



# FOR SALE



## APARTMENT/ASSISTED LIVING DEVELOPMENT OPPORTUNITY

16615 E Broadway Avenue  
Spokane Valley, WA 99037

**OFFERING PRICE** | \$650,000

**BUILDING SIZE** | ±1,988 SF

**PARCEL NO.** | 45131.9030

**ZONING** | RHD - Residential  
High Density (22 Units  
Per Acre)

**LOT SIZE** | ±1.19 Acres  
(±51,835 SF)

\*May be purchased with neighboring lot (16619 E Broadway). Contact Listing Broker for details and pricing

**BRANDON PETERSON**

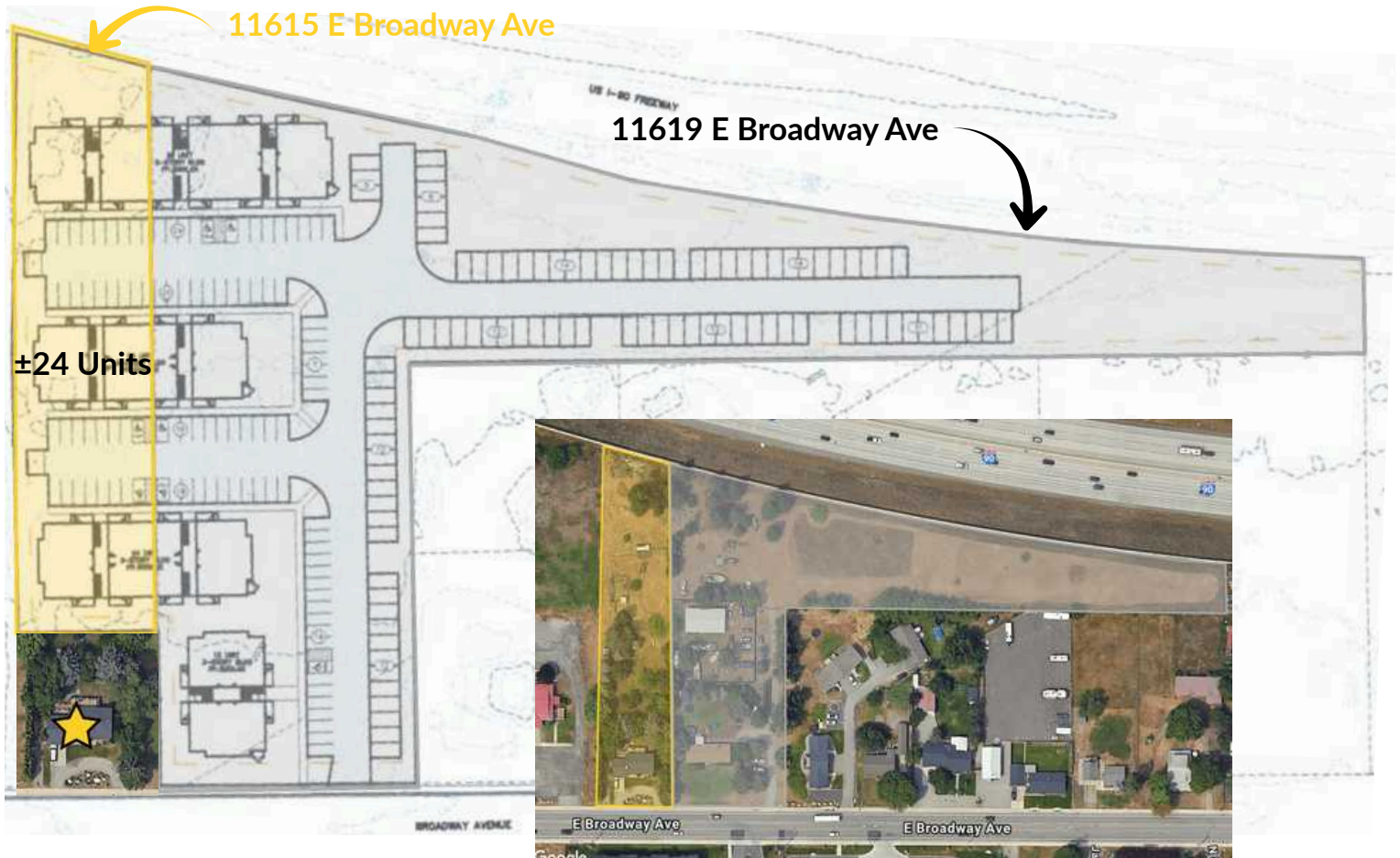
509.755.7541

brandonp@kiemlehagood.com

**KIEMLE  
HAGOOD**



# PLAT MAP



- May be purchased with neighboring lot (16619 E Broadway). Contact Listing Broker for details and pricing
- Zoning: RHD 22 units per acre (1.19 acres equals up to 26 units). City of Spokane Valley Planning is in process of amending the Comp Plan and required to complete by the end of 2026
- 4 Bedroom-2 bath home with 2 car garage
- Total of 1.19 Acres-Per zoning property could have up to 26 units if house removed
- Possible to keep house for rental income or living opportunity and develop North portion of property
- City of Spokane Valley is mandated by Washington State to amend the comp plan in 2026-potential for increased unit density
- Flat, rectangular lot would be great for apartment building, 2-4 unit structures or single family units
- Walkable to shopping, restaurants, daily required services etc

