

PRIME OWNER/USER RETAIL OPPORTUNITY

8313 N DIVISION ST

SPOKANE, WASHINGTON 99208



TOK
COMMERCIAL

SALE PRICE

\$3,250,000



DREW ULRICK, SIOR
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PROPERTY DETAILS

property description	Owner/User Retail
building size	24,288 Sq. Ft.
	12,288 Sq Ft. - Main Floor
	12,000 Sq Ft. - Basement
lot size	1.26 AC
parking	45 Stalls
zoning	RC - Regional Commercial
property class	A
sale price	\$3,250,000
price/sq ft.	\$134/Sq Ft.

- Class A single tenant retail building.
- Ample parking.
- Located on Spokane's primary retail corridor Division Street. Division Street garners Spokane's largest traffics counts of 38,438 AADT.



[3]

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.
UPDATED: 1.26.2026

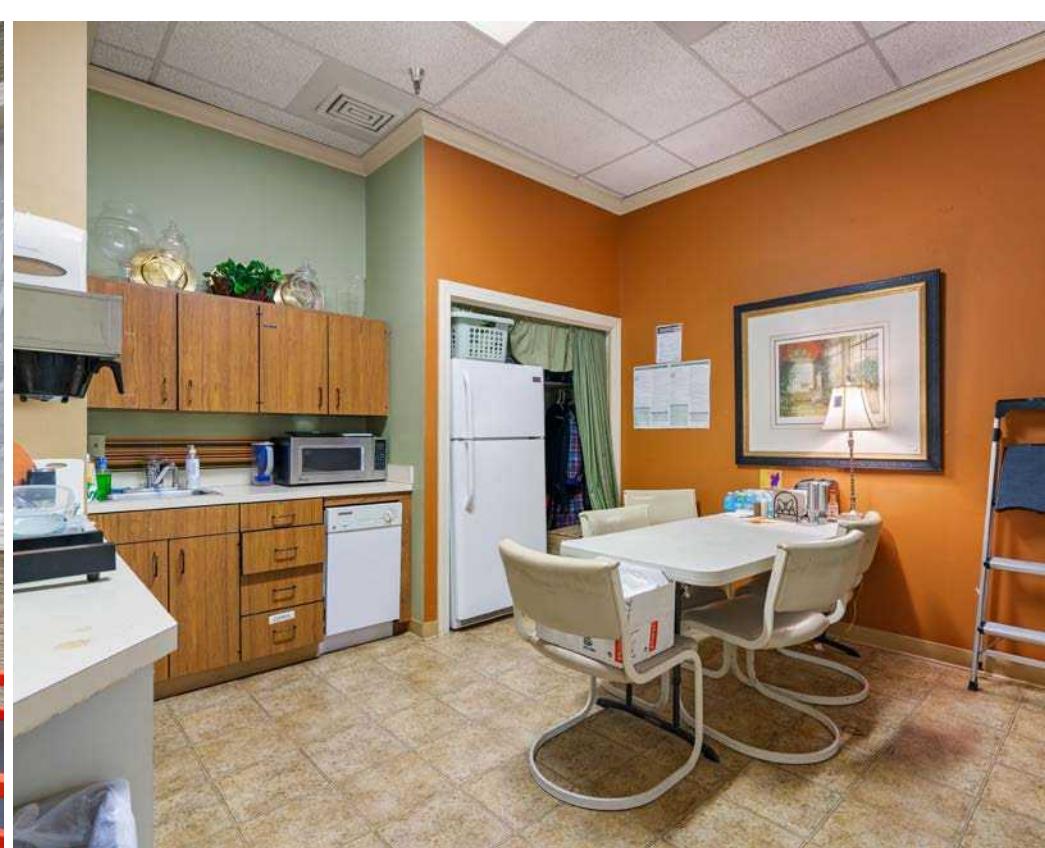
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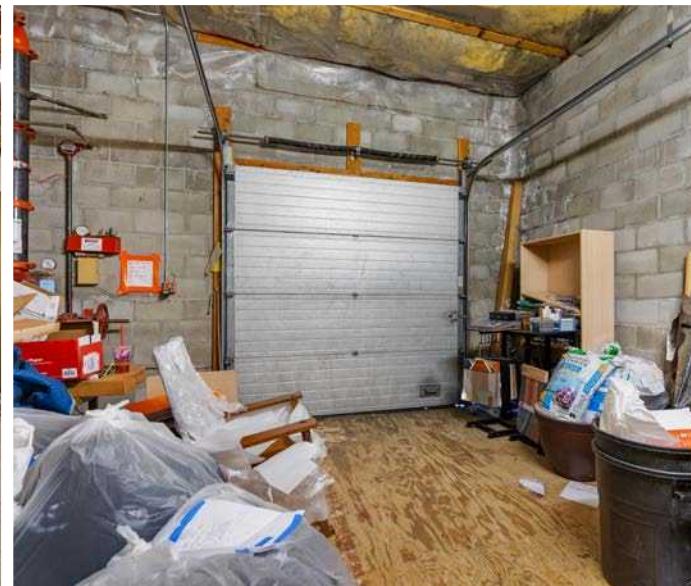
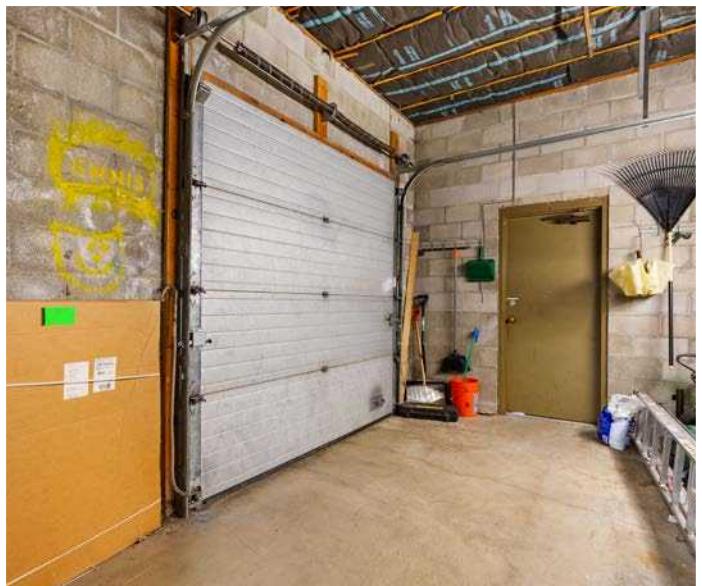
MAIN FLOOR - SHOWROOM





