

FOR SALE FREESTANDING RESTAURANT

3315 W NORTHWEST BLVD
SPOKANE, WA 99205



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SALE PRICE \$1,495,000.00

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\$1,495,000
Sale Price



Retail
Zoning



10,800 SF
Lot Size

Positioned in one of Spokane's established commercial corridors, this 3,930 SF freestanding building offers exceptional visibility and functionality for restaurant or retail use. The property sits on a 10,800 SF lot and has been meticulously maintained, presenting a move-in-ready opportunity for an owner-user or investor seeking a quality commercial asset in the Spokane market.

The interior features a clear-span, open layout that can easily adapt to a variety of configurations, with high-quality finishes and infrastructure suited for dining, service, or mixed-use operations. The existing build-out was designed for fine dining and currently houses the well-known Downriver Grill—an established Spokane favorite with a long-standing presence in the neighborhood.

Ample onsite parking, modern mechanical systems, and updated electrical and HVAC make this property fully functional from day one. The Retail zoning designation supports broad commercial usage, allowing flexibility for continued restaurant operations or conversion to alternate uses.



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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PROPERTY HIGHLIGHTS

- Building Size: 3,930 SF
- Lot Size 10,800 SF
- Zoning: Retail - Broad Commercial Flexibility
- Built out for fine dining; currently Downriver Grill
- Ample On-site Parking for employees and guests
- Modern mechanical systems, efficient HVAC, and updated electrical.
- Extremely well-maintained; ready for immediate occupancy
- Clear-span, adaptable interior ideal for restaurant or retail use.

PROPERTY OVERVIEW

This versatile Spokane property combines turn-key functionality with long-term investment appeal. With a modern restaurant build-out, strong infrastructure, and prominent location, it offers an immediate opportunity for continued food service operations or repositioning for a range of retail and service users.



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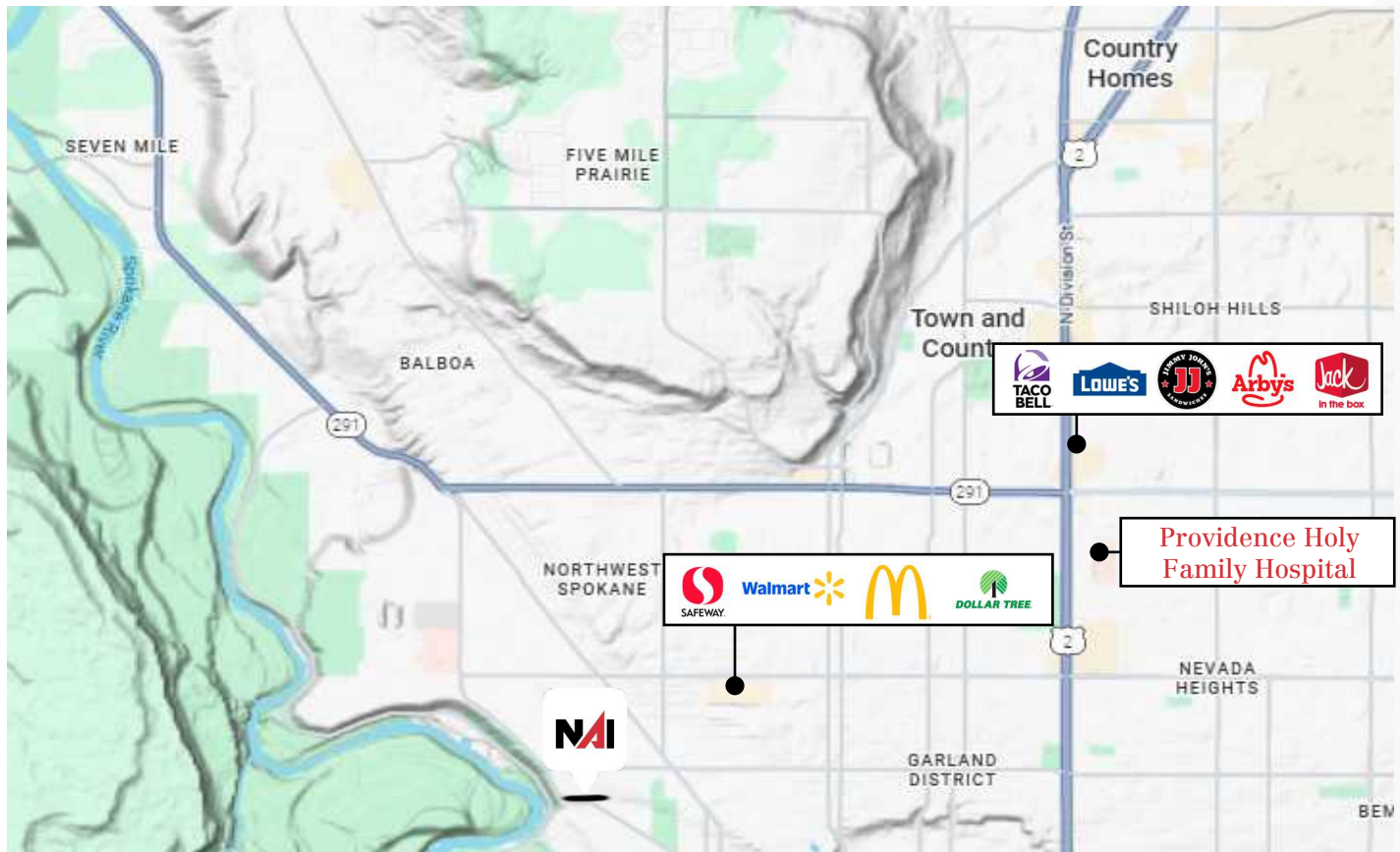
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	11,992	98,271	211,367
Avg. Age	35	35.3	35.1
Avg. Age (Male)	31.1	34.3	33.8
Avg. Age (Female)	38.2	36.3	36.3
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	5,275	42,987	89,794
# of Persons per HH	2.3	2.3	2.4
Avg. HH Income	\$49,556	\$47,263	\$51,756
Avg. House Value	\$153,894	\$155,018	\$182,622

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