

FOR SALE



COSTCO OUTPARCEL RETAIL INVESTMENT

5605 E Sprague Avenue | Spokane Valley, WA 99212

[KIEMLE] HAGOOD

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PROPERTY OVERVIEW

COSTCO OUTPARCEL RETAIL INVESTMENT **FOR SALE**

OFFERING PRICE

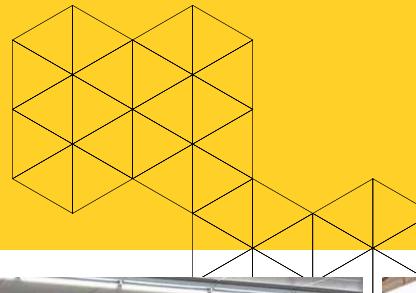
\$8,500,000

NOI

\$581,199

CAP RATE

6.84 %



BUILDING SIZE

±37,480 SF

LOT SIZE

±4.22 AC

PARCEL NO.

35144.9099

YEAR BUILT

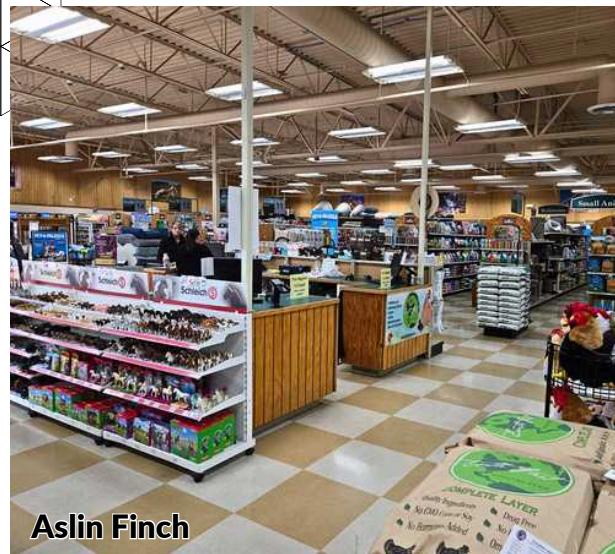
1999



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

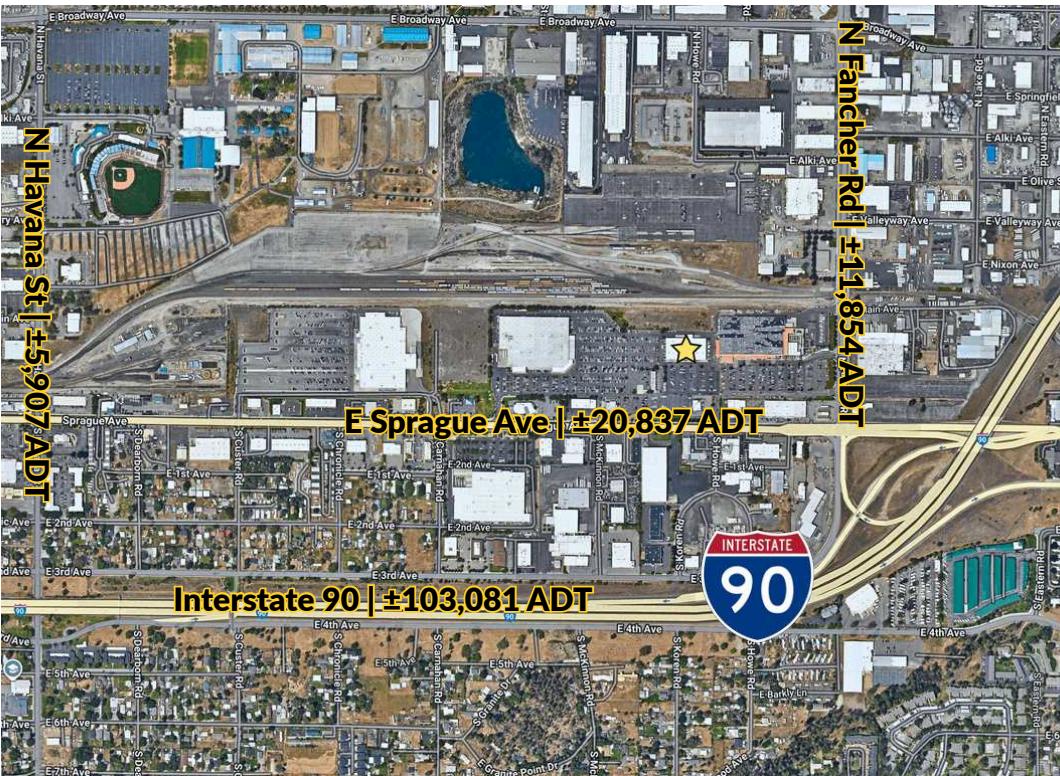
COEUR D'ALENE, ID | ±28 Miles, ±35 Minutes

