

FOR SALE

2 RETAIL / OFFICE BUILDINGS & VACANT LAND

FOUR PARCEL PACKAGE

1201, 1215, 1217 N Monroe Street, W Boone Avenue & N Monroe Street | Spokane, WA 99201

KIEMLEHAGOOD

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W Boone Avenue & N Monroe Street
Spokane, WA 99201

OFFERING PRICE \$2,200,000

OFFICE/RETAIL BUILDING

1201 N Monroe Street

Parcel #: 35182.1307
Building Size: ±1,736 SF
Lot Size: ±7,796 SF

OFFICE/RETAIL BUILDING

1215 N Monroe Street

Parcel #: 35182.1305
Building Size: ±1,609 SF
Lot Size: ±6,202 SF

ADJACENT PARKING LOT

1217 N Monroe Street

Parcel #: 35182.1304
Lot Size: ±5,147 SF

VACANT LAND

W Boone Avenue & N Monroe Street

Parcel #: 35182.3210
Lot Size: ±17,164 SF









DEMOGRAPHICS

1 MI

3 MI

5 MI

Est Pop 2025	17,721	121,336	229,394
Projected Pop 2030	17,969	121,673	227,760
2024 Average HHI	\$71,314	\$89,326	\$96,304
2024 Median HHI	\$49,913	\$64,597	\$71,642
Median Age	35.7	35.5	36.7
Est Daytime Pop	43,247	113,480	187,776



TRAFFIC COUNTS

N Monroe Street	±15,530 ADT
W Boone Avenue	±6,563 ADT



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