

FOR SALE

COSTCO OUTPARCEL RETAIL INVESTMENT

5605 E Sprague Avenue | Spokane Valley, WA 99212

KIEMLEHAGOOD

ERIK NELSON, SIOR

D | 509.220.4042

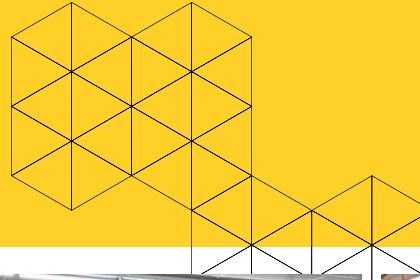
erik.nelson@kiemleahagood.com



PROPERTY OVERVIEW

COSTCO OUTPARCEL RETAIL INVESTMENT **FOR SALE**

OFFERING PRICE **\$8,500,000**
NOI **\$581,199**
CAP RATE **6.84 %**



BUILDING SIZE | ±37,480 SF
LOT SIZE | ±4.22 AC
PARCEL NO. | 35144.9099
YEAR BUILT | 1999



Boot Barn



Dollar Tree



Aslin Finch

Exceptional fully leased investment opportunity positioned as an outparcel to Costco, offering strong visibility and traffic counts along Sprague Avenue. The property is anchored by a complementary mix of national and regional tenants, including Dollar Tree, Boot Barn, and Aslin Finch, providing stable income and long-term appeal.

The site also offers future upside with the potential to develop an additional pad fronting Sprague Avenue, enhancing value through expansion or redevelopment. Strategically located within a high-demand retail corridor, this asset presents an attractive opportunity for investors seeking reliable cash flow with built-in growth potential.



DISTANCE AND DRIVE TIMES

WEST

SPOKANE AIRPORT | ±11 Miles, ±13 Minutes

CHENEY, WA | ±21 Miles, ±25 Minutes

EAST

LIBERTY LAKE, WA | ±11 Miles, ±16 Minutes

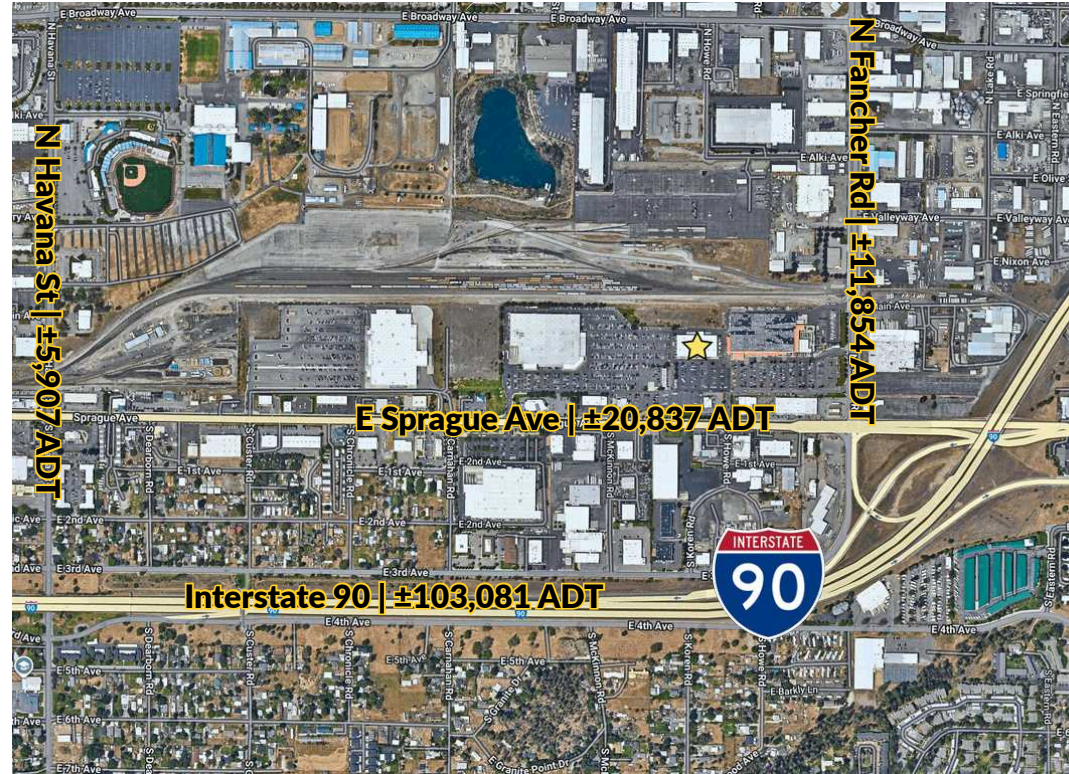
COEUR D'ALENE, ID | ±28 Miles, ±35 Minutes