MAIN FLOOR - OFFICE



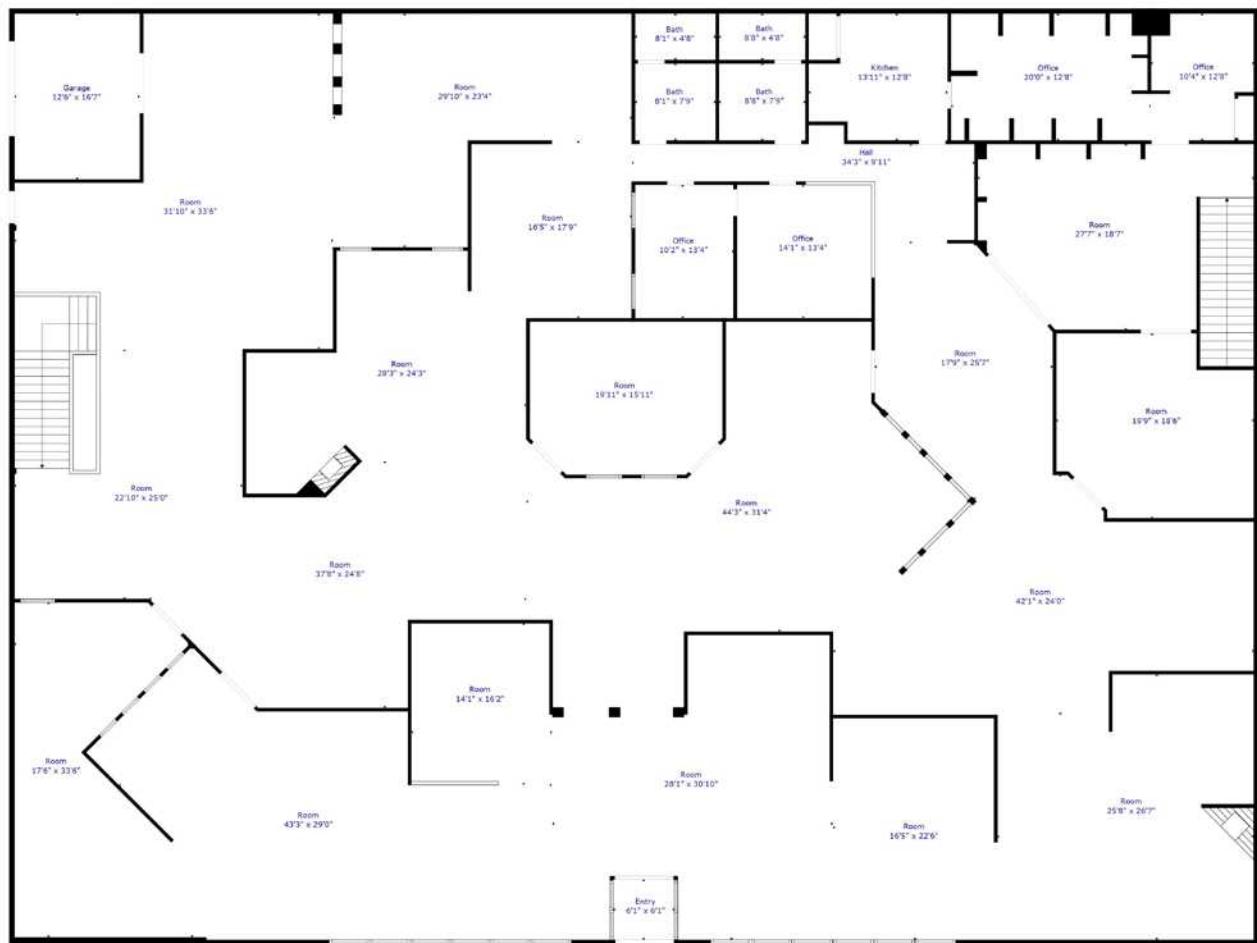


BASEMENT - SHOWROOM AND WAREHOUSE



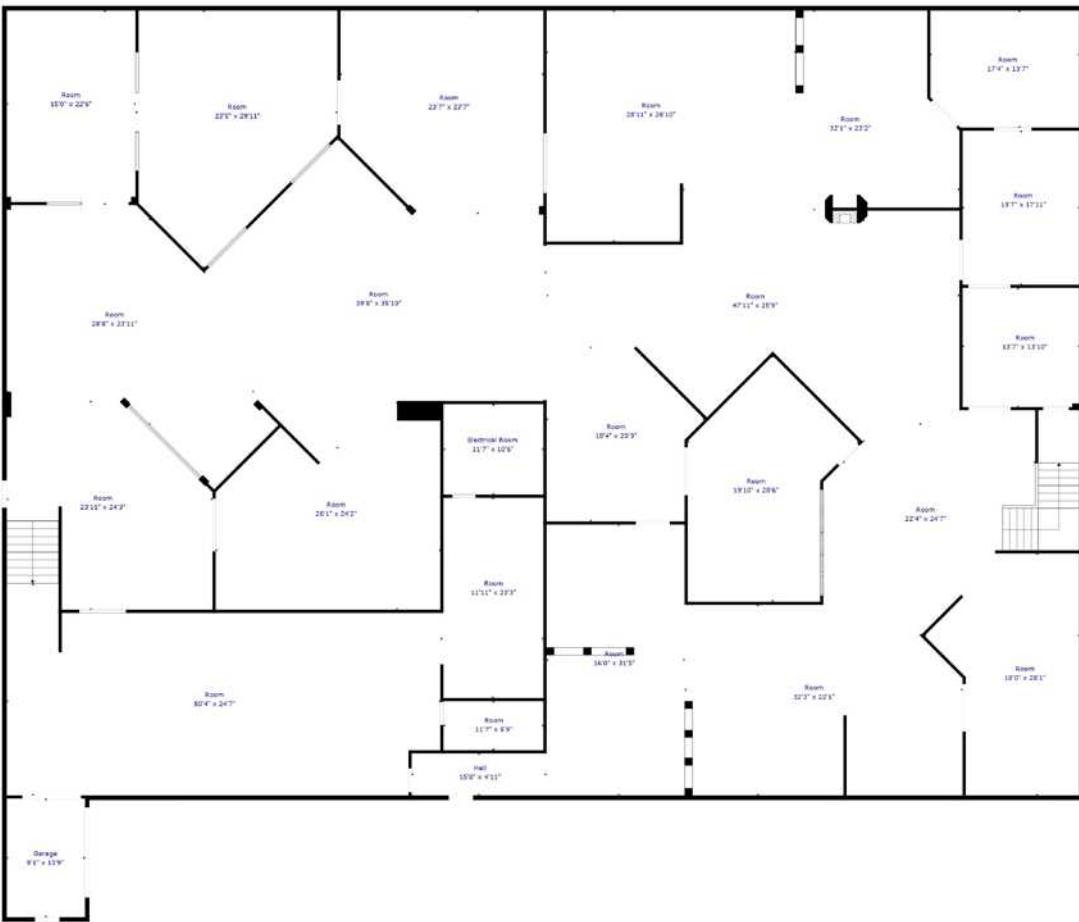


FLOOR PLANS - MAIN FLOOR





FLOOR PLANS - BASEMENT



LOCATED ON MAIN RETAIL CORRIDOR



1 MILE RADIUS



POPULATION

13,357



HISTORIC ANN. GROWTH

0.4%



AVG. HOUSEHOLD INC.

