

FOR SALE



APARTMENT/ASSISTED LIVING DEVELOPMENT OPPORTUNITY

16619 E Broadway Avenue
Spokane Valley, WA 99037

OFFERING PRICE	\$1,000,000
BUILDING SIZE	±1,848 SF
PARCEL NO.	45131.9004, 45131.9005, 45131.9006
ZONING	RHD - Residential High Density (22 Units Per Acre)
LOT SIZE	±3.64 Acres (±158,558 SF)

*May be purchased with neighboring lot (16615 E Broadway). Contact Listing Broker for details and pricing

**KIEMLE
HAGOOD**

BRANDON PETERSON
509.755.7541
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PLAT MAP

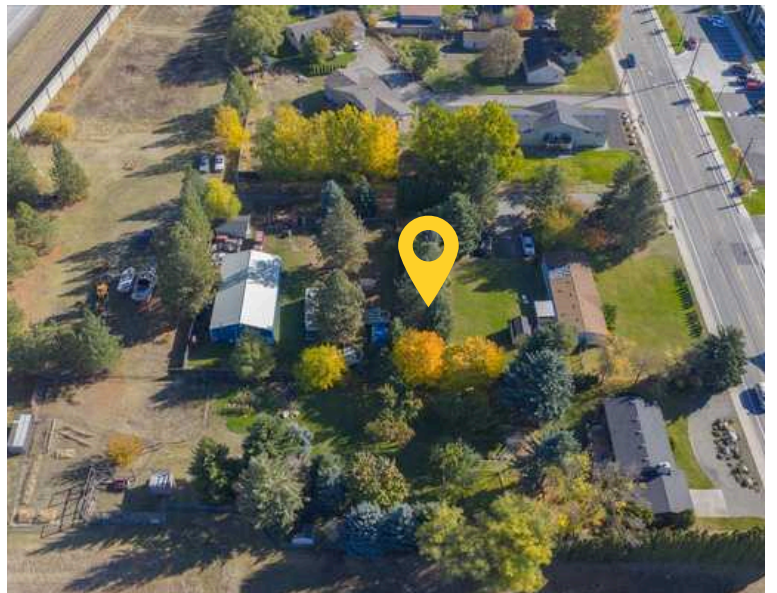


- May be purchased with neighboring lot (16615 E Broadway). Contact Listing Broker for details and pricing
- Zoning: RHD 22 units per acre (3.64 acres equals up to 72 units). City of Spokane Valley Planning is in process of amending the Comp Plan and required to complete by the end of 2026
- Total of 3.64 Acres-Per zoning property could have up to 72 units if structures are removed
- City of Spokane Valley is mandated by Washington State to amend the comp plan in 2026-potential for increased unit density
- Flat lot would be great for apartment building, 2-4 unit structures or single family units
- Walkable to shopping, restaurants, daily required services etc.

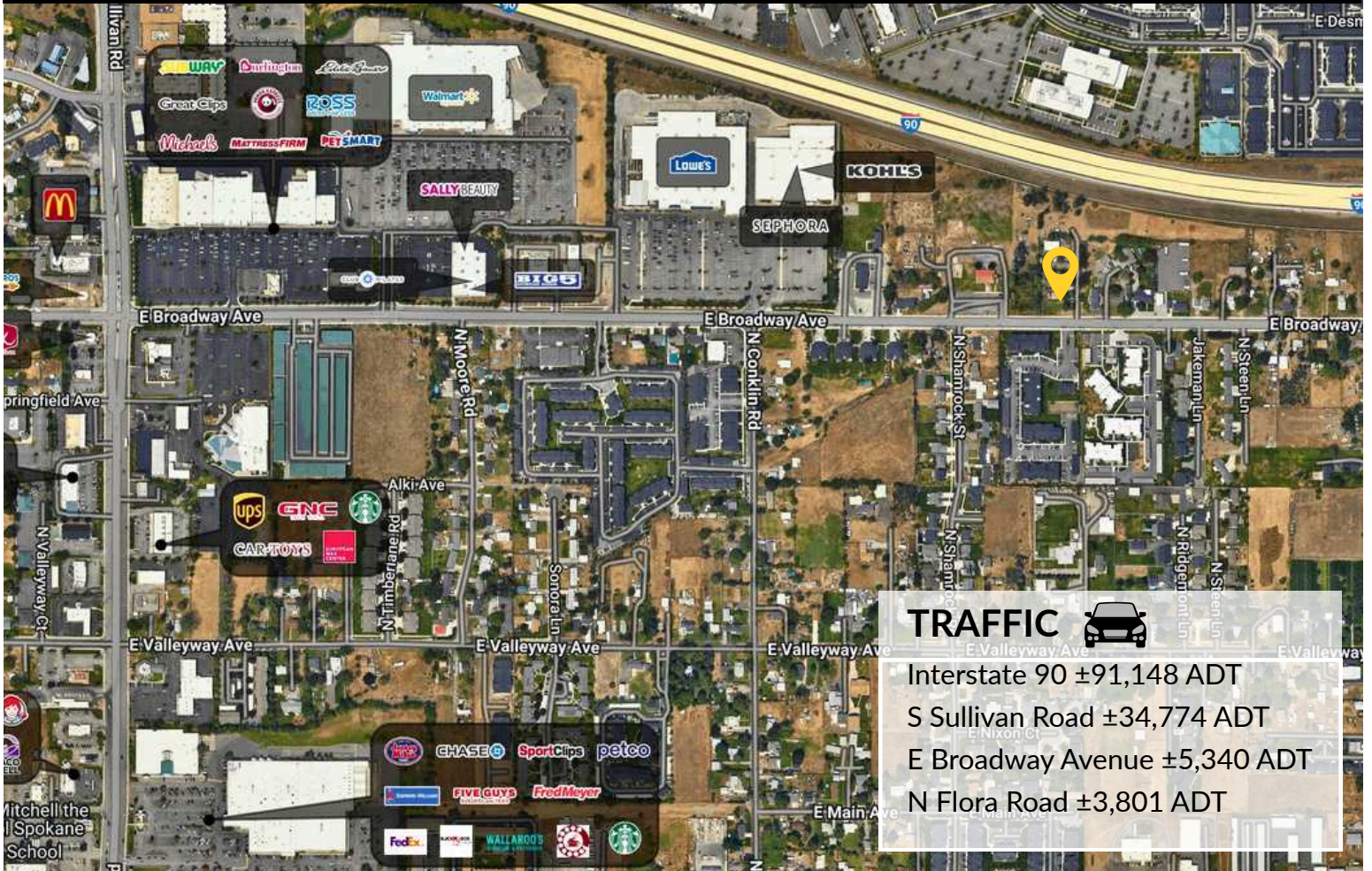
DEMOGRAPHICS


	1 MI	3 MI	5 MI
2025 ESTIMATED POPULATION	11,060	63,588	121,595
2030 PROJECTED POPULATION	12,208	66,621	124,742
MEDIAN AGE	34.6	37.8	38.6
AVERAGE HOUSEHOLD INCOME	\$90,259	\$106,152	\$110,605
MEDIAN HOUSEHOLD INCOME	\$74,865	\$85,240	\$86,653

SITE PHOTOS



SURROUNDING AREA



TRAFFIC 

Interstate 90 ±91,148 ADT
 S Sullivan Road ±34,774 ADT
 E Broadway Avenue ±5,340 ADT
 N Flora Road ±3,801 ADT

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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201