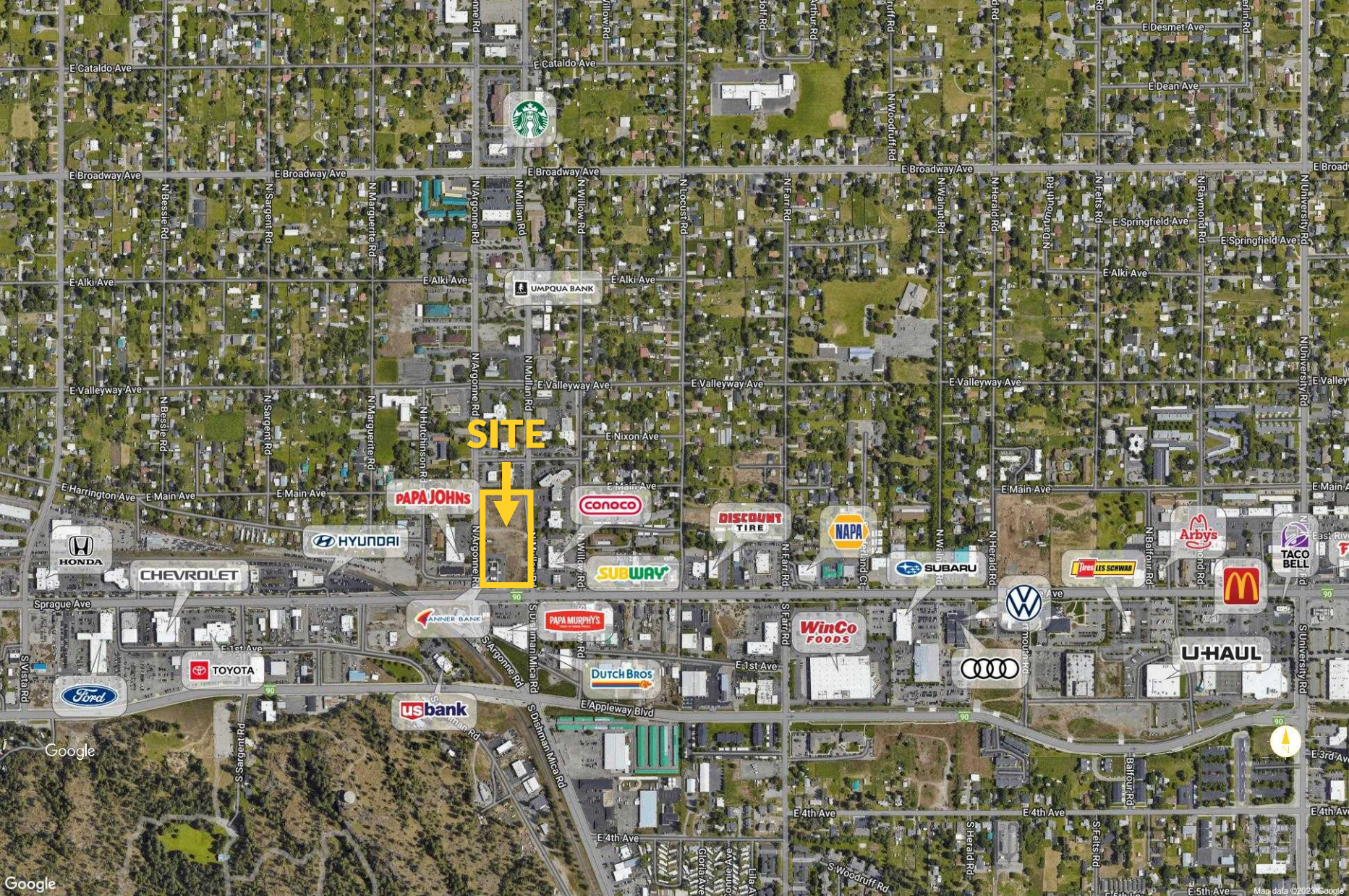
DRIVE TIMES

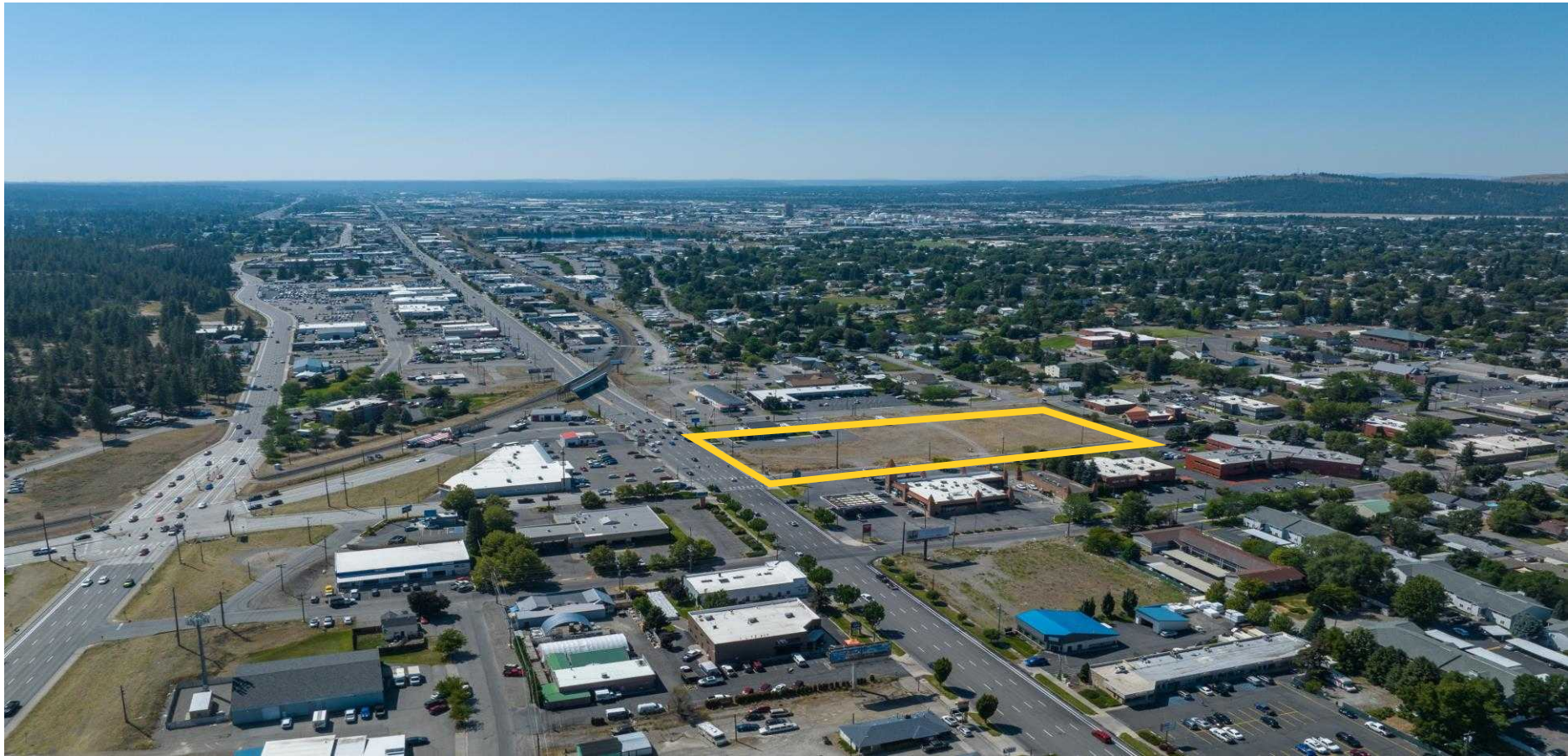
Interstate 90: ± 3 Minutes

Downtown Spokane: ± 13 Minutes

SURROUNDING RETAIL

10 N Argonne Road & 25 N Mullan Road | Spokane Valley, WA 99212





BANNER PLAZA

10 N Argonne Road & 25 N Mullan Road
Spokane Valley, WA 99212

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