

Redevelopment Opportunity

Former Village Centre Cinemas
10117 US-2 • Spokane • WA

For Sale or Lease
\$3.85M

- 29,170 SF of Flexible Space
- Turnkey Condition
- 7.03 Acres
- Abundant Parking
- Modern Construction





Property Highlights

Perfect for buyers seeking a modern, highway-visible facility with exceptional expansion potential in Spokane's growing western corridor.

Highway Frontage Advantage

- Prime State Route 2 Frontage - High-visibility location on major east-west corridor with 15,000+ daily traffic counts
- Regional Destination - Strategic highway position draws customers from wide geographic area
- Easy Interstate Access - Direct connection to regional transportation network
- Monument Signage Opportunity - Prominent highway visibility for maximum brand exposure

Exceptional Scale & Infrastructure

- 29,170 SF of Flexible Space - Massive single-user or divisible multi-tenant opportunity
- 7.03 Acres Total - Rare large-format site with extensive expansion potential
- Modern Construction (2009) - Contemporary building systems with minimal deferred maintenance
- Turnkey Condition - Move-in ready with excellent structural integrity
- Abundant Parking - 300+ spaces support high-traffic commercial operations

Redevelopment Versatility

Ideal for Highway-Oriented Uses:

- Automotive Superstores - Dealerships, auto parts, service centers
- Big Box Retail - Furniture, appliances, sporting goods, home improvement
