



2011 N JEFFERSON

SPOKANE, WASHINGTON 99205

PRIME CORNER INVESTMENT/REDEVELOPMENT SITE

FOR SALE

PRICE REDUCED!

KIM MILLET 509.606.5087 kim@tokcommercial.com

POTENTIAL REDEVELOPMENT



2011 N JEFFERSON

PRIME CORNER INVESTMENT/REDEVELOPMENT SITE



DETAILS

PRICE REDUCED!

| | | | |
|------------------|----------|-------------------|-----------|
| SUBMARKET | Central | SALE PRICE | \$250,000 |
| LOT SIZE | 3,930 SF | NOI | \$26,876 |
| BLDG SIZE | 1,938 SF | CAP RATE | 10.75% |
| ZONING | CB-55 | | |



HIGHLIGHTS

High-visibility corner lot on Northwest Blvd

Zoned CB-55/Residential Commercial – supports commercial, residential, or mixed-use redevelopment

Strong potential for office, retail, or multifamily project

Excellent exposure with 28,900 vehicles per day

Potential investment opportunity with a cap rate of 9.77%



CONTACT

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kim@tokcommercial.com



UPDATED: 11.26.2025

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POTENTIAL REDEVELOPMENT OPPORTUNITY ON A STRATEGIC CORNER LOCATION

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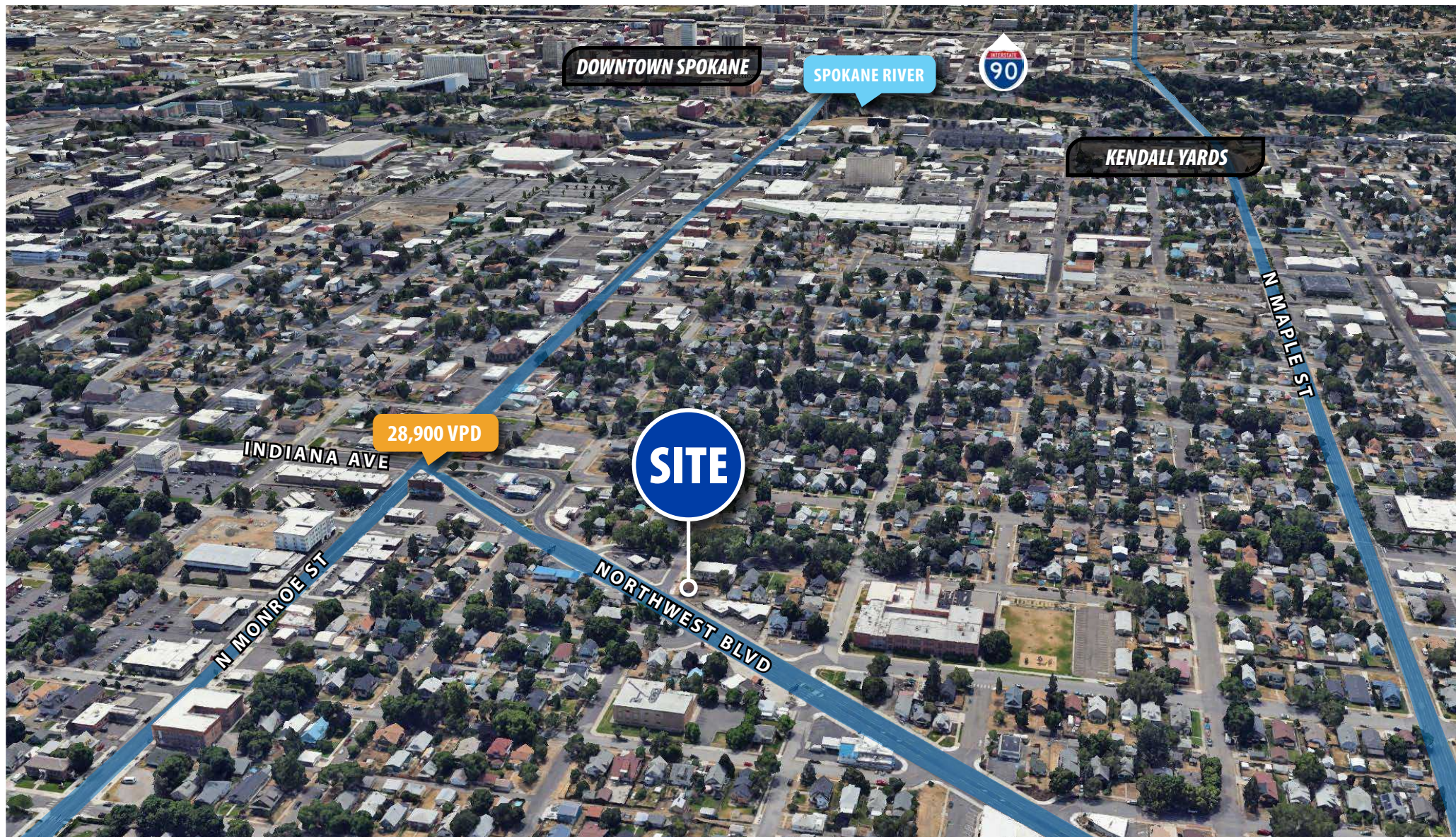
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EXCEPTIONAL EXPOSURE ON MAIN SPOKANE CORRIDORS

