

# FOR SALE OR LEASE



## VALLEY ASPEN SOUND

14009 E Sprague Avenue | Spokane Valley, WA 99216

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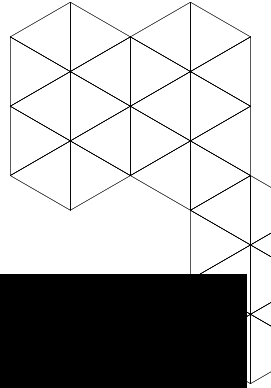


## PROPERTY OVERVIEW

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Spokane Valley, WA 99216

SALE PRICE	\$850,000
LEASE RATE	\$20.00 PSF, NNN
BUILDING SIZE	±2,784 SF
LOT SIZE	±11,400 SF
PARCEL NO.	45143.2846
ZONING	CMU
YEAR BUILT	1996



Single Tenant Retail Building with two Car Bays  
Excellent visibility and Pylon Signage  
*\*Please do not disturb Tenant. Tenant plans to vacate end of 2025*





DISTANCE AND DRIVE TIMES

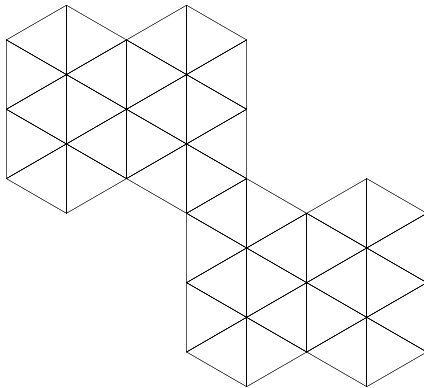
WEST

- SPOKANE AIRPORT | ±21 Minutes, ±17 Miles
  - CHENEY, WA | ±33 Minutes, ±28 Miles
- EAST
- LIBERTY LAKE, WA | ±11 Minutes, ±7 Miles
  - COEUR D'ALENE, ID | ±30 Minutes, ±24 Miles
- NORTH
- DEER PARK, WA | ±43 Minutes, ±23 Miles
- SOUTH
- PULLMAN, WA | ±1 Hour 31 Minutes, ±86 Miles

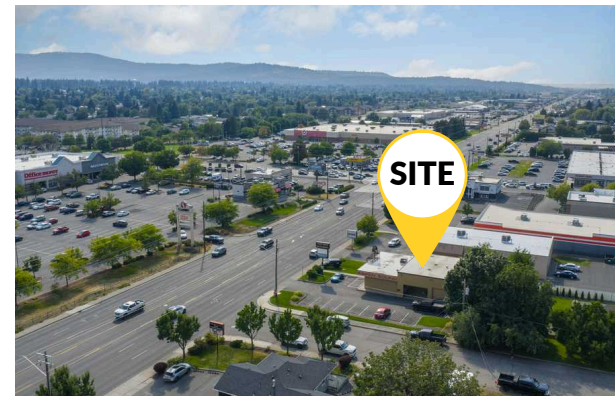
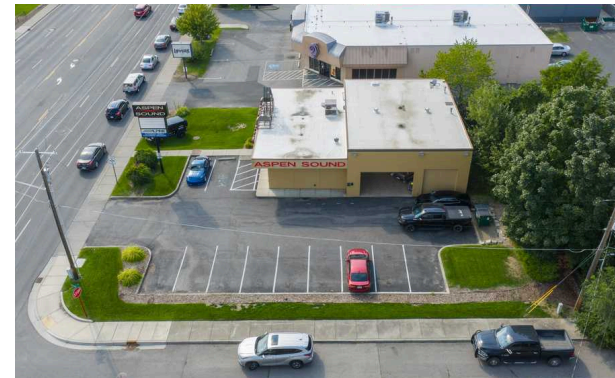


DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	12,920	86,367	130,864
PROJ. POPULATION 2030	12,882	88,438	133,557
ADJ. DAYTIME DEMO	8,586	58,402	89,149
2025 AVERAGE HHI	\$83,039	\$102,006	\$107,937
2025 MEDIAN HHI	\$67,803	\$81,908	\$85,081











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