

# FOR SALE

## PRIME INVESTMENT OPPORTUNITY

5725 E Sprague Avenue | Spokane Valley, WA 99212

**[KIEMLEHAGOOD]**

**CASEY BRAZIL**

D | 509.280.9124

[casey.brazil@kiemleahagood.com](mailto:casey.brazil@kiemleahagood.com)

**RICHARD FOX**

D | 509.755.7580

[richard.fox@kiemleahagood.com](mailto:richard.fox@kiemleahagood.com)

<b>OFFERING PRICE</b>	<b>  \$4,100,000</b>
<b>NET OPERATING INCOME</b>	<b>  \$241,372</b>
<b>PARCEL</b>	<b>  35174.0224</b>
<b>ZONING</b>	<b>  Regional Commercial (RC)</b>
<b>SUBMARKET</b>	<b>  Spokane Valley</b>
<b>YEAR BUILT</b>	<b>  1956</b>
<b>YEAR RENOVATED</b>	<b>  1980</b>
<b>BUILDING SF</b>	<b>  ±29,936 SF</b>
<b>TENANTS</b>	<b>  Big 5 Game World Cycle Gear</b>
<b>LAND SF</b>	<b>  ±61,880 SF</b>
<b>LAND ACRES</b>	<b>  ±1.42 Acres</b>
<b>PARKING STALLS/RATIO</b>	<b>  65 Stalls</b>
<b>SIGNAGE</b>	<b>  Monument &amp; Facade</b>

- Prime Location along high-demand retail corridor
- Property sits in front Home Depot
- Adjacent to Walmart, Costco and other National Retailers
- Exceptional Visibility with prominent frontage and high daily traffic counts
- Superior Access along Sprague Avenue and proximity to I-90



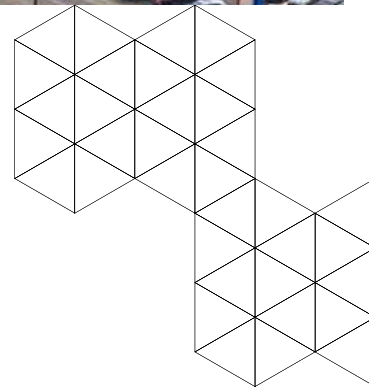
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**DISTANCE | DRIVE TIMES**



SPOKANE INTERNATIONAL AIRPORT (WEST)	±13 Minutes, ±10 Miles
LIBERTY LAKE, WA (EAST)	±17 Minutes, ±11 Miles
DEER PARK, WA (NORTH)	±35 Minutes, ±25 Miles
PULLMAN, WA (SOUTH)	±1 Hour 23 Minutes, ±72 Miles



## DEMOGRAPHICS

EST POPULATION 2025

1 MI

3 MI

5 MI

PROJ. POPULATION 2030

MEDIAN AGE

2025 AVERAGE HHI

2025 MEDIAN HHI

5,742

5.884

38.3

\$69,262

\$57,771

66,165

65,484

37.7

\$93,679

\$72,096

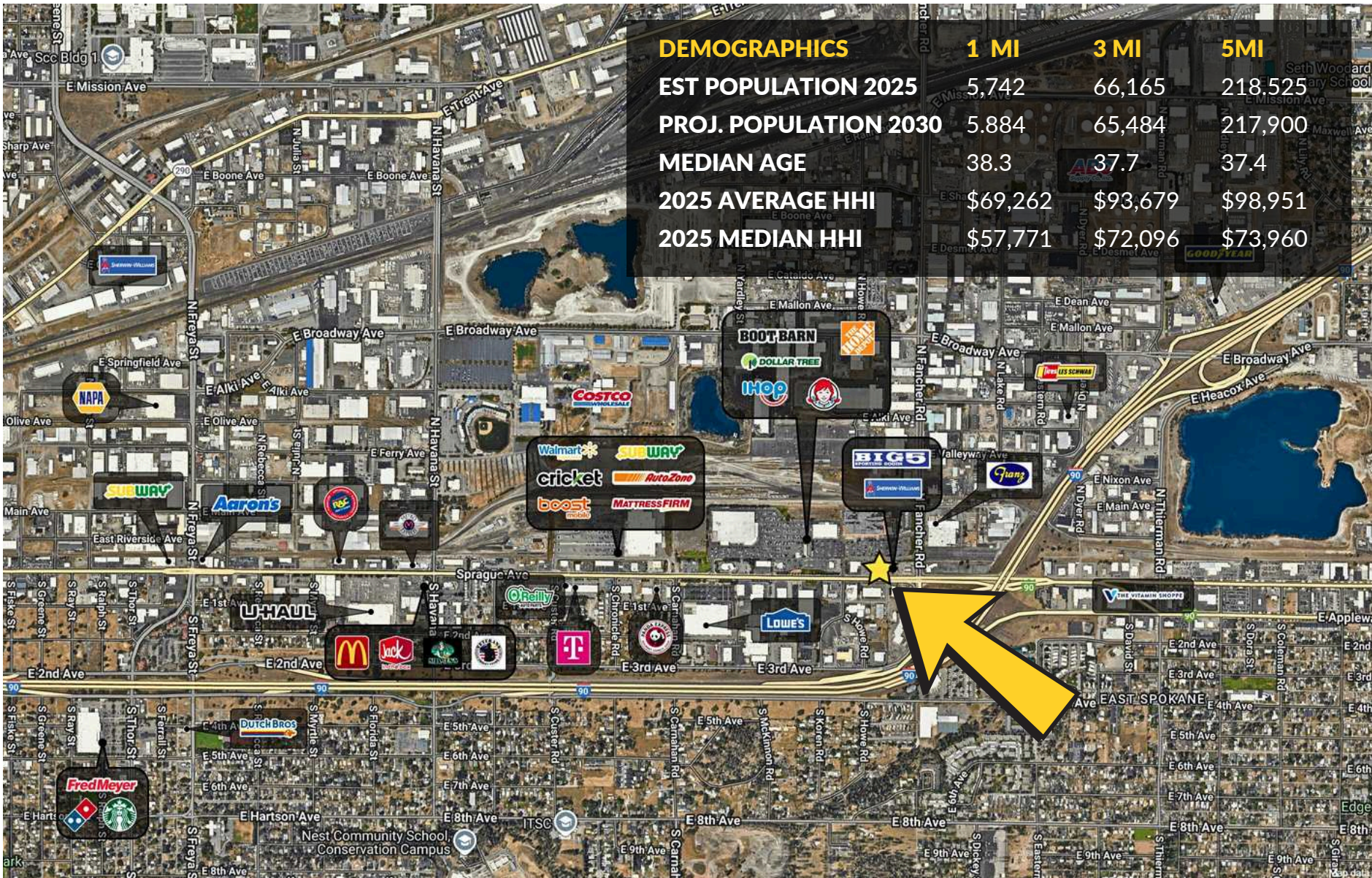
218,525

217,900

37.4

\$98,951

\$73,960





**VIEW LOCATION**



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