

DEVELOPMENT OPPORTUNITY FOR SALE



OFFER #1: \$2.5M | OFFER #2: \$1.5M | OFFER #3: \$1M

1306 N. Monroe Street & 1315 N. Lincoln Street
Spokane, WA 99201

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**KIEMLE
HAGOOD**

OFFERING #1

1306 N. Monroe Street & 1315 N. Lincoln Street
Spokane, WA 99201

**DEVELOPMENT OPPORTUNITY
FOR SALE**

\$2.5 MILLION

Parcel Numbers:

35182.1104 + 35182.1103

Total Land Size:

± 38,340 SF (± .88 Acres)

Building Area:

- Main Building: ± 27,634 SF
- Garage/Shop: ± 2,300 SF
Total ± 29,934 SF

Parking:

± 60 Stalls (Assuming 350 SF per vehicle and circulation)

Utilities:

- Water: 12" Min in Monroe St. & 6" Main in Sharp Ave.
- Sewer:
 - 8" Gravity Main in Monroe St.
 - 8" Gravity Main in Lincoln St.

Access & Location:

- Approx. ½ a city block with multiple access points.
- Northern periphery of Downtown Spokane.

Zoning:

CC2 – DC (Center & Corridor District Center)



OFFERING #2

1306 N. Monroe Street & 1315 N. Lincoln Street
Spokane, WA 99201

DEVELOPMENT OPPORTUNITY
FOR SALE

\$1.5 MILLION

Parcel Numbers:

34182.1104 & A Portion of 35182.1103

Total Land Size:

± 25,000 SF

Building Area:

- Main Building: ± 27,634 SF
- Garage/Shop: ± 2,300 SF
- Total ± 29,934 SF

Zoning:

CC2 – DC (Center & Corridor District Center)



Former School
35182.1104



OFFERING #3

1306 N. Monroe Street & 1315 N. Lincoln Street
Spokane, WA 99201

DEVELOPMENT OPPORTUNITY
FOR SALE

\$1 MILLION

Parcel Numbers:

A Portion of 35182.1103

Total Land Size:

