



# 13011 W 14TH AVE

AIRWAY HEIGHTS, WASHINGTON 99001

## PRIME RETAIL OPPRTUNITY FOR SALE

DREW ULRICK, SIOR 509.606.5055 [drew@tokcommercial.com](mailto:drew@tokcommercial.com)



**DETAILS**

**PROPERTY TYPE:** Retail  
**BLDG SIZE:** 2,400 SF  
**PARKING:** Ample, On-Site  
**LEASE TERMS:** December 2026  
**SALE PRICE:** \$499,000

**HIGHLIGHTS**

Owner occupant/investment opportunity.  
 Tenants have terms until December 2026.  
 Two-tenant building.  
 Ample parking on-site.  
 Built in 1978. Remodeled in 1991.  
 DO NOT DISTURB TENANTS.

**CONTACT**

**DREW ULRICK, SIOR**  
 509.606.5055  
 drew@tokcommercial.com



3 MILE RADIUS



POPULATION  
**15,712**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.3%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$85,424**  
3 MI. RADIUS

5 MILE RADIUS



POPULATION  
**25,441**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**3.3%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$93,690**  
3 MI. RADIUS

7 MILE RADIUS



POPULATION  
**53,618**  
7MI. RADIUS



HISTORIC ANN. GROWTH  
**2.3%**  
7 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$98,193**  
7 MI. RADIUS



UPDATED: 1.28.2025

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# EXCEPTIONAL ACCESS TO I-90



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