

FOR SALE

1201, 1215, 1217 N Monroe Street, 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:
 $\pm 1,736$ SF

 Lot Size:
 $\pm 7,796$ SF

OFFICE/RETAIL BUILDING

1215 N Monroe Street

Parcel #: 35182.1305 Building Size: $\pm 1,609$ SF Lot Size: $\pm 6,202$ SF

ADJACENT PARKING LOT

1217 N Monroe Street

Parcel #: 35182.1304 Lot Size: $\pm 5,147$ SF

VACANT LAND

W Boone Avenue & N Monroe Street

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









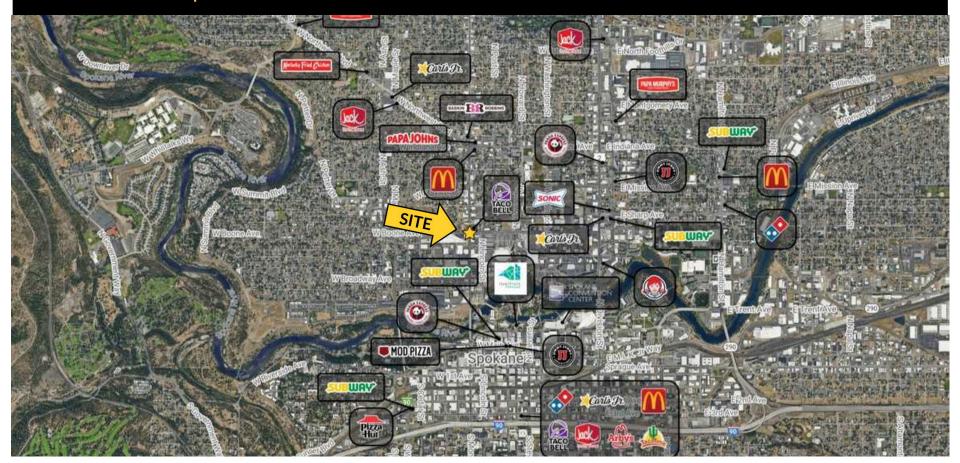














DEMOGRAPHICS	1 MI	3 MI	5 MI
Est Pop 2025	17,721	121,336	229,394
Projected Pop 2030	17,969	121,673	227,760
2024 Average HHI	\$71,314	\$89,326	\$96,304
2024 Median HHI	\$49,913	\$64,597	\$71,642
Median Age	35.7	35.5	36.7
Est Daytime Pop	43,247	113,480	187,776



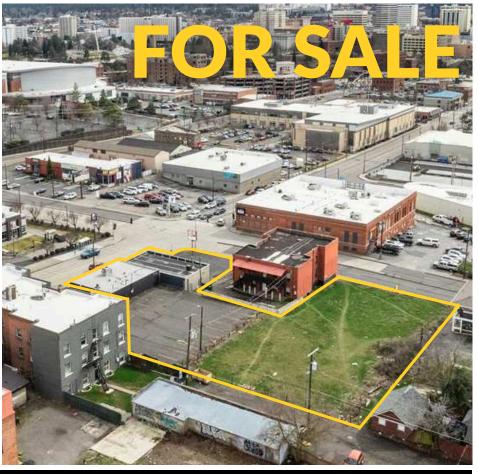
TRAFFIC COUNTS

N Monroe Street ±15,530 ADT

W Boone Avenue ±6,563 ADT







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