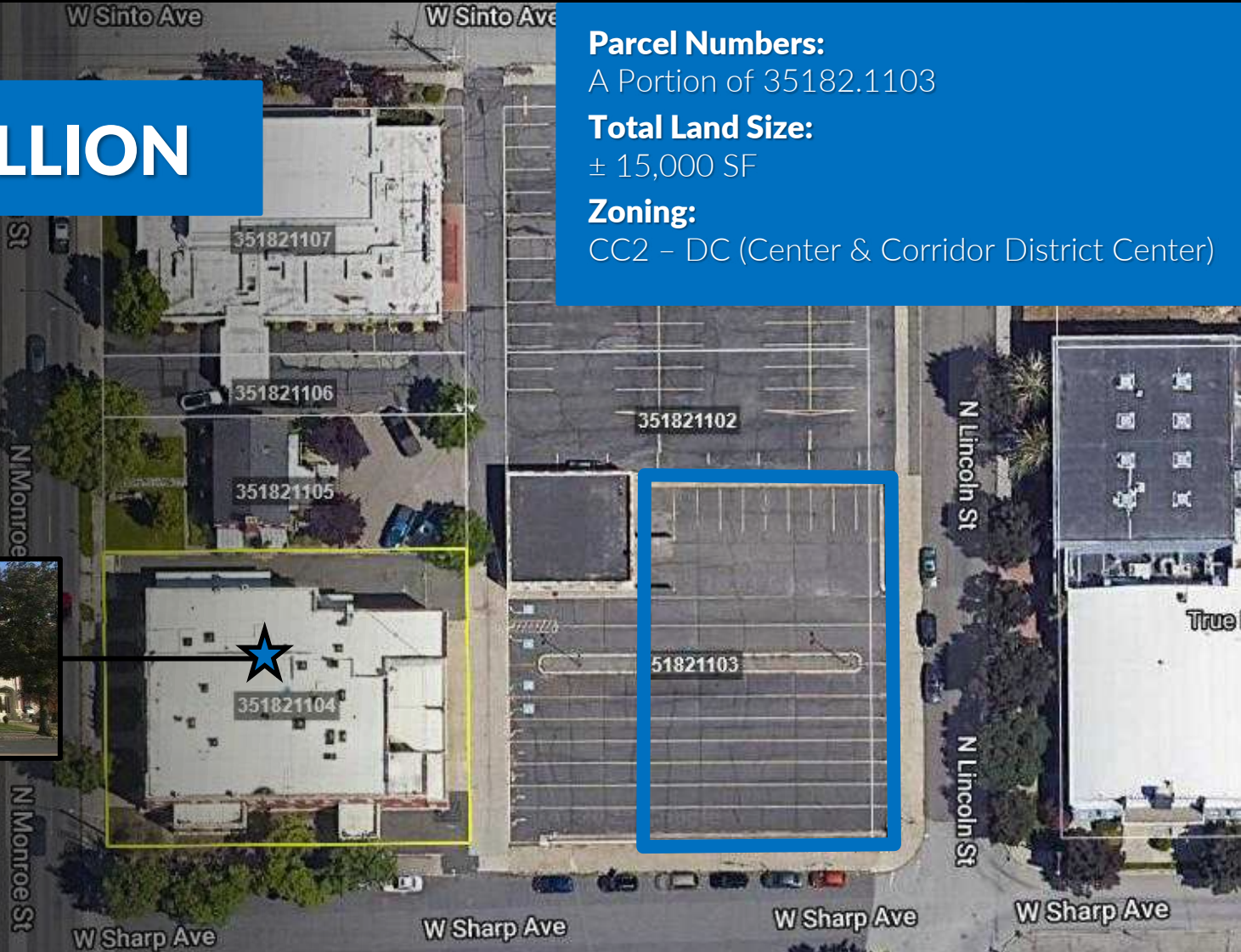
± 15,000 SF

Zoning:

CC2 – DC (Center & Corridor District Center)



Drwing School
Temporary Closed
351821204



PROPERTY HIGHLIGHTS

1306 N. Monroe Street &
1315 N. Lincoln Street
Spokane, WA 99201

- **Excellent Periphery Location**
- **Floor Plans & Drawings Available**
- **Potential Location Development Benefits:**
 - o **New Market Tax Credit**
 - o **General Facilities Connection Waiver**
 - o **Multi-Family Tax Exemption**
 - o **Tax Increment Financing**
 - o **Opportunity Zone Benefits**
 - o **Spokane Target Investment Area**
 - o **Low Income Housing Tax Credit**

INTERIOR DEMOED AND REBUILD READY



DEMOGRAPHICS



	1MI	3MI	5MI	10MI
Estimated Population (23)	17,698	123,443	232,066	406,394
Projected Population (28)	17,986	126,494	237,971	422,548
Projected Annual Growth (23-28)	0.3 %	0.5 %	0.5 %	0.8%
Estimated Households (23)	7 490	52,343	97,508	165,211
Average Household Income (23)	\$65,284	\$84,805	\$91,585	99,719
Median Household Income (23)	\$49,005	\$60,684	\$67,456	\$74,511
Median Age (23)	34.8	34.9	36.3	37.4
Estimated Daytime Demographic (23)	39,145	114,943	189,270	328,784

