

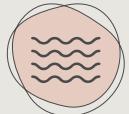
690 E FRONT AVE

SPOKANE, WA



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

ABOUT THE PROPERTY



Scenic Riverfront Location

Beautiful views of the Spokane River with direct proximity to the popular Centennial Trail.



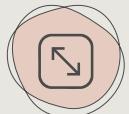
Prime Location

Close proximity to Downtown Spokane and the thriving University District.



Excellent Connectivity

Easy access to major highways and comprehensive public transportation networks.



Development Ready

Scenic riverfront site with approximately 60,984 SF (1.4-acre) parcel.



Strong Market Position

Well-positioned to capitalize on high demand for owner-user properties in this size range.



Limited Competition

Benefits from current market conditions with constrained available inventory driving buyer competition.



Recreational Amenities

Direct access to Centennial Trail for outdoor recreation and lifestyle appeal.



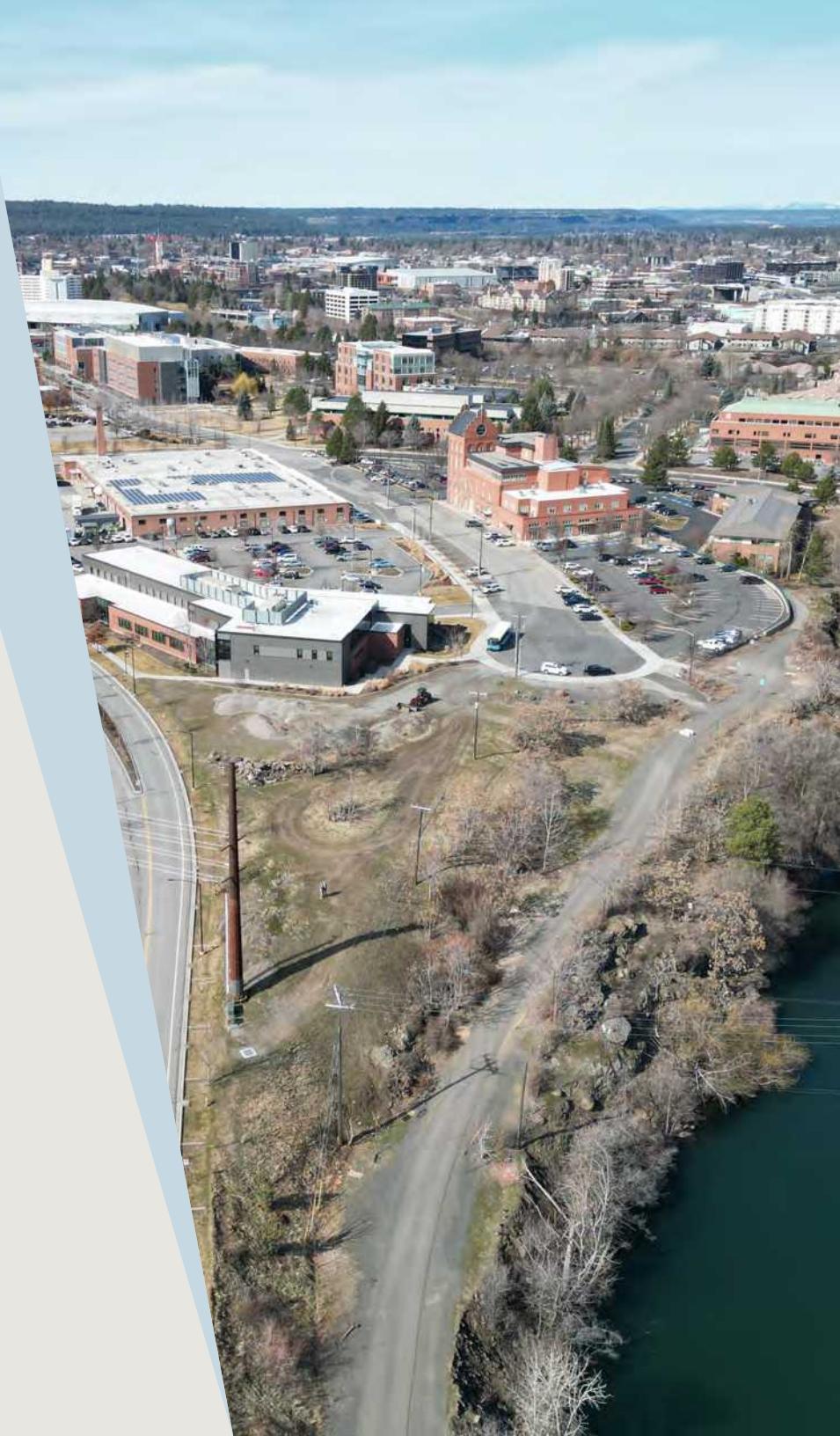
Strategic Access

Superior highway and transportation connectivity enhances development potential.

