

HEAVY TRAFFIC LAND CORNER FOR SALE

CORNER PARCEL ALONG BARKER NEAR I-90 ROUNDABOUT

624 N. BARKER RD.
SPOKANE VALLEY, WA 99016



Located at the corner of Barker Road and Alki Avenue, this high-visibility land parcel benefits from exceptional daily traffic flow in one of Spokane Valley's fastest-growing corridors. Positioned just off the I-90 roundabout, the site offers unmatched accessibility and exposure to thousands of passing vehicles each day. With strong surrounding development and easy connectivity to major arterials, 624 N. Barker Rd presents a prime opportunity for retail, service, or commercial users seeking a strategic, high-traffic location.

OFFERING SUMMARY

Price	\$1,677,924
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\$/SFT	\$18/SFT
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Land Area	2.14 AC (93,218 SFT)
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Zoning	Regional Commercial (RC)
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APN	55173.0517
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PROPERTY VIDEO - CLICK HERE



STEVEN DAINES
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An aerial photograph of a corner lot on N. Barker Rd. in Spokane Valley, WA. A red line outlines the property. In the center of the lot is a rendering of a gas station with a large, white, rectangular canopy supported by several pillars. The canopy has a red border. There are four gas pumps visible under the canopy. The surrounding area includes a parking lot with several cars, a small commercial building with a red sign, and residential houses in the background.

*** POTENTIAL GAS STATION RENDERING**

An aerial photograph of the same corner lot on N. Barker Rd. A red line outlines the property. In the center of the lot is a rendering of a shopping center. The building is a long, single-story structure with a brick and stone facade. It has several large windows and glass doors. There are several cars parked in front of the building. The surrounding area includes a parking lot with several cars, a small commercial building with a red sign, and residential houses in the background.

*** POTENTIAL SHOPPING CENTER RENDERING**

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624 N. BARKER RD. SPOKANE VALLEY, WA

Price: \$1.678M
\$/SFT: \$18
Zoning: RC

Land Area:
2.14 AC | 93,218 SFT



22411 APPLEWAY AVE. LIBERTY LAKE, WA

Sold May 2025 : \$1.77M
\$19.54/SFT
Zoning: Industrial

Land Area:
2.08 AC | 90,605 SFT



3072 S. GRAND BLVD. SPOKANE, WA

Sold May 2025 : \$840K
\$32.94/SFT
Zoning: CC1

Land Area:
0.59 AC | 25,500 SFT



8122 E. SPRAGUE AVE. SPOKANE VALLEY, WA

Sold Nov. 2024 : \$1.18M
\$20.43/SFT
Zoning: RC

Land Area:
1.32 AC | 57,527 SFT

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DEMOGRAPHICS

	1 MILE	3 MILE
Population	8,865	46,739
Households	3,288	18,402
Median Age	41	40
Median HH Income	\$84,475	\$84,441
Daytime Employees	1,371	22,052
Population Growth '24-'29	4.14%	3.25%
Household Growth '24-'29	4.11%	3.20%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Appleway Ave.	E. Corbin Pl. W	15,346
N. Barker Rd.	E. Cataldo Rd. N	13,523
N. Barker Rd.	E. Alki Ave. S	11,376

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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