TRAFFIC COUNTS



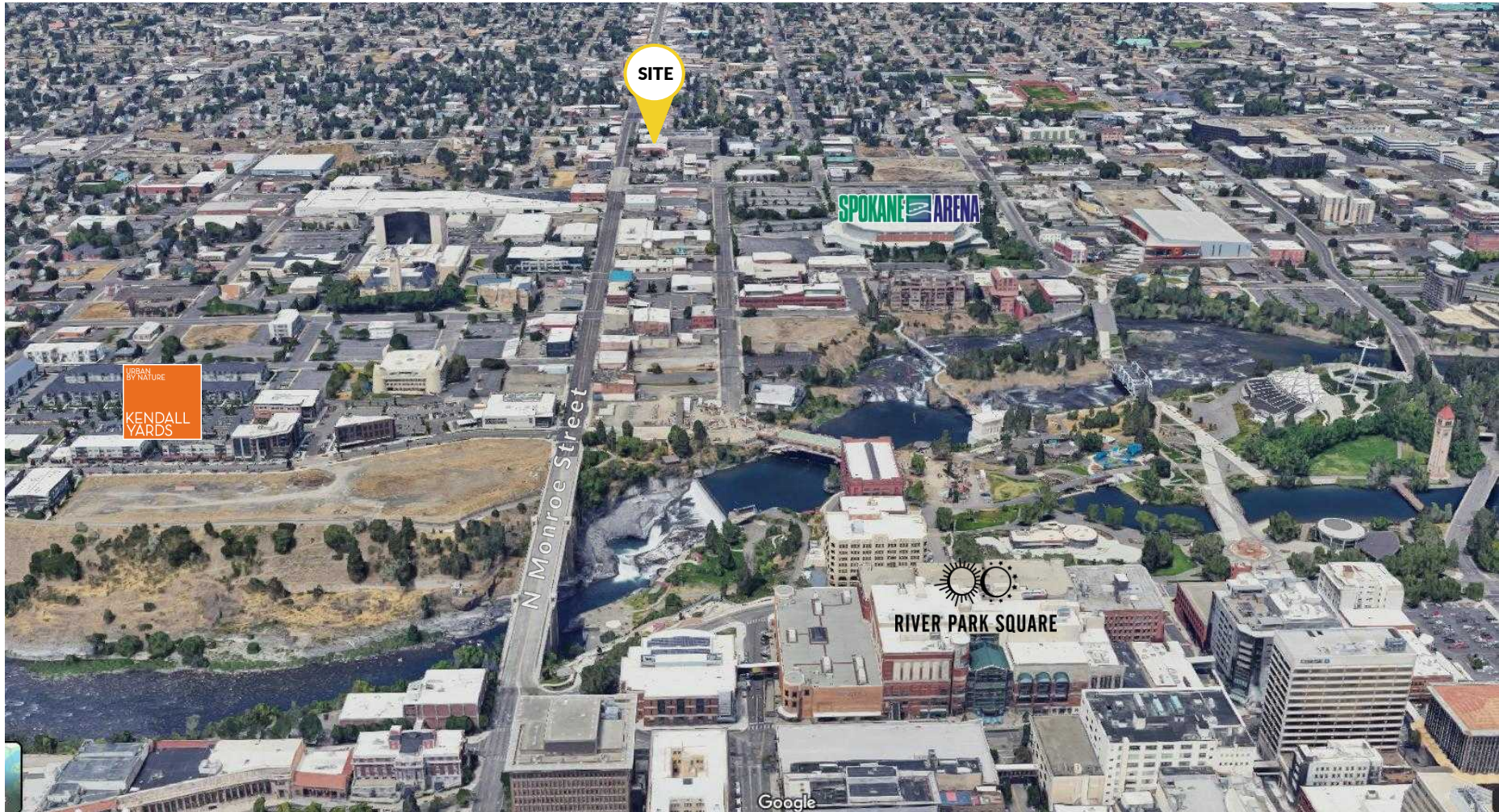
Monroe & Sinto: ± 17,571 ADT

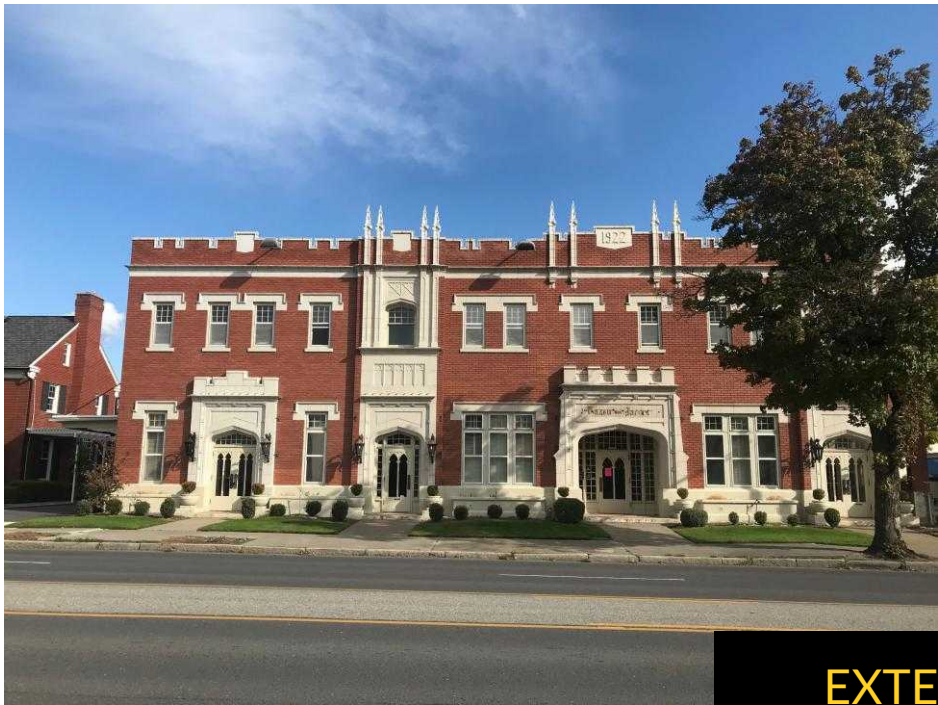
Monroe & Sharp: ± 17,687 ADT