NORTH

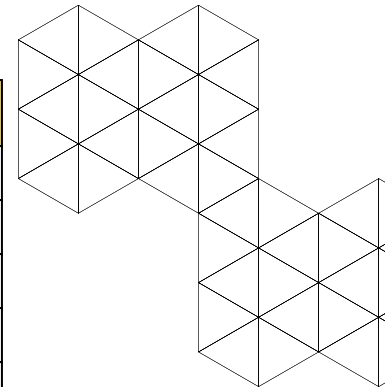
DEER PARK, WA | ±25 Miles, ±34 Minutes

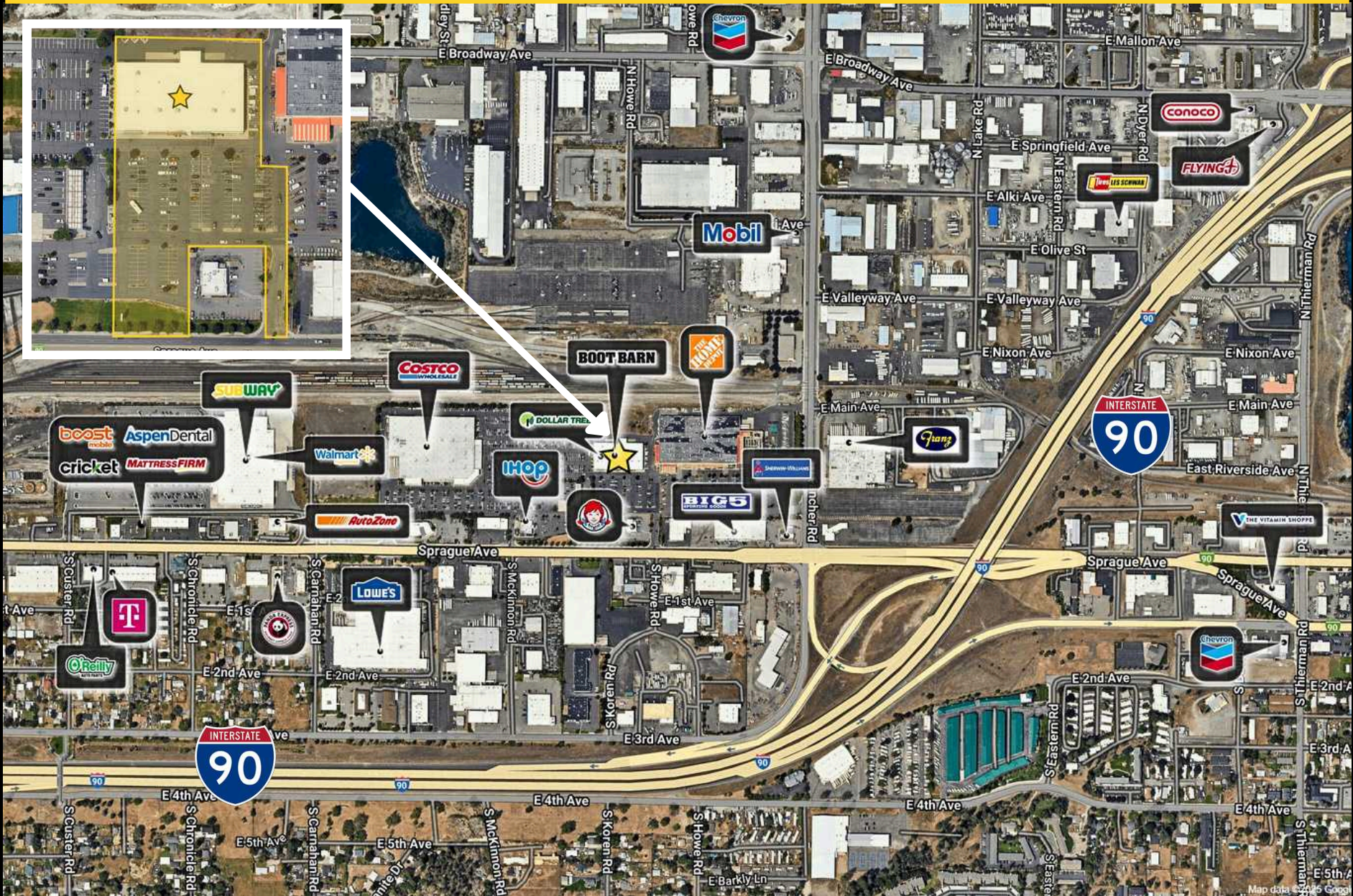
SOUTH

PULLMAN, WA | ±79 Miles, ±1 Hour 24 Minutes



DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	5,193	66,343	220,738
PROJ. POPULATION 2030	5,567	65,925	219,469
ADJ. DAYTIME DEMO	9,709	55,001	194,800
2025 AVERAGE HHI	\$67,554	\$93,287	\$98,898
2025 MEDIAN HHI	\$55,521	\$72,307	\$74,189

