



# 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.



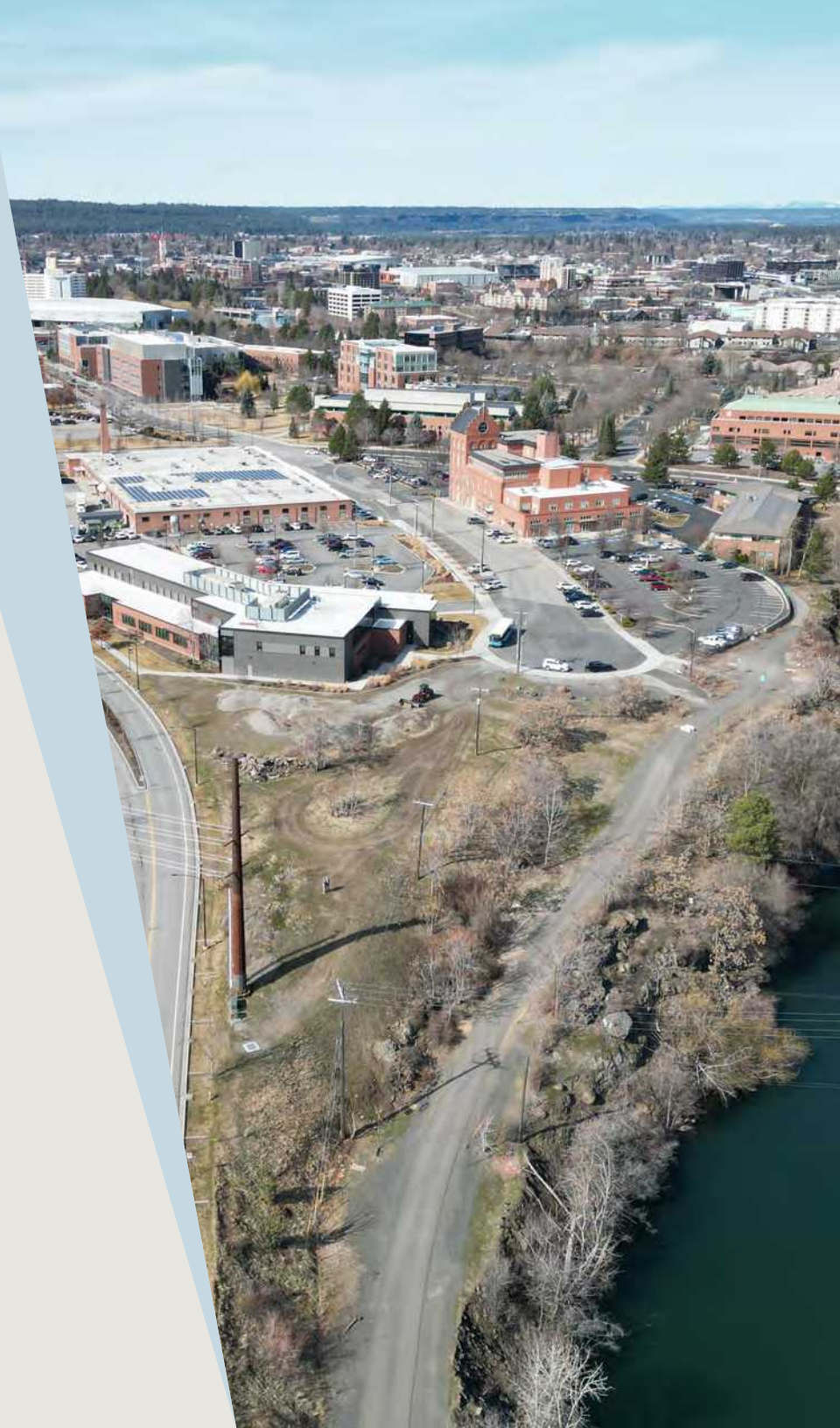
## **Strategic Access**

Superior highway and transportation connectivity enhances development potential.