- Entertainment Complexes - Bowling, gaming, family entertainment centers
- Fitness/Recreation - Large-format gyms, sports complexes, indoor recreation
- Event/Wedding Venues - Ample parking and highway accessibility for guests

Strategic Location Benefits

- Spokane MSA Growth Corridor - Benefits from expanding suburban development patterns
- Commercial Node Potential - Anchor opportunity for additional retail/service development
- Population Density - Serves growing residential communities along SR 2 corridor
- Limited Competition - Large-format retail options scarce in immediate trade area

Investment Highlights

- 7+ Acre Development Site - Exceptional land-to-building ratio allows future expansion
- Highway Commercial Zoning - Permits wide range of commercial uses
- Regional Draw Potential - Highway visibility attracts customers from 20+ mile radius
- Proven Location - Former entertainment venue demonstrates area's commercial viability
- Value-Add Opportunity - Reposition modern asset in high-growth corridor

Immediate Advantages

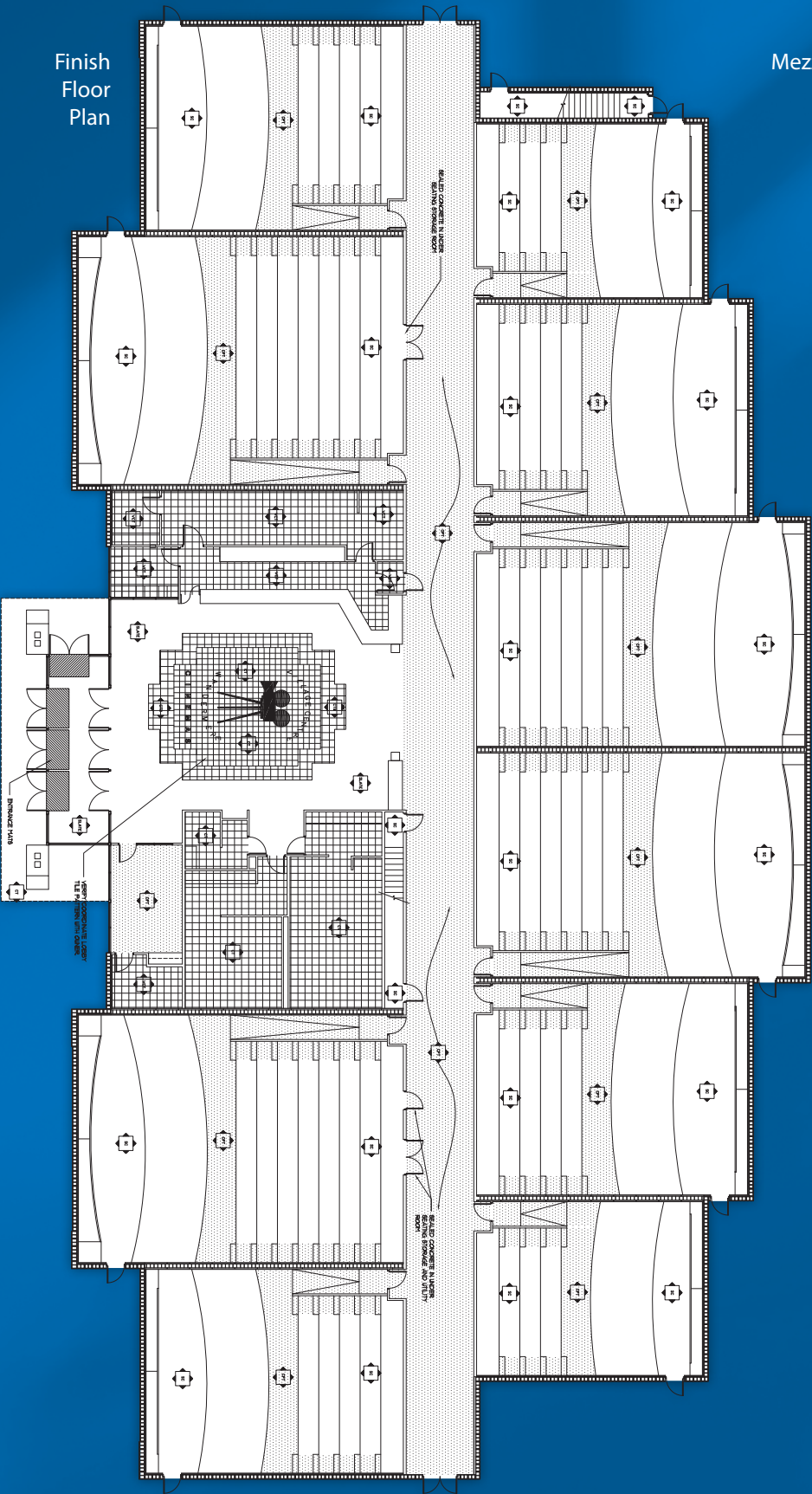
- No Tenant Improvement Required - Open floor plan ready for most uses
- Modern HVAC/Electrical - 2009 systems minimize capital requirements
- Established Utility Infrastructure - Heavy-duty capacity supports various operations
- Clear Span Construction - Minimal columns maximize layout flexibility