## DEMOGRAPHICS



	1 MI	3 MI	5 MI
2025 ESTIMATED POPULATION	11,060	63,588	121,595
2030 PROJECTED POPULATION	12,208	66,621	124,742
MEDIAN AGE	34.6	37.8	38.6
AVERAGE HOUSEHOLD INCOME	\$90,259	\$106,152	\$110,605
MEDIAN HOUSEHOLD INCOME	\$74,865	\$85,240	\$86,653

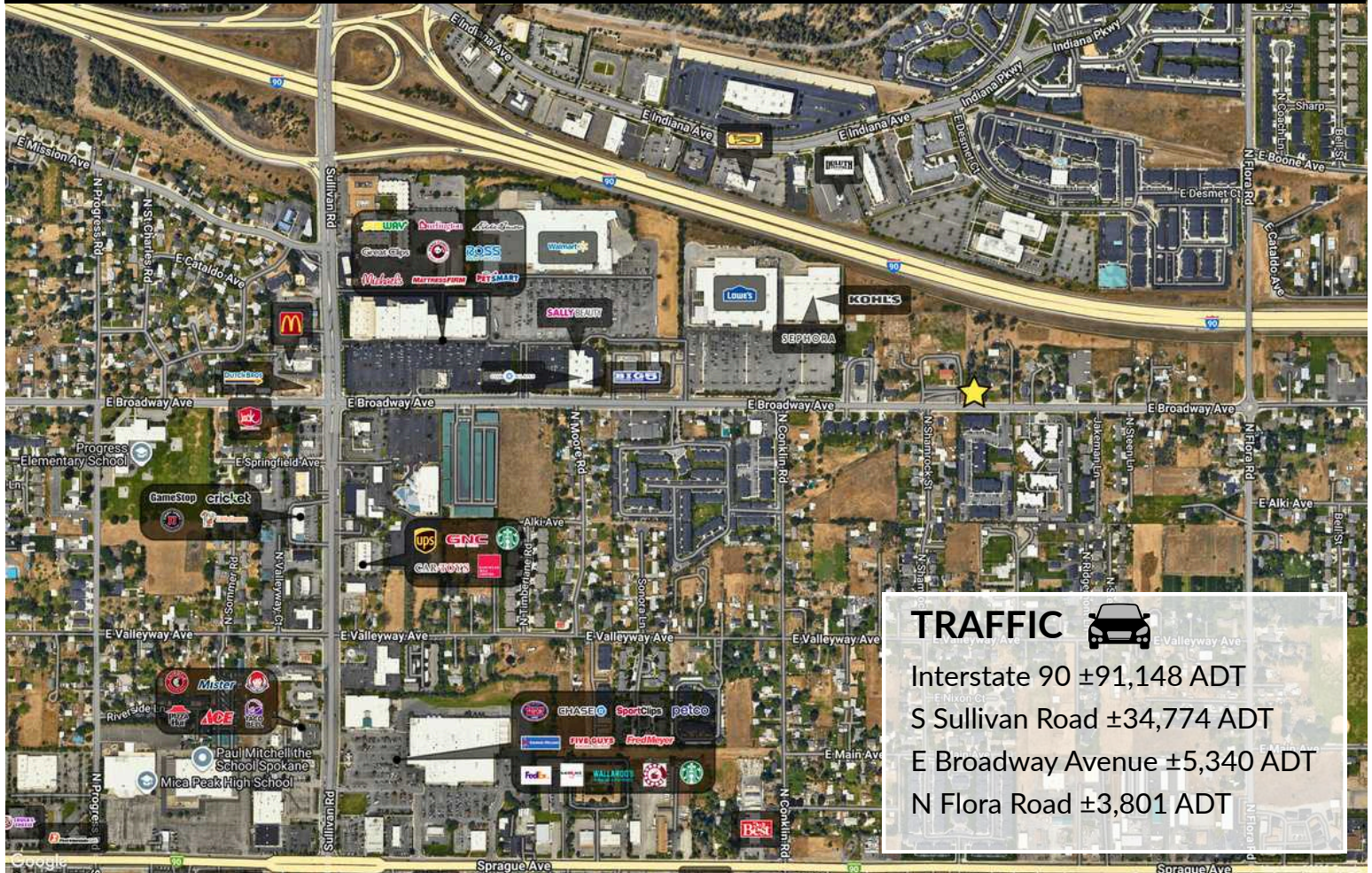


# SITE PHOTOS





# SURROUNDING AREA



## TRAFFIC



Interstate 90 ±91,148 ADT

S Sullivan Road ±34,774 ADT

E Broadway Avenue ±5,340 ADT

N Flora Road ±3,801 ADT

## APARTMENT/ASSISTED LIVING DEVELOPMENT OPPORTUNITY

16615 E Broadway Avenue | Spokane Valley, WA 99037

[VIEW LOCATION](#)



**BRANDON PETERSON**

509.755.7541 | [brandonp@kiemlehagood.com](mailto:brandonp@kiemlehagood.com)

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201