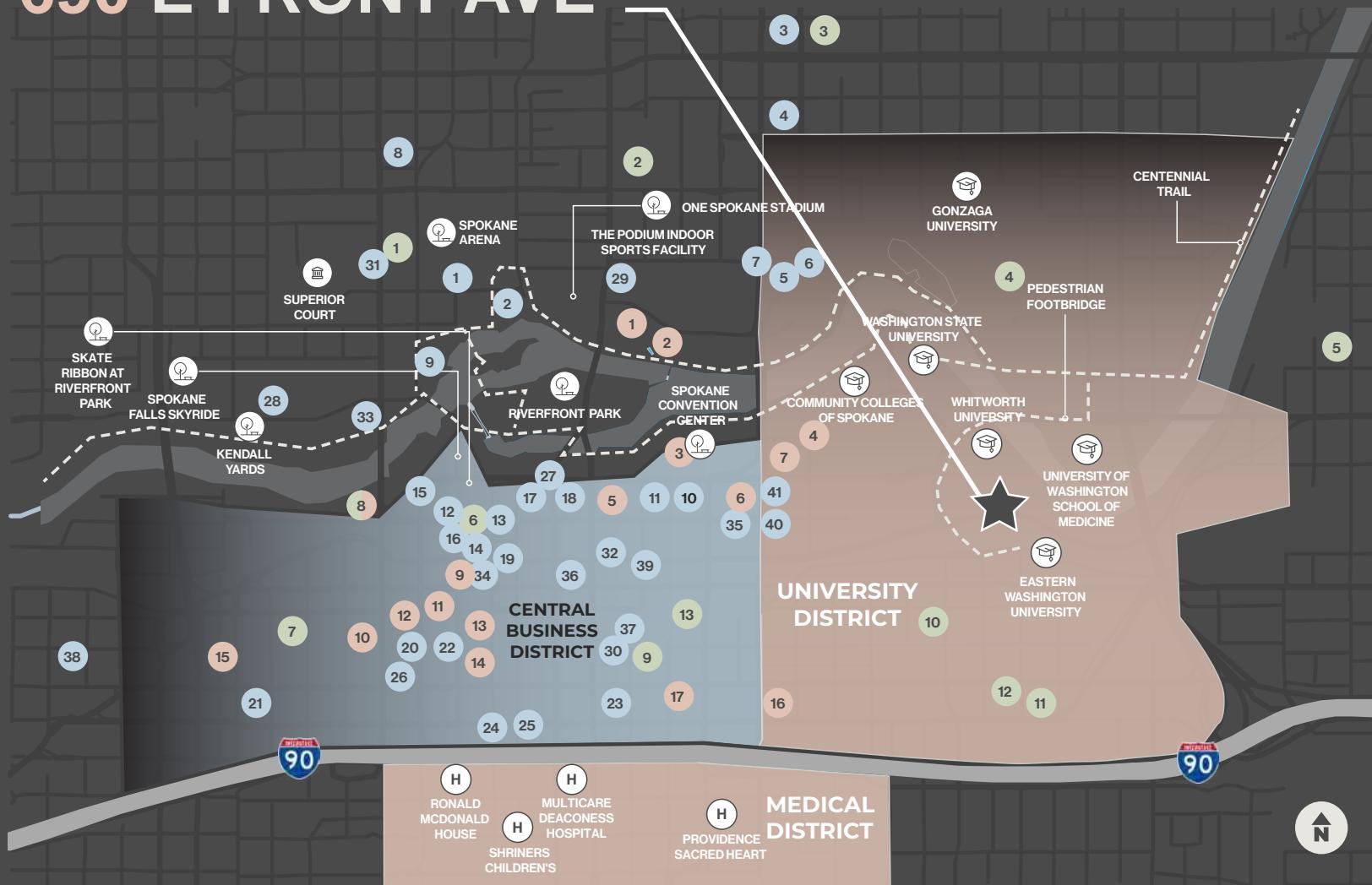


Price

\$1,495,000 (\$24.42 PSF)