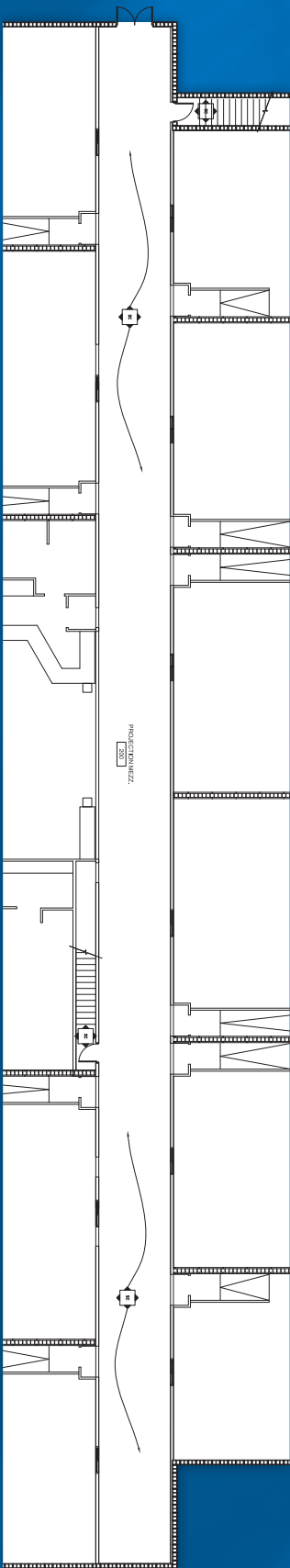
Property
Highlights

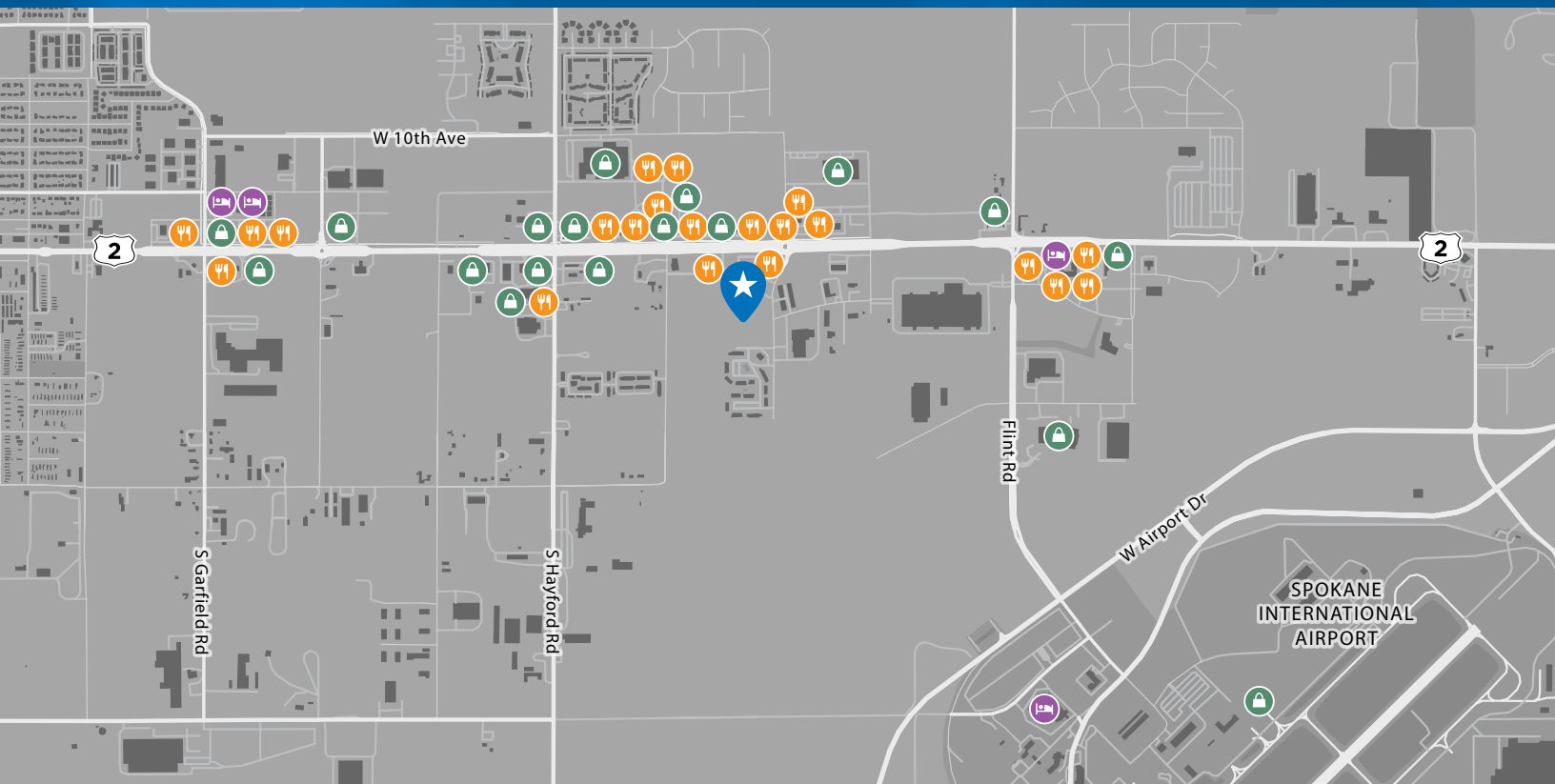
Floor Plans

Finish
Floor
Plan



Mezzanine
Finish
Floor
Plan





Nearby Amenities

Hotels



- Days Inn & Suites by Wyndham Spokane Airport Airway Heights
- Ramada by Wyndham Spokane Airport
- Hilton Garden Inn Spokane Airport
- Stratford Suites