THE AREA

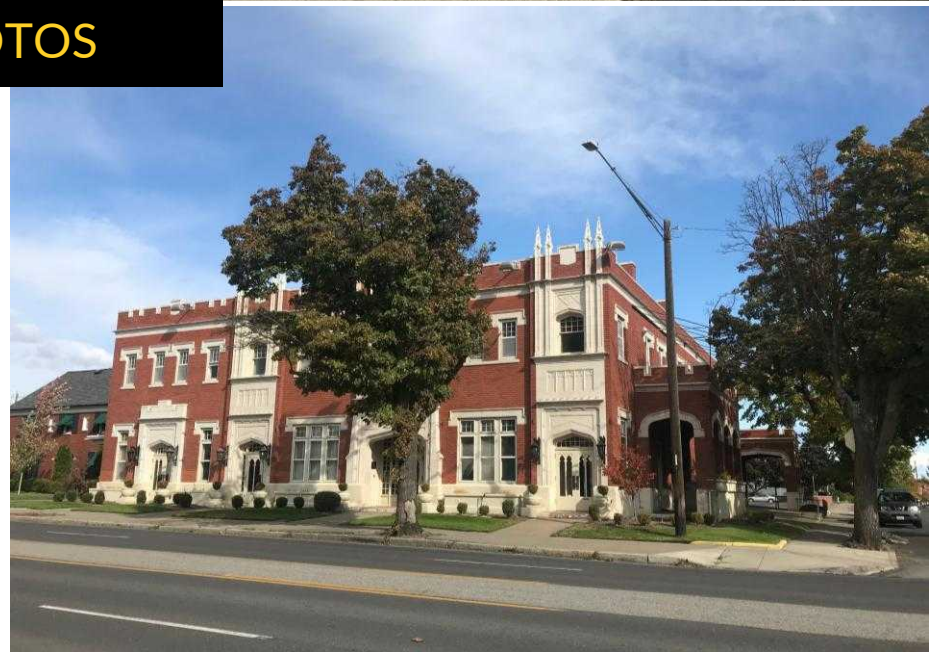
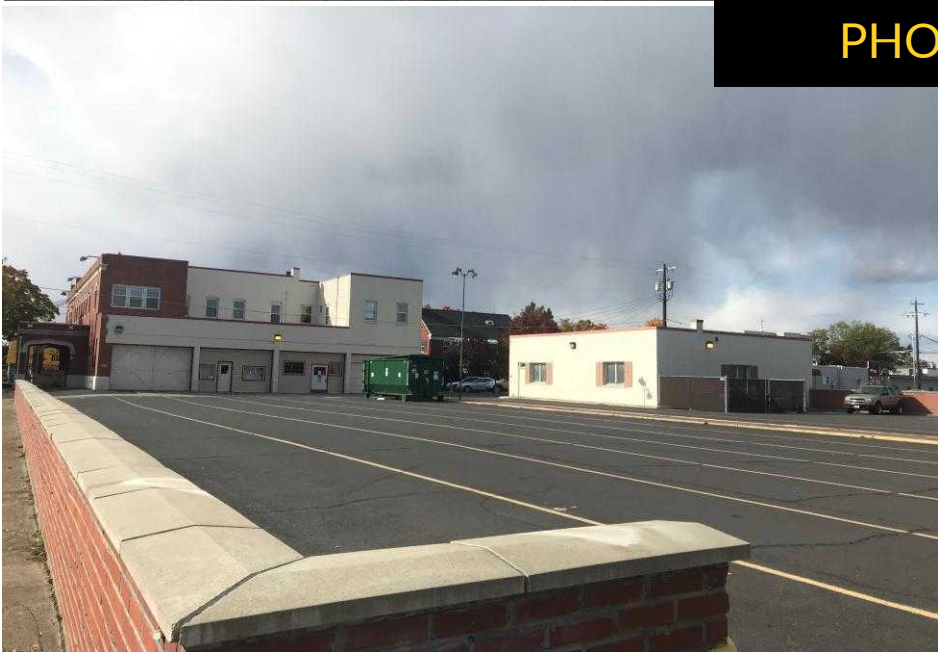
1306 N. Monroe Street & 1315 N. Lincoln Street
Spokane, WA 99201