NORTH

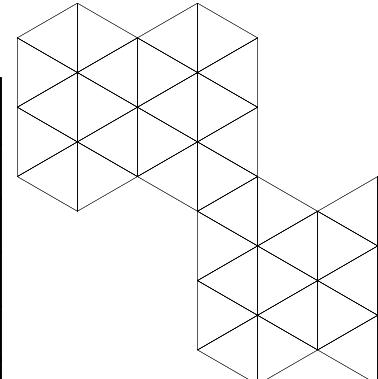
DEER PARK, WA | ±25 Miles, ±34 Minutes

SOUTH

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



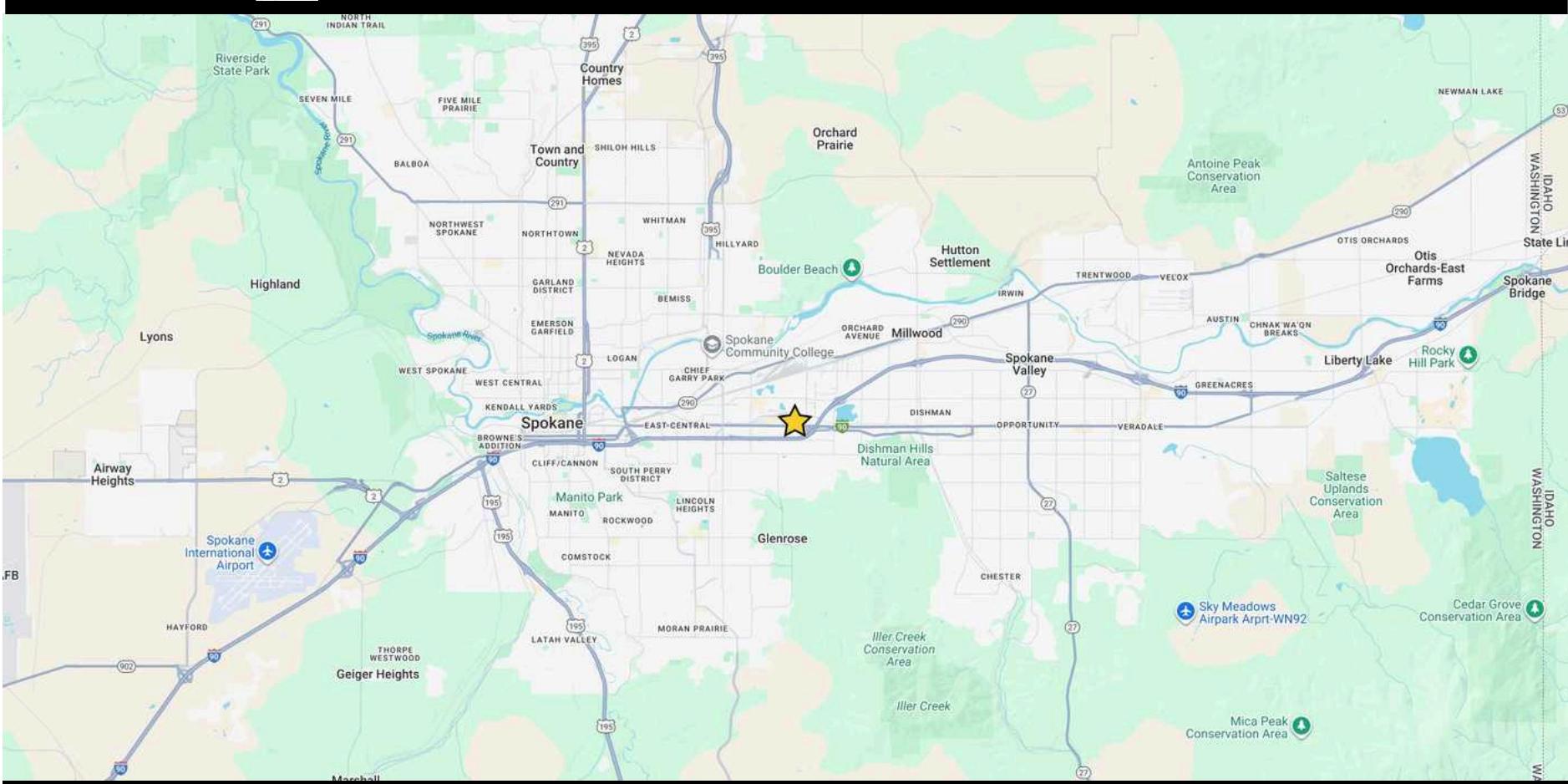
DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	5,193	66,343	220,738
PROJ. POPULATION 2030	5,567	65,925	219,469
ADJ. DAYTIME DEMO	9,709	55,001	194,800
2025 AVERAGE HHI	\$67,554	\$93,287	\$98,898
2025 MEDIAN HHI	\$55,521	\$72,307	\$74,189



SURROUNDING AREA RETAILERS

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[VIEW LOCATION](#)COSTCO OUTPARCEL RETAIL INVESTMENT **FOR SALE**

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