\$85,762

3 MILE RADIUS



POPULATION

94,024



HISTORIC ANN. GROWTH

0.9%



AVG. HOUSEHOLD INC.

\$98,717

5 MILE RADIUS



POPULATION

186,986



HISTORIC ANN. GROWTH

1.0%

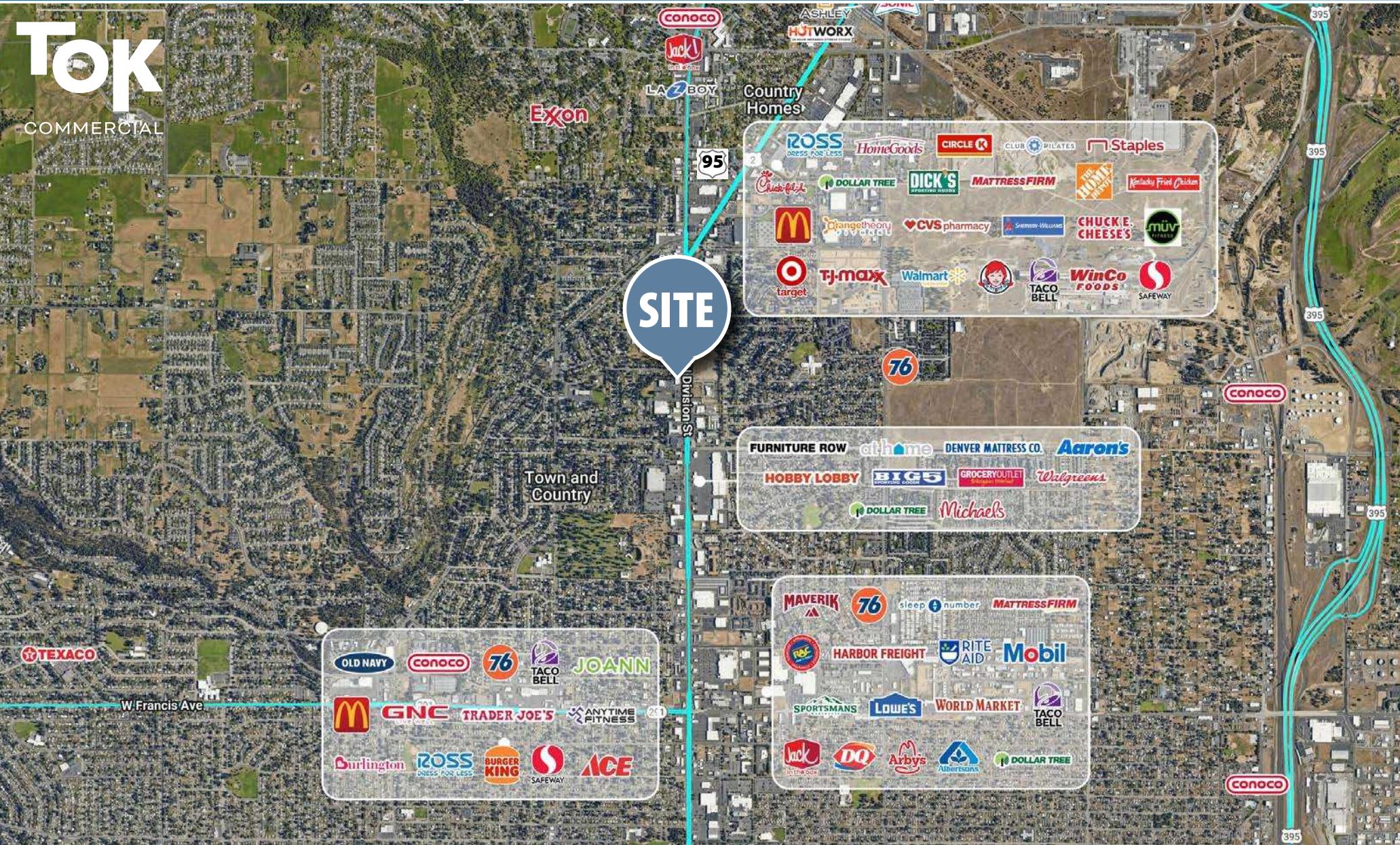


AVG. HOUSEHOLD INC.

\$97,188

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[10]

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