Restaurants

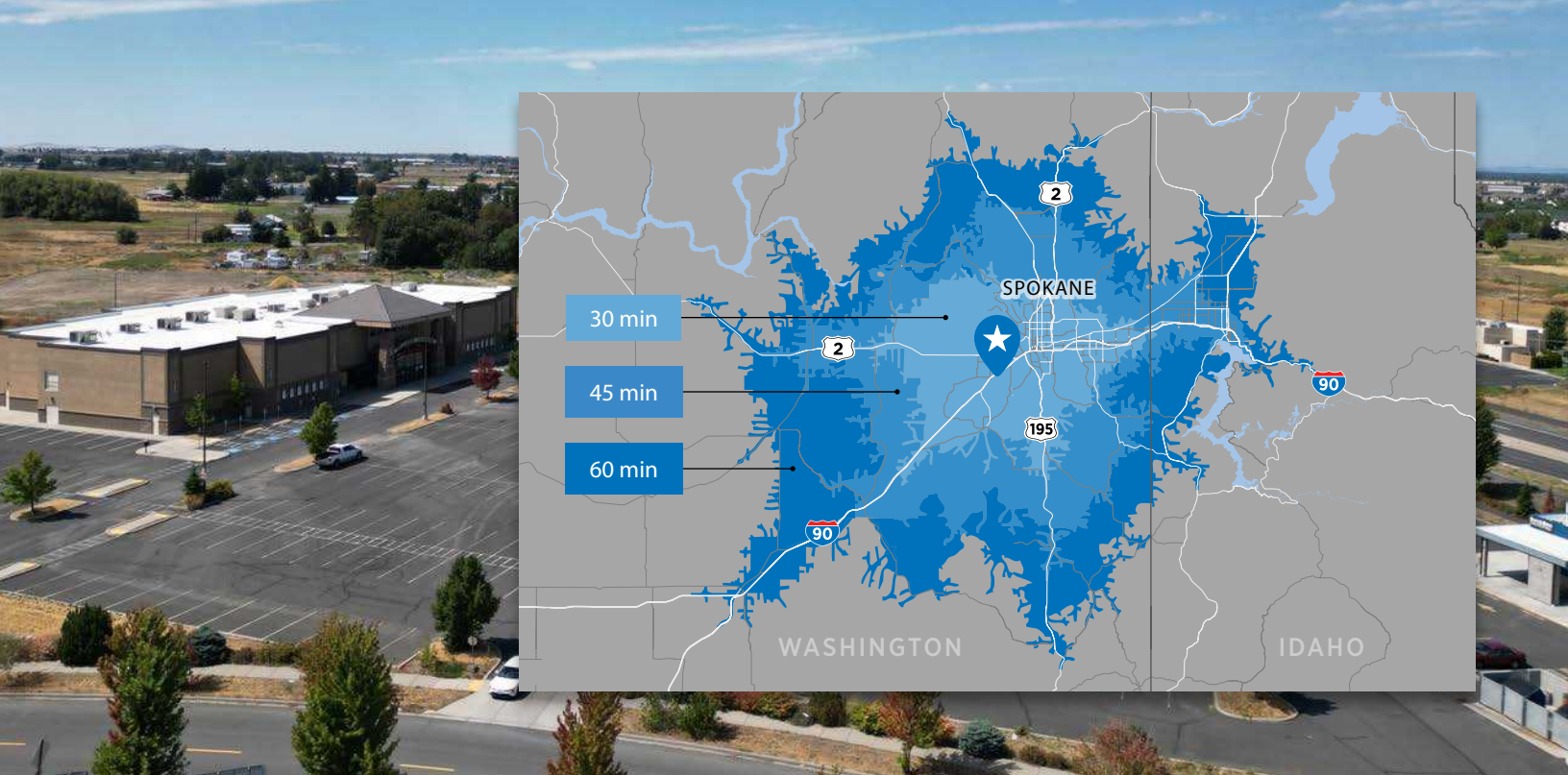


- 2West Bar & Grill
- Bruchi's
- Carl's Jr.
- Chipotle Mexican Grill
- Dairy Queen Grill & Chill
- Dutch Bros
- El Comalon Mexican Restaurant
- Froyo Earth
- Jack in the Box
- Jersey Mike's
- Jimmy John's
- KFC
- McDonald's
- MOD Pizza
- Mongolian Fry
- Noodle Express
- Panda Express
- Papa Murphy's | Take 'N' Bake Pizza
- Pizza Hut
- Rusty Moose
- Starbucks
- Taco Bell
- Wake Up Call

Retail



- AgWest Farm Credit
- Airway Heights Food Mart
- AT&T Store
- Chevron
- Circle K
- Exxon
- FedEx Ship Center
- First Interstate Bank
- Great Clips
- Grocery Outlet
- Les Schwab Tire Center
- Mister Car Wash
- North 40 Outfitters
- Numerica Credit Union
- O'Reilly Auto Parts
- STCU
- Walmart Supercenter
- Washington Trust Bank
- Wells Fargo ATM



Area Overview

Demographic	30 min	45 min	60 min
2025 Total Population	503,083	692,517	778,218
2025 Total Households	200,436	273,480	306,312
2025 Generation X Pop	89,005	124,529	141,669
2025 Generation Z Pop	118,329	160,296	177,767
2025 Millennial Pop	127,136	170,619	187,189
2025 Baby Boomer Pop	94,612	134,405	156,555
2025 Median Home Value	\$455,370	\$483,309	\$493,820
2025 Median Household Income	\$75,130	\$76,554	\$77,376
2025 HH Income \$100K - \$149K	33,830	46,892	52,975
2025 HH Income \$150K - \$199K	16,508	24,634	28,568
2025 HH Income \$200K - \$249K	8,389	12,284	14,138
2025 HH Income \$250K - \$299K	4,216	5,902	6,684
2025 HH Income \$300K - \$399K	3,416	4,298	4,749
2025 HH Income \$400K - \$499K	2,156	3,293	3,886

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