

FOR SALE OR LEASE

**PRICE
REDUCED!**



SALE/LEASE | DETAILS

SALE PRICE ~~\$675,000~~ \$495,000
*Seller Financing Available

LEASE RATE \$3,565 / Month, NNN

NNN PSF Estimated at \$3.00/FT/YR

FLEX OFFICE/RETAIL & WAREHOUSE BUILDING

1730 W Broadway Ave
Spokane WA 99201

BUILDING | DETAILS

PARCEL NUMBER 25131.5011

PROPERTY TYPE Flex Office/Retail/Warehouse

FLEX OFFICE/RETAIL ±2,500 SF

SHOP ADDITION ±2,250 SF

BASEMENT SPACE ±1,469 SF

LAND SIZE ±6,220 SF

YEAR BUILT 1916 & 2006



VIEW LOCATION



ANDY BUTLER, CCIM

509.755.7591

andy.butler@kiemleahagood.com

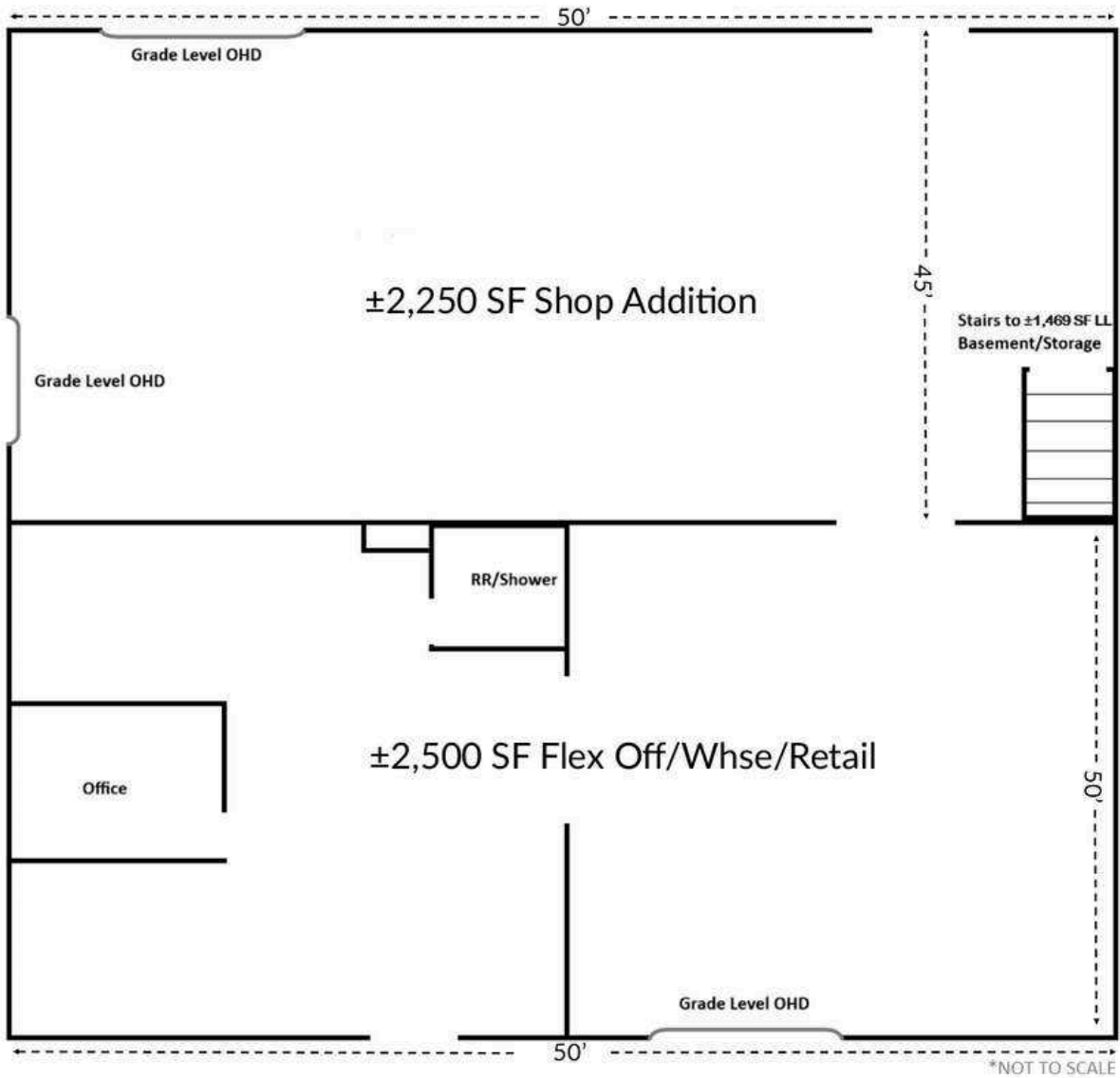
BRANDON PETERSON, BROKER

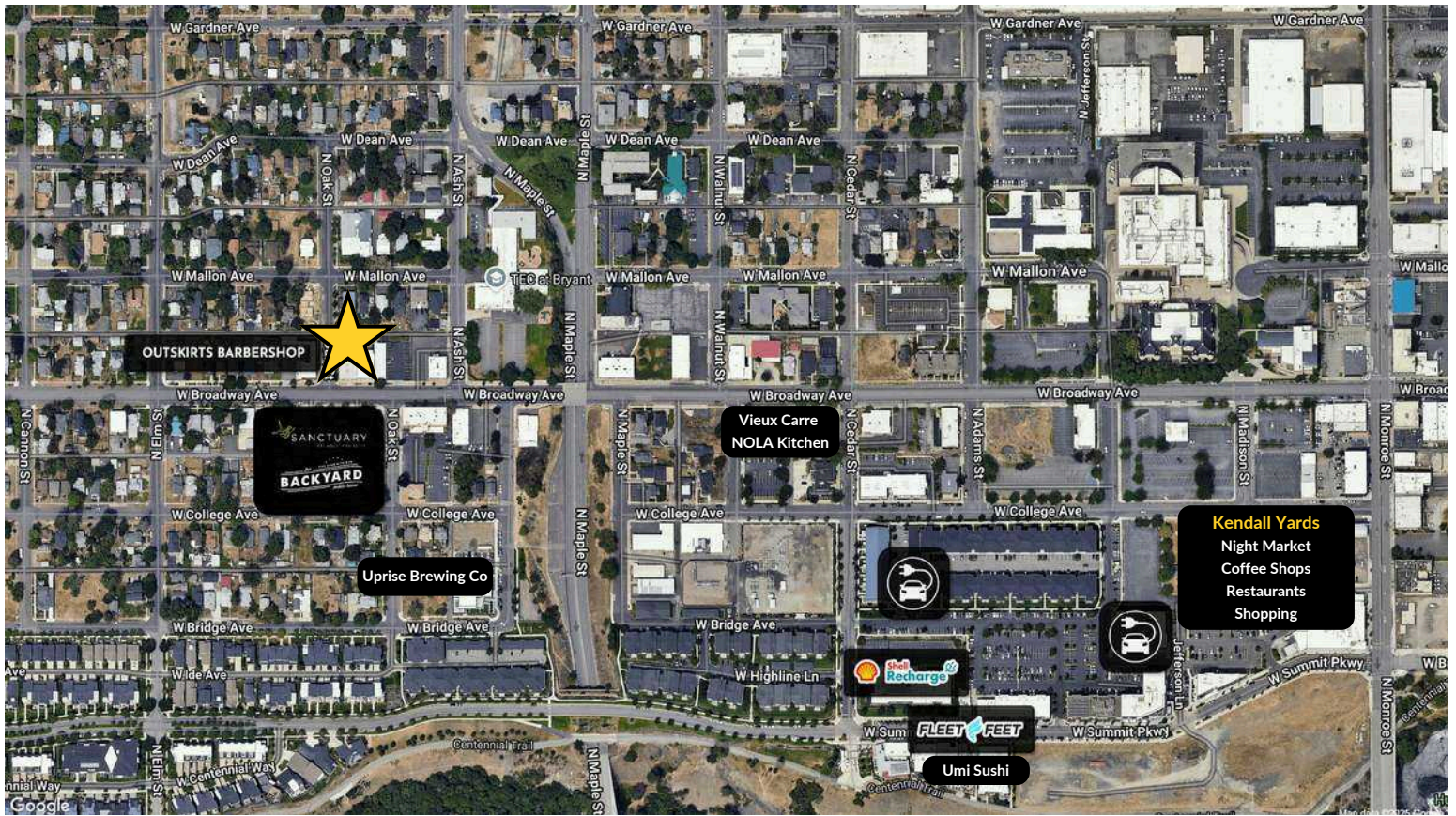
509.755.7541

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**KIEMLE
HAGOOD**

FLOOR PLAN





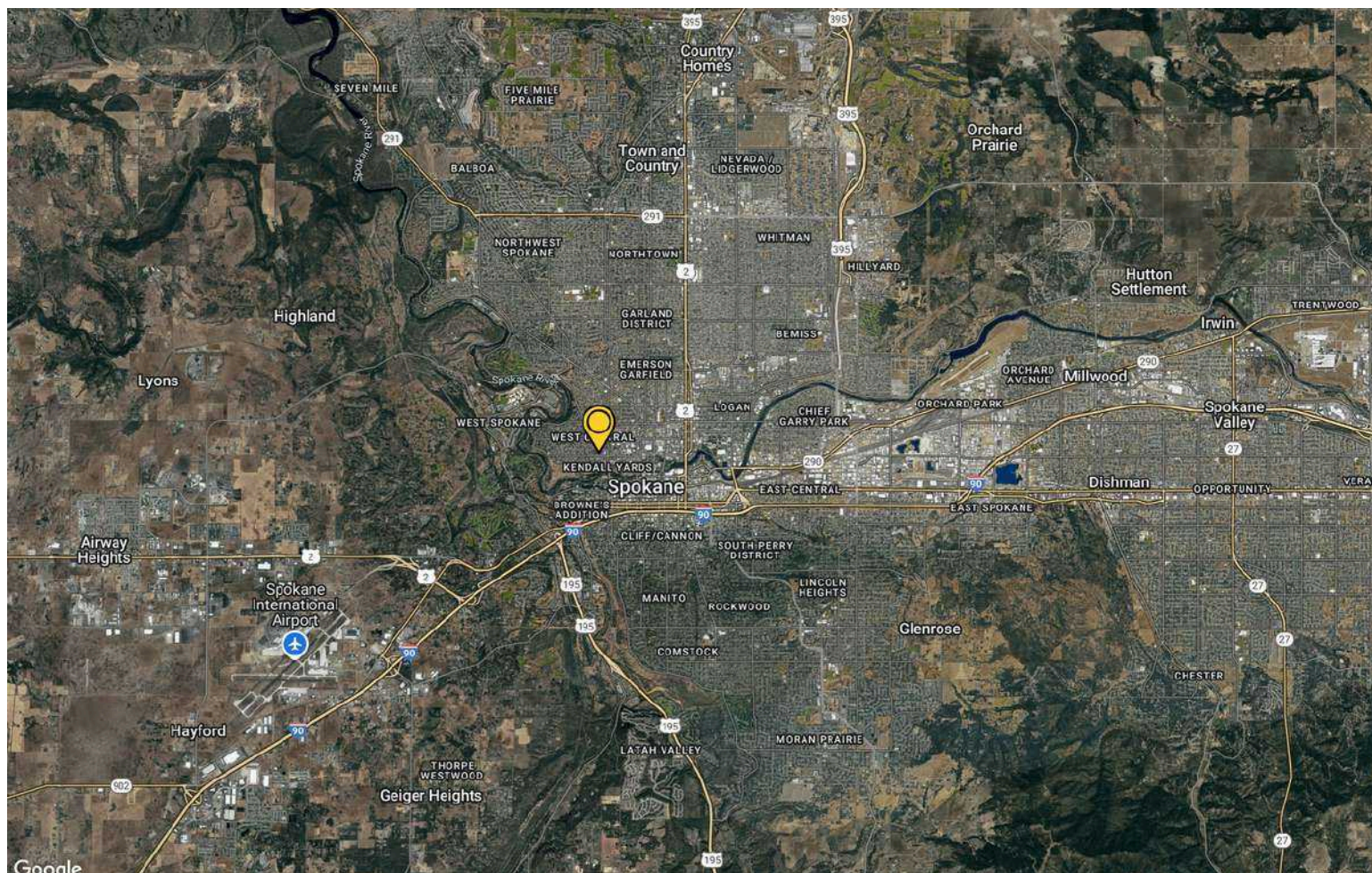
DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|-------------------------|----------|-----------|-----------|
| Est Pop 2024 | 26,902 | 173,820 | 463,199 |
| Projected Pop 2029 | 26,165 | 178,119 | 466,720 |
| Proj Ann Growth (24-29) | -2.77% | +2.47% | +0.76% |
| Est Daytime Pop | 12,026 | 201,948 | 416,086 |
| 2024 Average HHI | \$79,202 | \$117,256 | \$109,691 |
| 2024 Median HHI | \$57,904 | \$83,145 | \$80,580 |

AREA POINTS OF INTEREST

- Outskirts Barbershop
- Sanctuary Spokane
- The Backyard Public House
- Kendall Yards
- Night Market
- Coffee Shops / Restaurants
- Shopping





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201