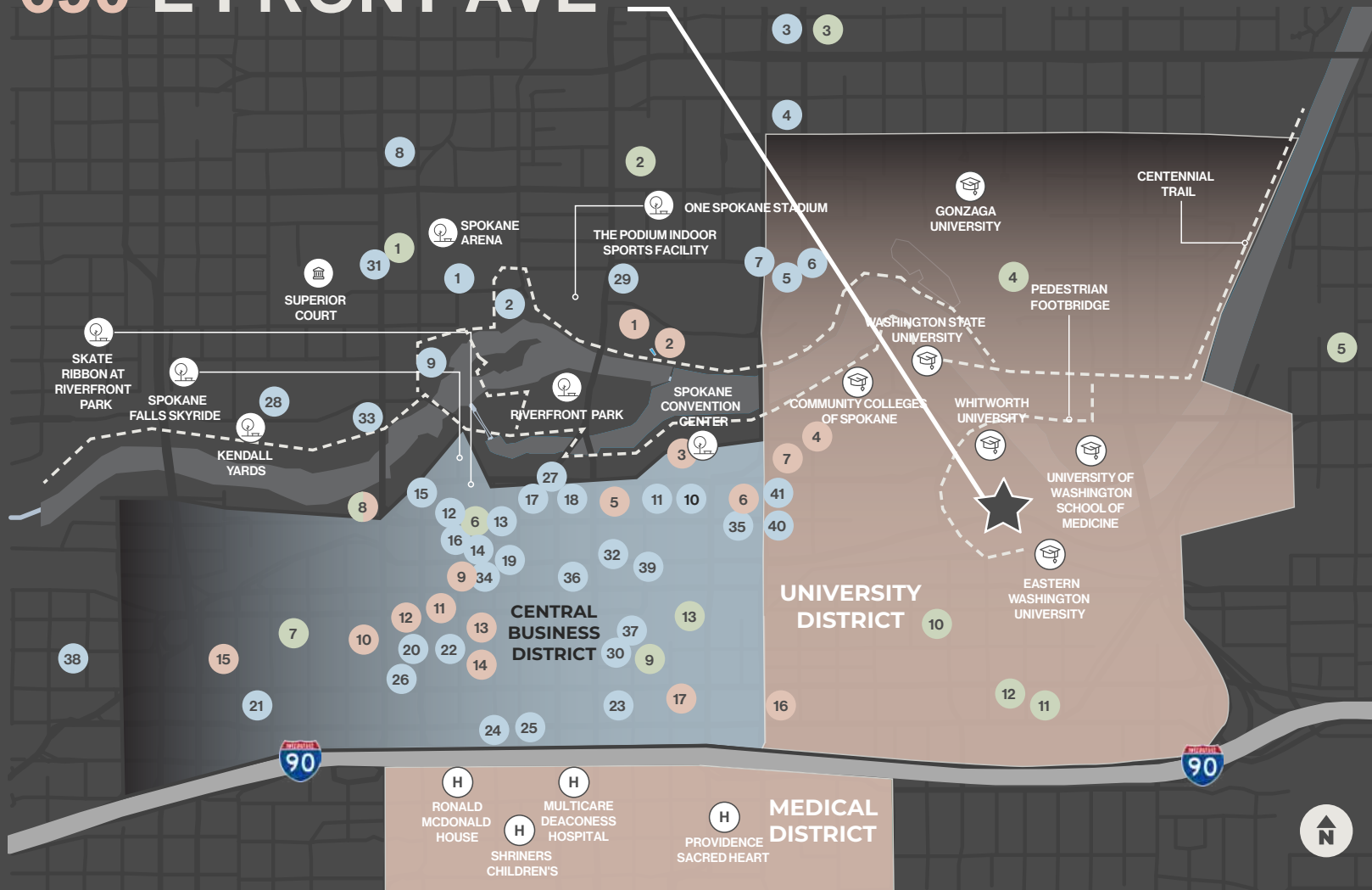


## **Price**

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



# 690 E FRONT AVE



## DINING

1. David's Pizza
2. Flour Mill & Klinkerdagger's
3. Sonic Drive-In
4. Qdoba Mexican Eats
5. Blaze Pizza
6. Chipotle Mexican Grill
7. Wendy's
8. Taco Bell
9. Anthony's at Spokane Falls
10. Chili's Grill & Bar
11. Azteca Mexican Restaurants
12. Red Robin Gourmet Burgers
13. MOD Pizza
14. P.F. Chang's
15. Panda Express
16. The Melting Pot
17. Steelhead Bar & Grille
18. Sushi.Com
19. SUBWAY® Restaurants
20. The Old Spaghetti Factory
21. Pizza Hut
22. Steam Plant
23. Arby's
24. McDonald's
25. Wild Sage
26. Mizuna
27. Wandering Table
28. Santé
29. Inland Pacific Kitchen
30. Ruins
31. Italian Kitchen
32. My Fresh Basket
33. Bistango
34. Zola
35. Observatory
36. Hogwash
37. The Elk
38. The Onion
39. The Globe
40. Baracho

## GYMS & FITNESS

- |  |                              |
|--|------------------------------|
| 1. YMCA of the Inland Northwest Corporate Office | 7. Spokane Boxing Gym        |
| 2. Lilac City Fit Body Boot Camp                 | 8. Spokane Club (and gym)    |
| 3. Crossfit Spokane                              | 9. Wild Walls Climbing Gym   |
| 4. Kermit M. Rudolf Fitness Center               | 10. Farmgirlfit              |
| 5. CrossFit Dürätus                              | 11. Spokane Personal Trainer |
| 6. The Spokane Club                              | 12. CoreFit Gym              |
|  | 13. The Union Yoga Studio    |