DEVELOPMENT OPPORTUNITY
FOR SALE





EXTERIOR
PHOTOS

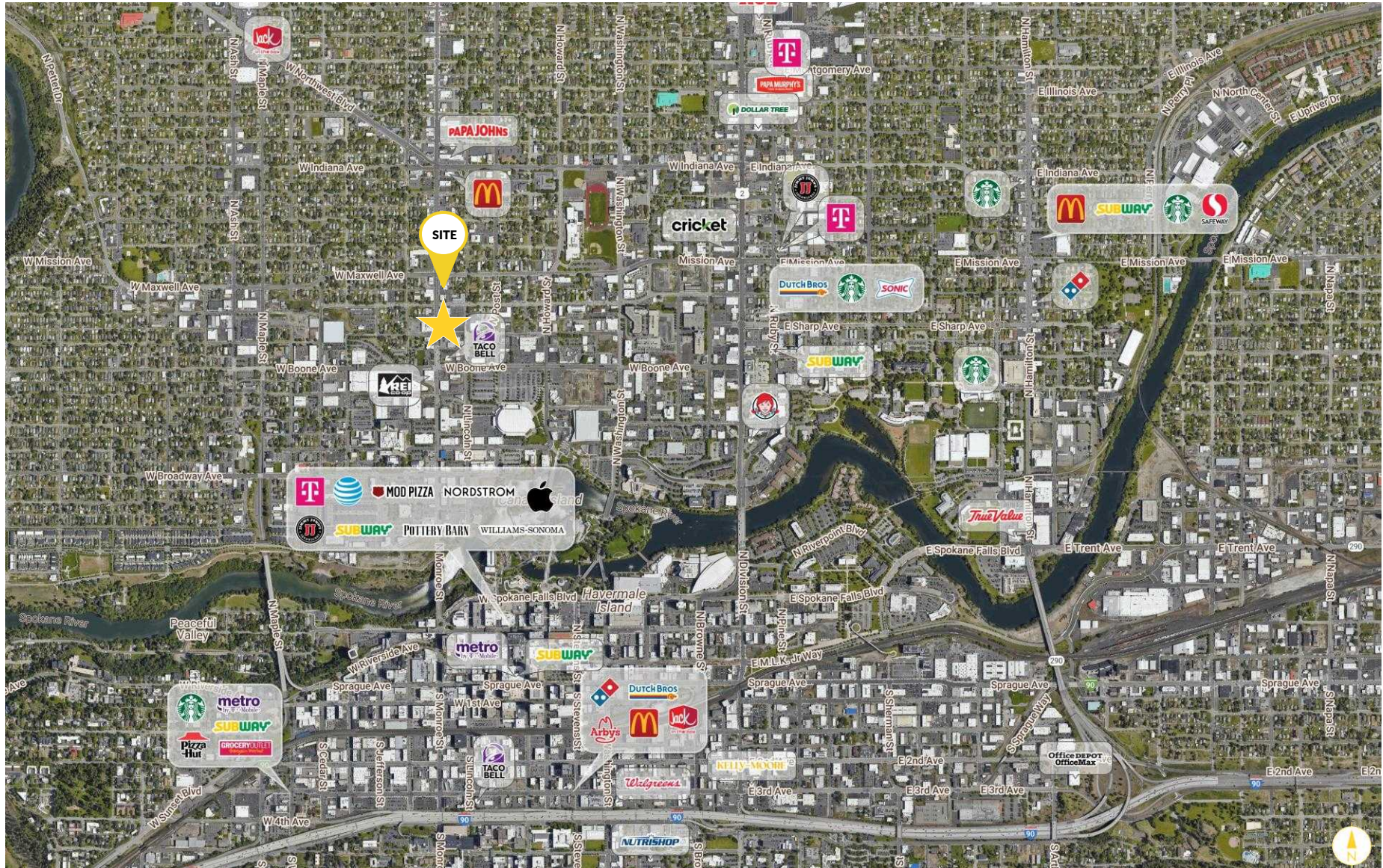


INTERIOR PHOTOS



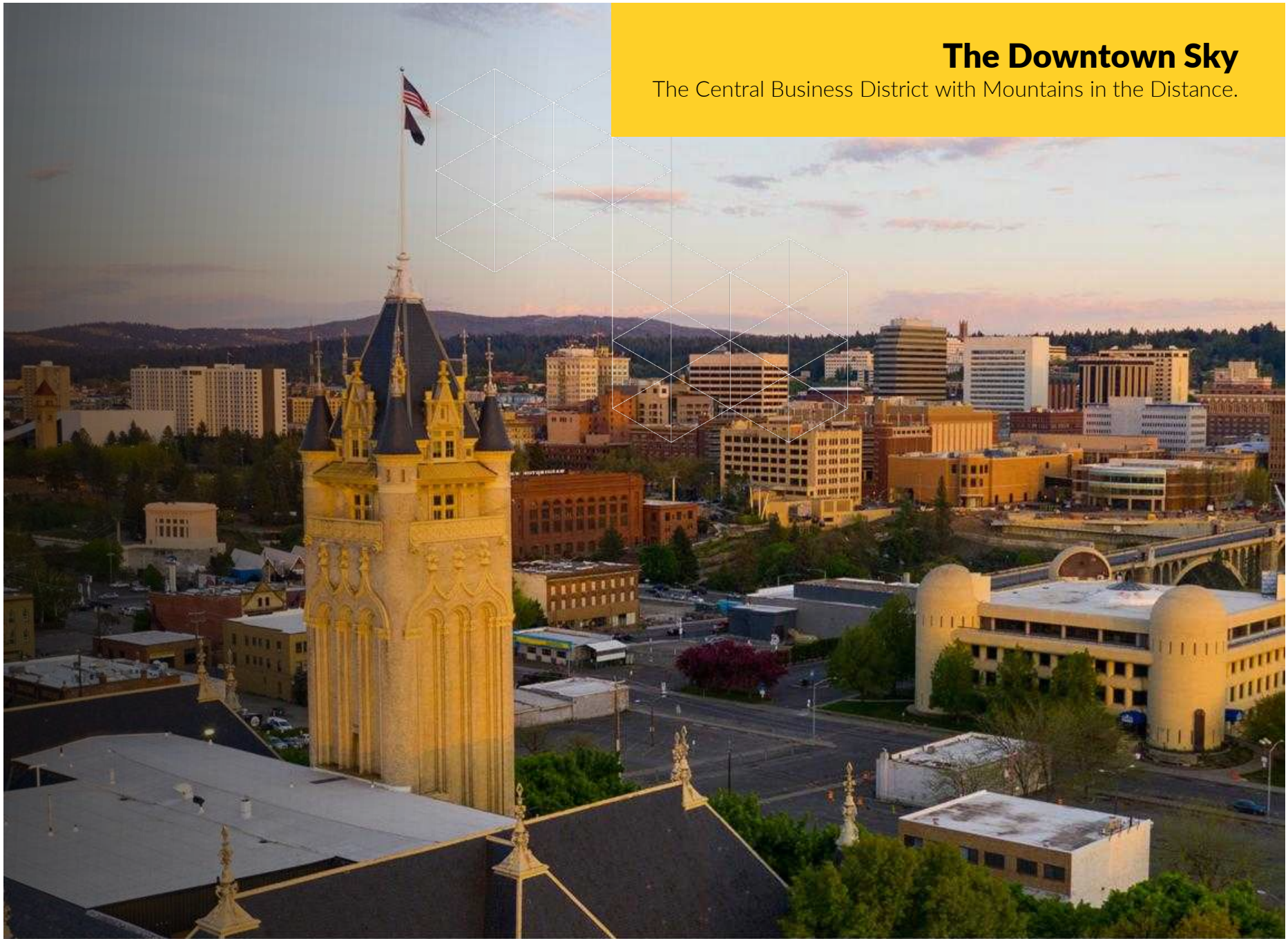
AERIAL VIEW

1306 N. Monroe Street & 1315 N. Lincoln Street
Spokane, WA 99201



The Downtown Sky

The Central Business District with Mountains in the Distance.



REGIONAL HIGHLIGHTS

Spokane County

Spokane, Washington / Coeur d'Alene, Idaho

Combined MSA Area 787,939

2023 Estimated Population

Demographics



2023
Estimated
Population
554,484



2023
Estimated
Businesses
21,728



2023
Estimated
Median HHI
\$71,152



2023
Projected
Population Growth
0.9%

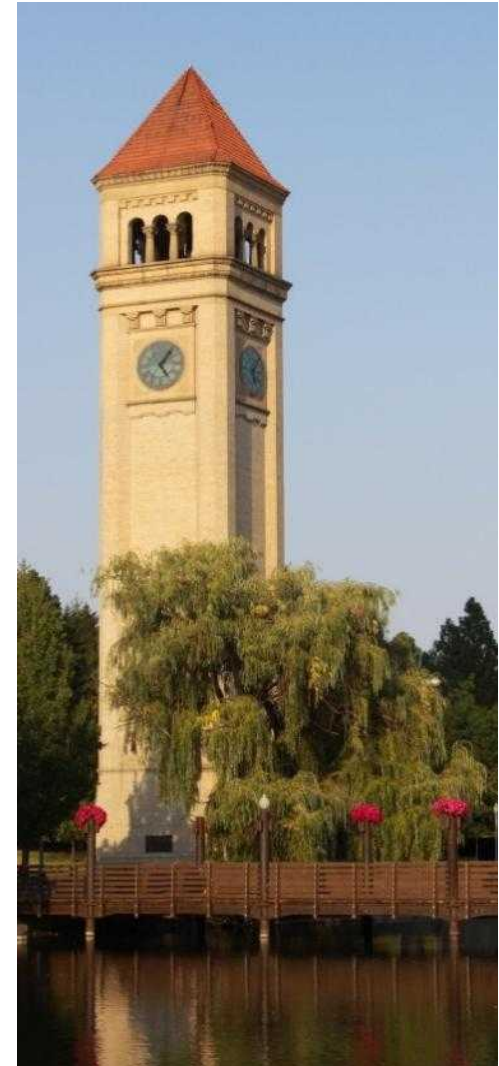
Data Source: US Census Bureau & Regis Pro

Spokane, WA

Estimated Population (23)	234,214
Projected Population (28)	239,801
Census Population (20)	229,057
Historical Annual Growth (10-20)	0.9%
Projected Annual Growth (23-28)	0.5%
Estimated Households (23)	97,942
Average Household Income (23)	\$94,395
Median Household Income (23)	\$63,144
Median Age (23)	35.6
Estimated Total Businesses (23)	11,350
Estimated Daytime Demographic (23)	188,728

Spokane County, WA

Estimated Population (23)	554,484
Projected Population (28)	579,929
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (23-28)	0.9%
Estimated Households (23)	221,135
Average Household Income (23)	\$102,777
Median Household Income (23)	\$71,152
Median Age (23)	36.1
Estimated Total Businesses (23)	21,728
Estimated Daytime Demographic (23)	384,947



The Historic Monroe Street Bridge

This stunning bridge stands over Spokane Falls in the heart of the City.



HIGHER EDUCATION

Colleges and Universities



**Public Undergraduate and
Graduate University
Founded in 1882**

Number of Students: +/-10,892
City: Cheney and Spokane
Two campus site. Main campus in
Cheney.



**Community College for
Extended Learning
Founded in 1963**

Number of Students: +/-7,081
City: Spokane
Two city locations.



