

±2.02 ACRES AVAILABLE

FOR SALE



MULTI-USE LAND AVAILABLE

11020 W Westbow Boulevard
Spokane, WA 99224

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KIEMLEHAGOOD

PROPERTY DETAILS

LAND FOR SALE

11020 W Westbow Boulevard – Spokane, WA 99224

Offering Price **\$526,950 (\$6.00 PSF)**

Address: 11020 W Westbow Boulevard
City, State, Zip: Spokane, WA, 99224
Parcels: 14124.9034 & 14124.9060
Zoning: Regional Commercial (RC)
Property Type: Land
Land SF: ±87,825 SF
Land Acre(s): ±2.02 Acres

Freeway Access via Medical Lake I-90 Exit

I-90 Traffic Count: ±33,450 ADT
W Westbow Boulevard: ±2,166 ADT

ALLOWABLE USES INCLUDES:

- Convenience Store/Gas Station
- General Retail Sales & Services
- Hotel/Motel
- Professional & Medical Office
- Restaurant
- Mini-Storage
- Warehouse
- Electric Vehicle Infrastructure



SOURCE: <https://cp.spokanecounty.org/scout/map/?PID=24073.9007>



SURROUNDING DETAILS

LAND FOR SALE
11020 W Westbow Boulevard – Spokane, WA 99224



DEMOGRAPHICS	1 MI	3 MI	5 MI	7 MI
EST POP ULATION 2025	1,911	6,505	27,853	56,660
PROJ. POPULATION 2030	2,012	6,963	30,352	59,953
2025 AVERAGE HHI	\$93,743	\$109,142	\$99,538	\$101,831
2025 MEDIAN HHI	\$69,630	\$86,244	\$74,592	\$75,770
MEDIAN AGE	36.1	38.3	35.5	34.7
ADJ. DAYTIME DEMOS	1,760	5,892	22,636	37,677

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