## HOTELS

- |  |  |                             |
|--|--|-----------------------------|
| 1. Ruby River Hotel                          | 7. Fairfield Inn & Suites by Marriott Spokane Downtown | 13. The Davenport Tower     |
| 2. Holiday Inn Express                       | 8. Spokane Club (and gym)                              | 14. Steam Plant Hotel       |
| 3. DoubleTree by Hilton Hotel                | 9. The Davenport Lusso, Autograph Collection           | 15. Tiki Lodge              |
| 4. Courtyard by Marriott                     | 10. Montvale Hotel                                     | 16. FairBridge Inn Express  |
| 5. The Davenport Grand, Autograph Collection | 11. The Historic Davenport                             | 17. Days Inn Spokane        |
| 6. Best Western Plus City Center             | 12. Hotel Ruby   | 18. Quality Inn             |
|  |  | 19. Ramada Downtown Spokane |





# 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

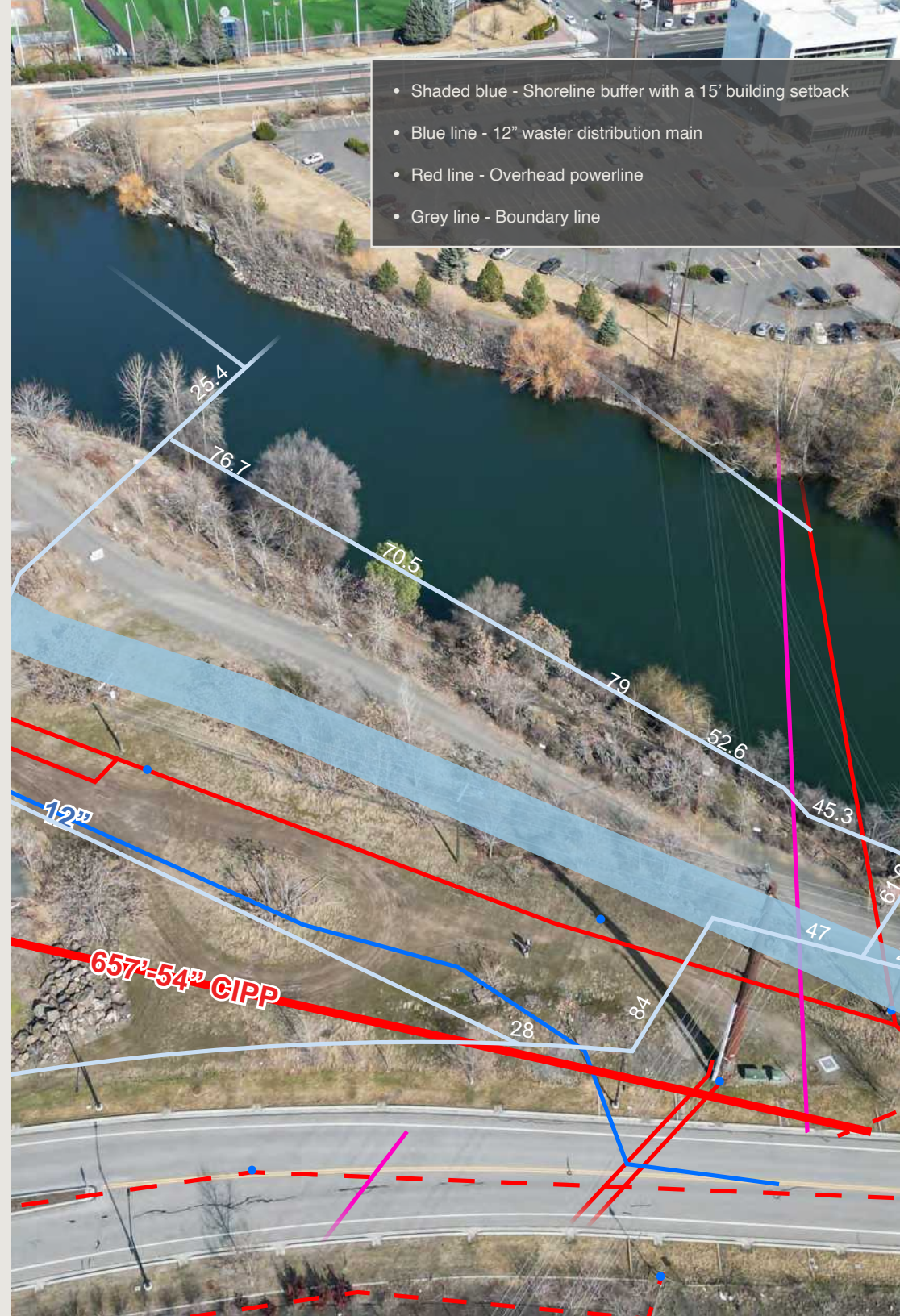
### Limited Uses (L) - Allowed with special limitations:

- 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

## 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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