**Private Undergraduate and
Graduate University, Law School
Founded in 1887**

Number of Students: +/-7,381
City: Spokane



**Private Undergraduate and
Graduate University
Founded in 1890**

Number of Students: +/-2,592
City: Spokane



**Public Undergraduate and
Graduate University,
Medical School
Founded in 1889**

Number of Students: +/-29,843
City: Pullman and Spokane
Main campus in Pullman
Distance to Pullman: 72 mi



**Public Undergraduate and
Graduate University
Founded in 1889**

Number of Students: +/-11,507
City: Moscow, Idaho
Distance: 90 miles

Higher Education Breakdown



Spokane County

Associate Degree: 13.2%

Bachelor Degree: 21.0%

Graduate Degree: 12.1%

Any College (Some or Higher): 71.4%

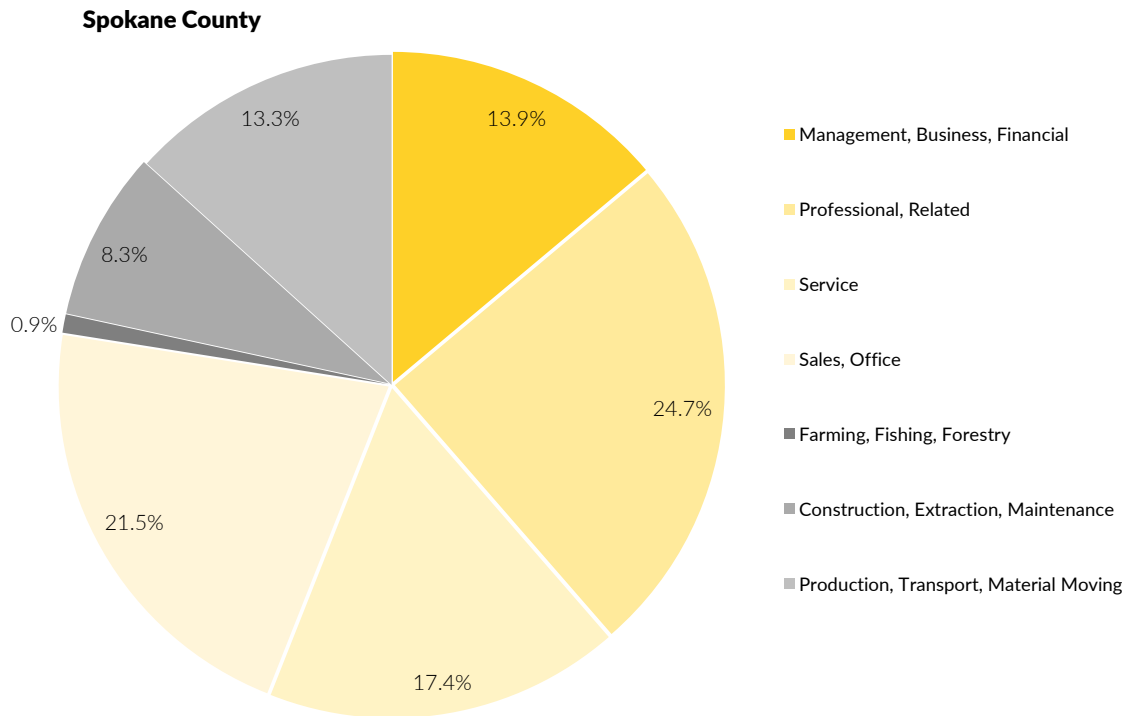
BUSINESS SECTOR

Spokane County

Current Unemployment Rate

Spokane County 5.0%