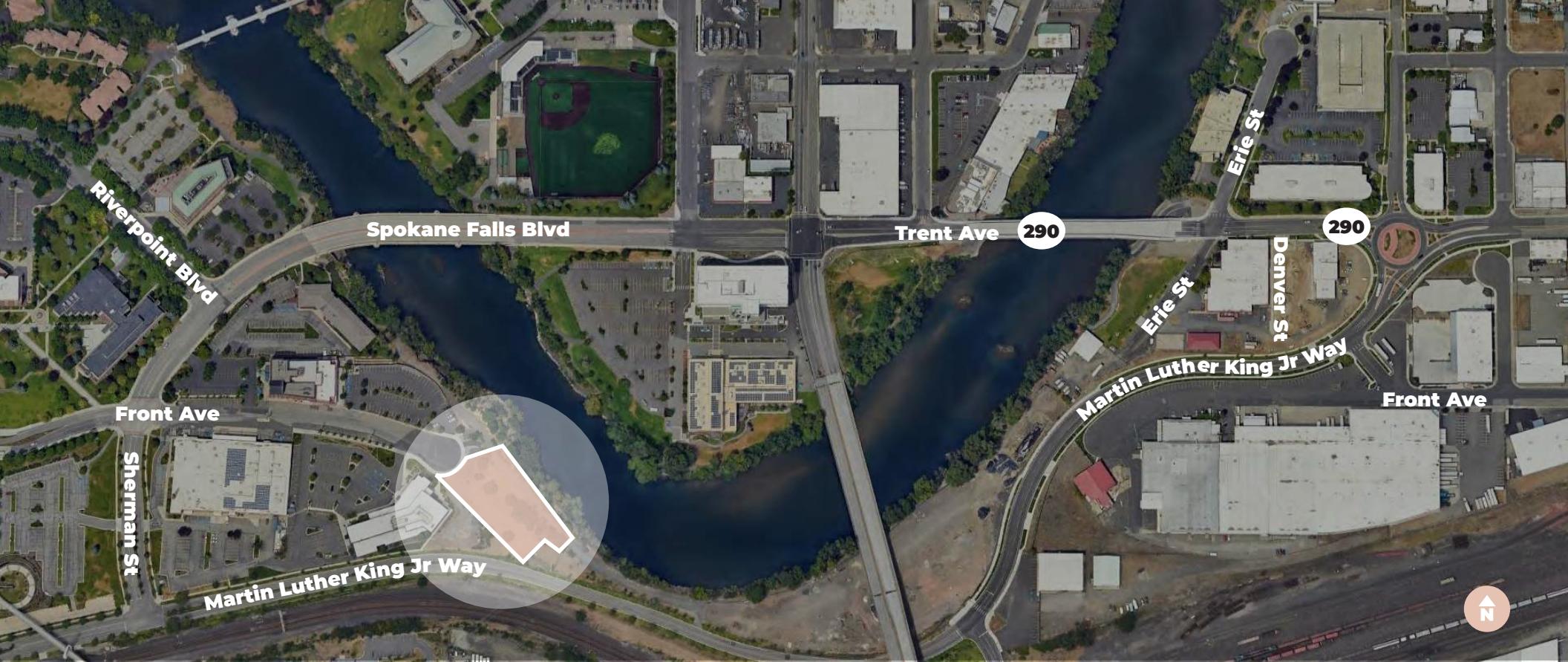


690 E FRONT AVE



DINING

- David's Pizza
- Flour Mill & Klinkerdagger's
- Sonic Drive-In
- Qdoba Mexican Eats
- Blaze Pizza
- Chipotle Mexican Grill
- Wendy's
- Taco Bell
- Anthony's at Spokane Falls
- Chili's Grill & Bar
- Azteca Mexican Restaurants
- Red Robin Gourmet Burgers
- MOD Pizza
- P.F. Chang's
- Panda Express
- The Melting Pot
- Steelhead Bar & Grille
- Sushi.Com
- SUBWAY® Restaurants
- The Old Spaghetti Factory
- Pizza Hut
- Steam Plant
- Arby's
- McDonald's
- Wild Sage
- Mizuna
- Wandering Table
- Santé
- Inland Pacific Kitchen
- Ruins
- Italian Kitchen
- My Fresh Basket
- Bistango
- Zola
- Observatory
- Hogwash
- The Elk
- The Onion
- The Globe
- Baracho



AREA DEMOGRAPHICS

Spokane County



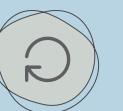
566,310

total population



18,820

total businesses



38.7

median age



577,147

total daytime population



0.85%

2024-2029 annual growth rate



254,724

total employees



224,095

total households



\$73,494

median household income

POTENTIAL USE

Zoning - Downtown University (DTU) - Allowed uses determined by Limited Urban Environment (LUE) Shoreline Environment Designation.

Permitted uses under LUE zoning:

Potential Industrial Uses Under L[4]/CU:

- Manufacturing facilities (light manufacturing)
- Distribution centers
- Storage facilities (beyond basic warehouses)
- Processing plants (food, materials, etc.)
- Research and development facilities
- Industrial workshops or fabrication shops
- Data centers
- Cold storage facilities
- Vehicle maintenance/repair facilities
- Equipment rental facilities

Permitted Uses (P):

- Maintenance of existing utilities or facilities
- Water-dependent commercial uses
- Water-related commercial uses
- Water-enjoyment commercial uses
- Parking, accessory to a permitted use
- Pedestrian and bicycle linkages to existing or planned transportation networks
- Maintenance roads, accessory to a permitted use
- Expansion of existing rail lines

