

FOR SALE

PRIME INVESTMENT OPPORTUNITY

5725 E Sprague Avenue | Spokane Valley, WA 99212

[KIEMLEHAGOOD]

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PROPERTY OVERVIEW

PRIME INVESTMENT OPPORTUNITY **FOR SALE**

OFFERING PRICE	 \$3,800,000
NET OPERATING INCOME	 \$241,372
PARCEL	 35174.0224
ZONING	 Regional Commercial (RC)
SUBMARKET	 Spokane Valley
YEAR BUILT	 1956
YEAR RENOVATED	 1980
BUILDING SF	 ±29,936 SF
TENANTS	 Big 5 Game World Cycle Gear
LAND SF	 ±61,880 SF
LAND ACRES	 ±1.42 Acres
PARKING STALLS/RATIO	 65 Stalls
SIGNAGE	 Monument & Facade

- Prime Location along high-demand retail corridor
- Property sits in front Home Depot
- Adjacent to Walmart, Costco and other National Retailers
- Exceptional Visibility with prominent frontage and high daily traffic counts
- Superior Access along Sprague Avenue and proximity to I-90

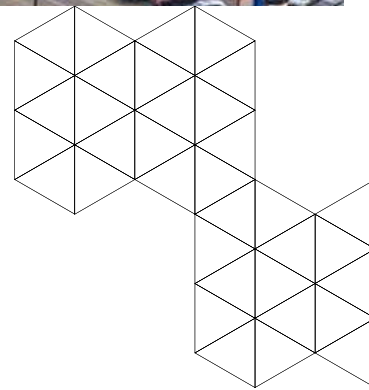




DISTANCE | DRIVE TIMES



SPOKANE INTERNATIONAL AIRPORT (WEST)	±13 Minutes, ±10 Miles
LIBERTY LAKE, WA (EAST)	±17 Minutes, ±11 Miles
DEER PARK, WA (NORTH)	±35 Minutes, ±25 Miles
PULLMAN, WA (SOUTH)	±1 Hour 23 Minutes, ±72 Miles



DEMOGRAPHICS

EST POPULATION 2025

1 MI

3 MI

5 MI

PROJ. POPULATION 2030

5,742

66,165

218,525

MEDIAN AGE

38.3

37.7

37.4

2025 AVERAGE HHI

\$69,262

\$93,679

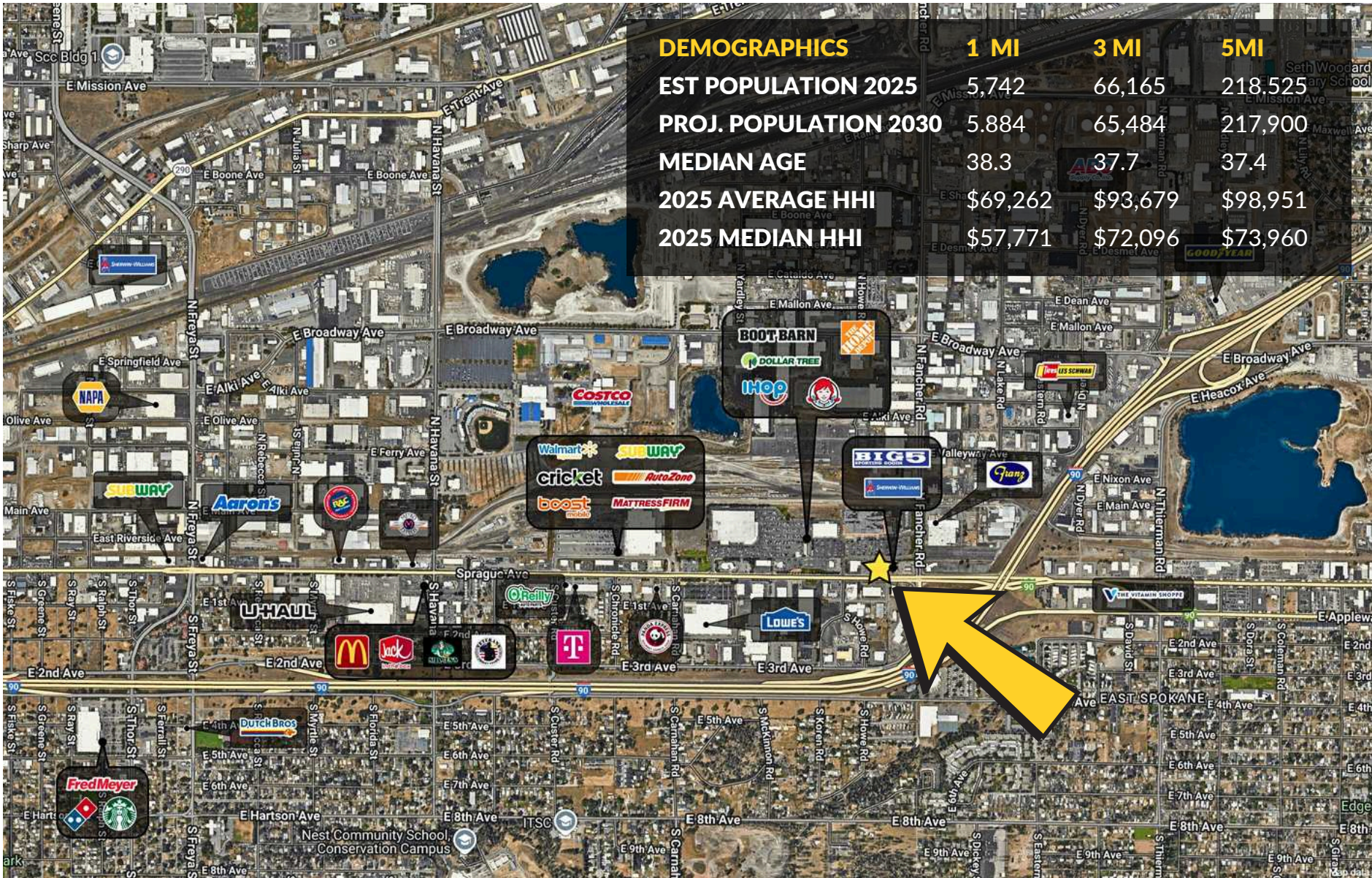
\$98,951

2025 MEDIAN HHI

\$57,771

\$72,096

\$73,960





VIEW LOCATION



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