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1 MILE RADIUS



POPULATION
16,988



TOTAL RETAIL EXPENDITURE
\$303.67M



AVG. HOUSEHOLD INC.
\$76,189

3 MILE RADIUS



POPULATION
124,626



TOTAL RETAIL EXPENDITURE
\$2.34B



AVG. HOUSEHOLD INC.
\$85,562

5 MILE RADIUS



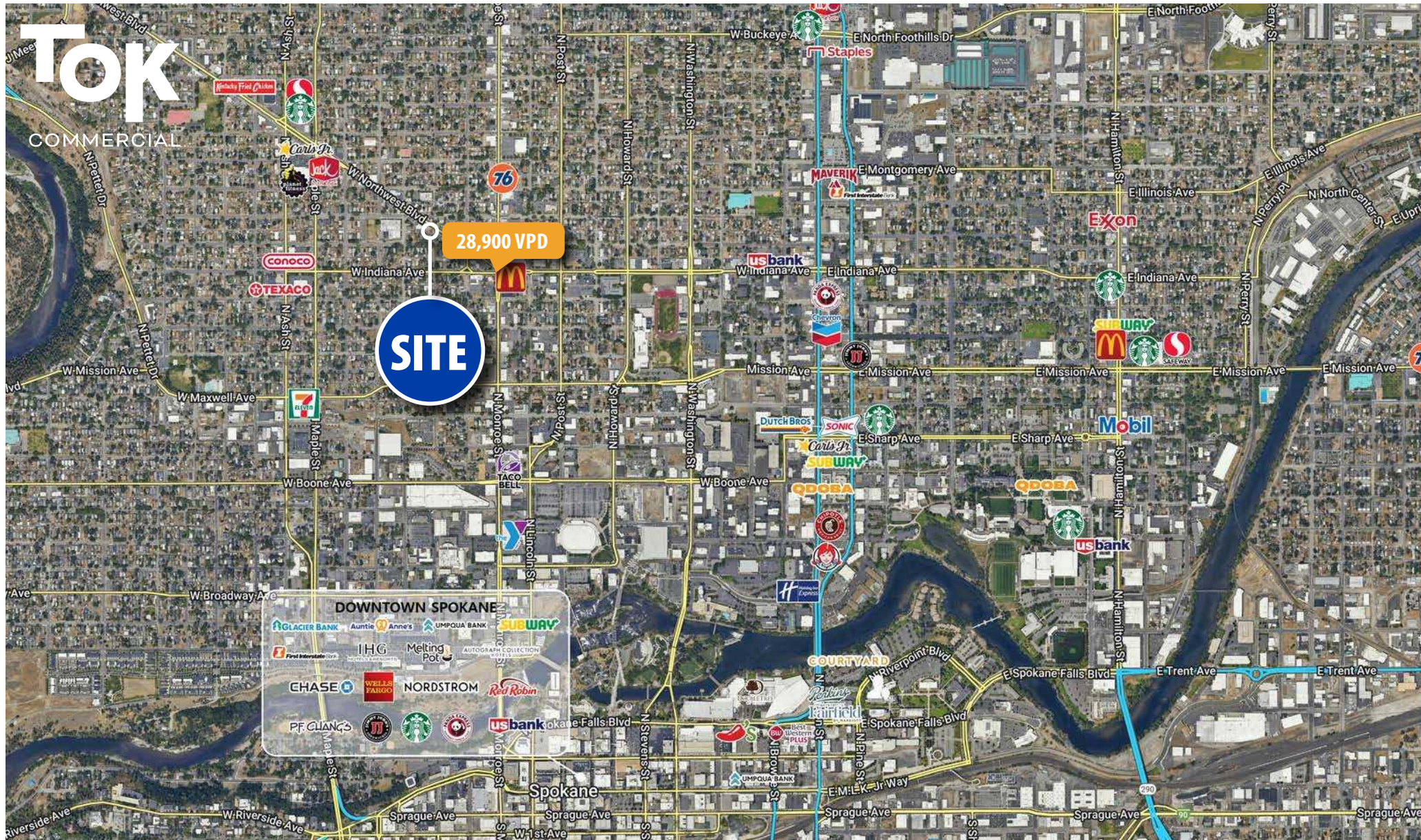
POPULATION
114,608



TOTAL RETAIL EXPENDITURE
\$4.47B



AVG. HOUSEHOLD INC.
\$95,744



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