City of Spokane 5.3%

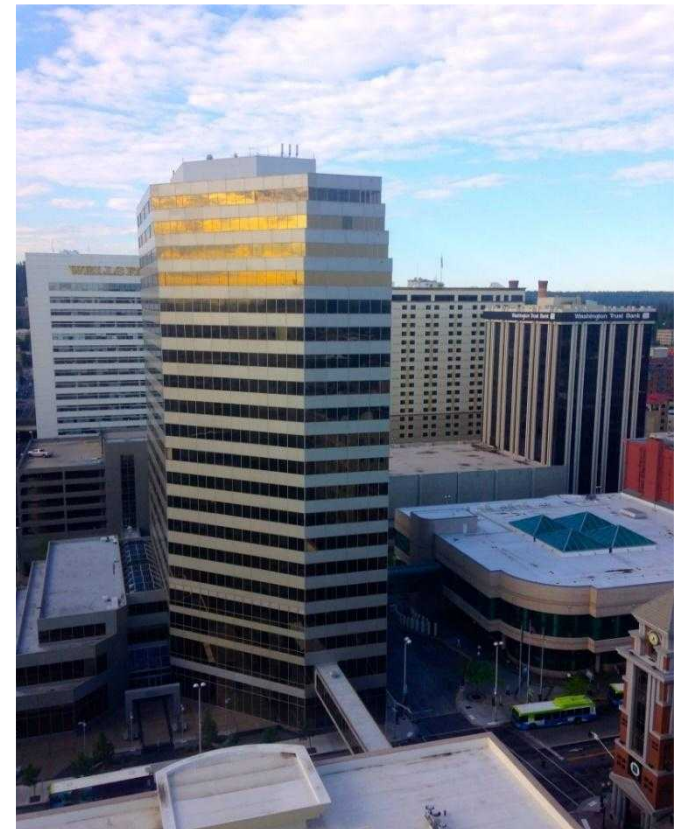
Industry Breakdown



Occupational Classifications

Blue Collar: 104,087 Employees

White Collar: 156,981 Employees



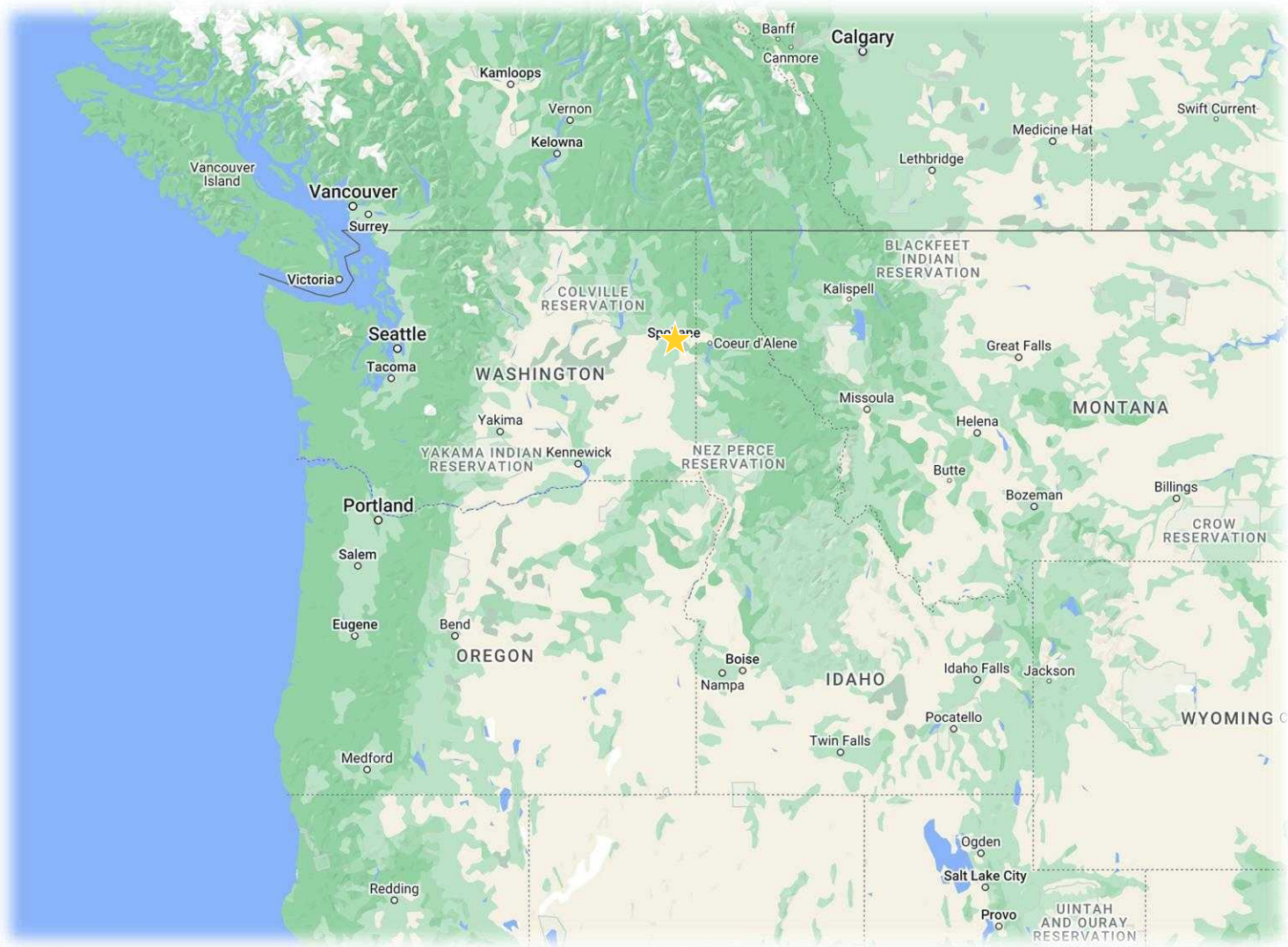
The Natural Beauty of the Region

Riverside State Park – The Bowl & Pitcher Recreation Area



THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



Distance to



Coeur d'Alene, ID

39 min | 34.2 mi

Tri Cities, WA

2 hrs 7 min | 143 mi

Missoula, MT

3 hrs 5 min | 199 mi

Seattle, WA

4 hrs 15 min | 279 mi

Portland, OR

5 hrs 23 min | 353 mi

Boise, ID

6 hrs 23 min | 427 mi

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For more information on this opportunity:



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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**KIEMLE
HAGOOD**

CREATING REAL ESTATE SOLUTIONS