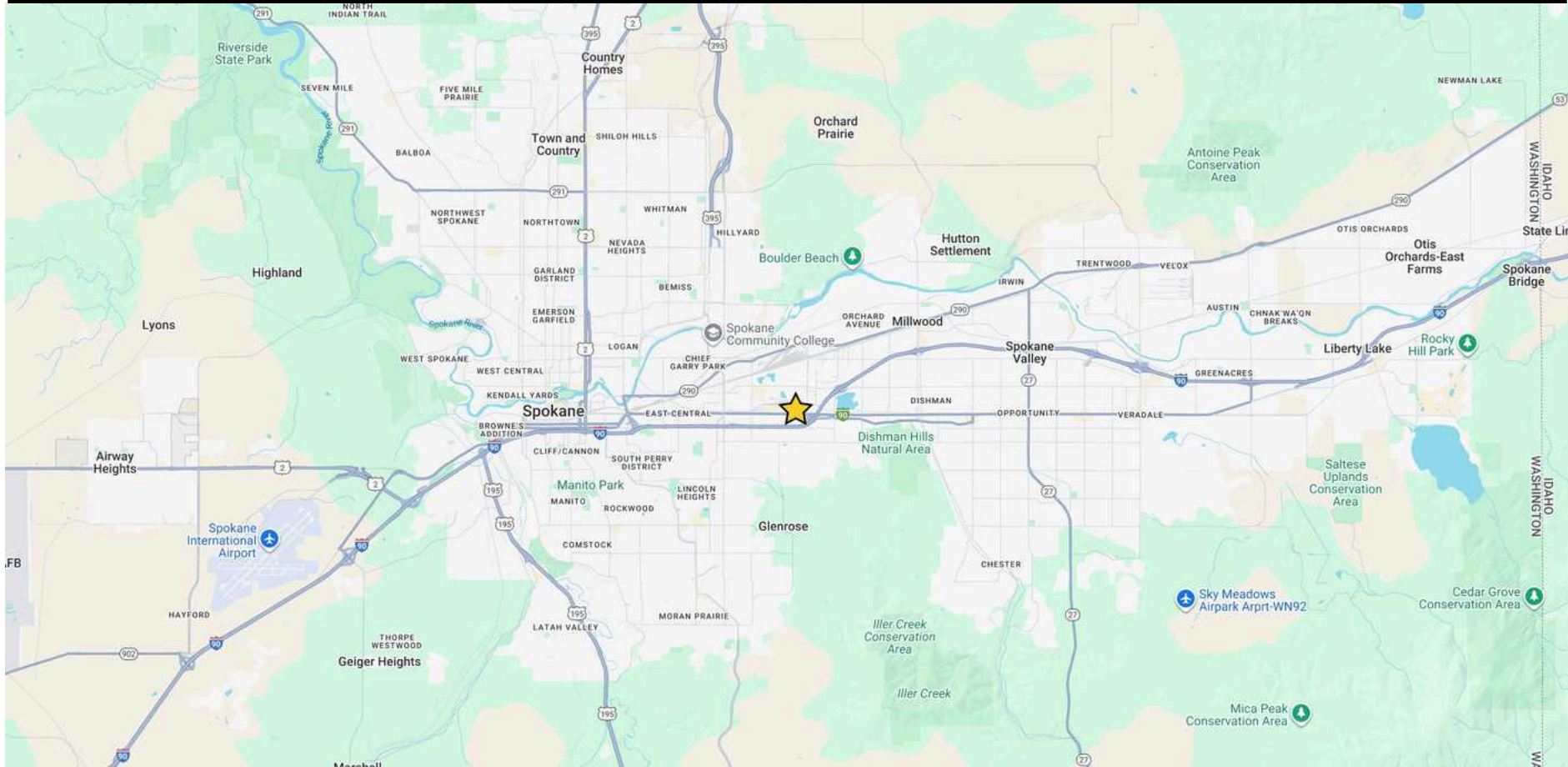




VIEW LOCATION



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