

TOK

SPRAGUE AVE

U-CITY LAND

COMMERCIAL

COMMERCIAL LAND FOR SALE / SPOKANE VALLEY, WA 99206



CONTACT



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HIGHLIGHTS



- Located in proven retail corridor.
- On site work complete; ingress / egress curb cuts.
- Multiple entry points.
- Zoned for Corridor Mixed Use.
- High traffic counts

DETAILS



| | |
|--------------------|-------------------------|
| LOT SIZE: | 0.90 AC +/- |
| SALE PRICE: | \$542,000 |
| PARCEL NO: | APN 45201.0132 |
| ZONING: | CMU, Corridor Mixed Use |
| UTILITIES: | Available |

UPDATED: 5.27.2025

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ZONING: CORRIDOR MIXED USE

Corridor Mixed-Use (CMU) allows for light manufacturing, retail, multifamily, and offices along major transportation corridors. CMU recognizes the historical low-intensity, auto-dependent development pattern. It is primarily used along Sprague Avenue, and the north-south arterials.

ZONING INFORMATION



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SURROUNDED BY RETAIL SYNERGY



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1 MILE RADIUS



POPULATION

13,197



TOTAL RETAIL EXPENDITURE

\$242.07M



AVG. HOUSEHOLD INC.

\$81,786

3 MILE RADIUS



POPULATION

77,625



TOTAL RETAIL EXPENDITURE

\$1.52B



AVG. HOUSEHOLD INC.

\$93,702

5 MILE RADIUS



POPULATION

141,796



TOTAL RETAIL EXPENDITURE

\$2.93B



AVG. HOUSEHOLD INC.

\$107,751

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