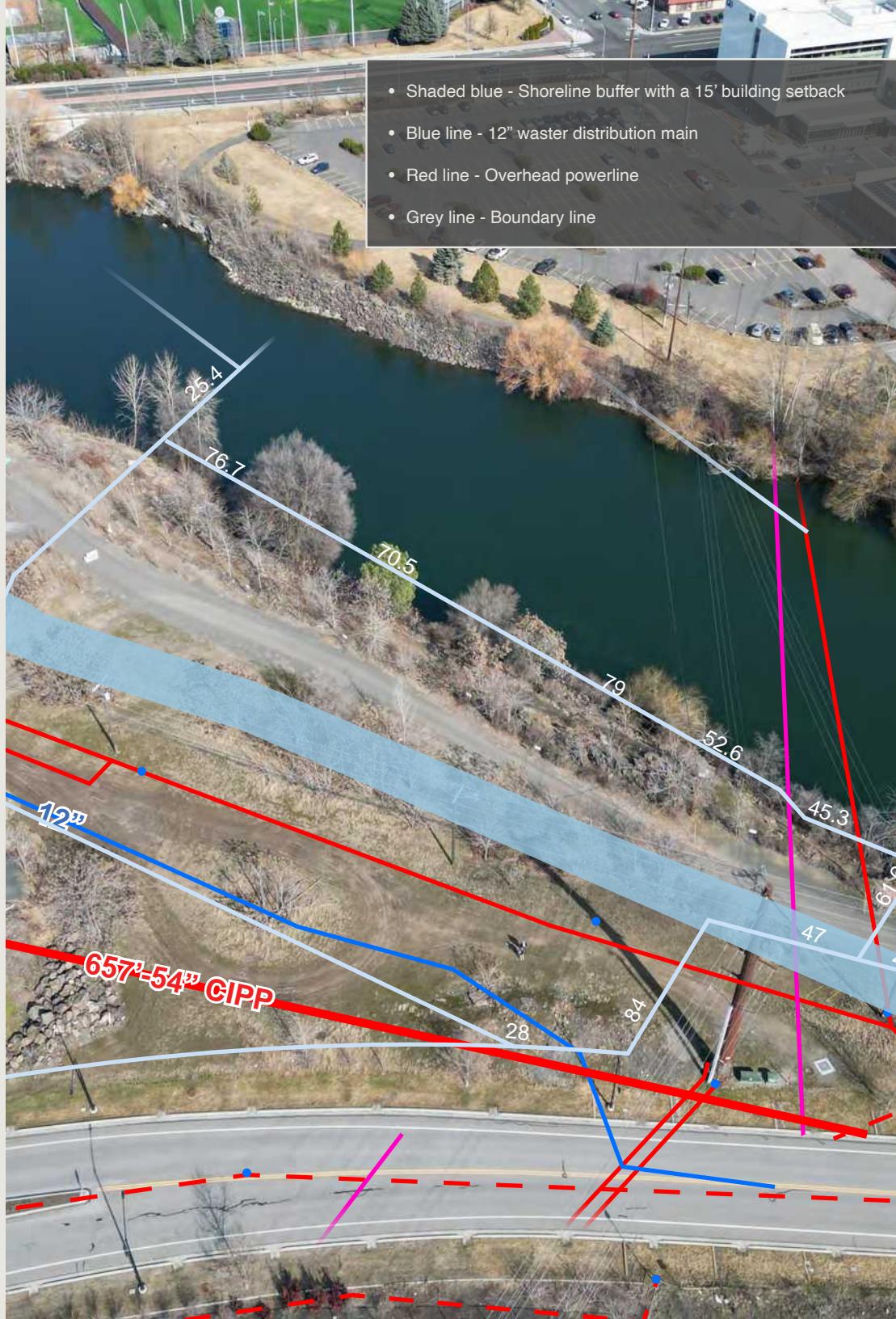
Limited Uses (L) - Allowed with special limitations:

- New construction or expansion of existing utilities or facilities
- Non-water-oriented commercial uses
- Non-water-oriented industrial uses
- Non-water-oriented institutional uses
- New local access streets or street expansions serving permitted shoreline uses

Conditional Uses (CU) - Require special approval:

- Launch ramps for small non-motorized watercraft
- Over-water or underwater utility crossings
- Water-dependent industrial uses
- Water-related industrial uses
- Water-dependent institutional uses
- Water-related institutional uses
- Water-enjoyment institutional uses
- In-stream structures
- Water-dependent recreational uses
- Water-related recreation
- Water-enjoyment recreation
- Non-water-oriented recreation
- All subdivisions (including binding site plans)

For additional zoning details and site limitations contact the City of Spokane Planning Department



WHY SPOKANE?

Live here. Work here. Play here.

Top 9 reasons to upgrade your quality of life in Eastern Washington

LIVE.



0%

No state income tax



\$400,000

Median home price



19 MINUTES

Average daily commute



REGIONAL FLIGHT HUB

Domestic and international travel through Spokane International Airport



MICHAEL SHARAPATA

Senior Managing Director

+1 509 822 0088

michael.sharapata@jll.com

WORK.



60%

Less expensive than Seattle commercial office space



#31

Surge cities for startups by Inc. magazine 2019



ACCESS TO TALENT

5 universities & 2 medical schools within 80-miles



REGIONAL MEDICAL HUB

Great access to medical services and innovation

PLAY.



5 SKI RESORTS

Within 1.5 hours of downtown



DOZENS OF LAKES

Within 1 hour of downtown



WINE & BREW

8 microbreweries & 26 wine tasting rooms



REGIONAL SPORTS CENTERS

Spokane Arena, SPS Memorial Stadium, and The Podium

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