

Redevelopment Opportunity

Former Village Centre Cinemas
10117 US-2 • Spokane • WA

For Sale or Lease
\$3.85M

- 29,170 SF of Flexible Space
- Turnkey Condition
- 7.03 Acres
- Abundant Parking
- Modern Construction





Property Highlights

Perfect for buyers seeking a modern, highway-visible facility with exceptional expansion potential in Spokane's growing western corridor.

Highway Frontage Advantage

- **Prime State Route 2 Frontage** - High-visibility location on major east-west corridor with 15,000+ daily traffic counts
- **Regional Destination** - Strategic highway position draws customers from wide geographic area
- **Easy Interstate Access** - Direct connection to regional transportation network
- **Monument Signage Opportunity** - Prominent highway visibility for maximum brand exposure

Exceptional Scale & Infrastructure

- **29,170 SF of Flexible Space** - Massive single-user or divisible multi-tenant opportunity
- **7.03 Acres Total** - Rare large-format site with extensive expansion potential
- **Modern Construction (2009)** - Contemporary building systems with minimal deferred maintenance
- **Turnkey Condition** - Move-in ready with excellent structural integrity
- **Abundant Parking** - 300+ spaces support high-traffic commercial operations

Redevelopment Versatility

Ideal for Highway-Oriented Uses:

- **Automotive Superstores** - Dealerships, auto parts, service centers
- **Big Box Retail** - Furniture, appliances, sporting goods, home improvement
- **Entertainment Complexes** - Bowling, gaming, family entertainment centers
- **Fitness/Recreation** - Large-format gyms, sports complexes, indoor recreation
- **Event/Wedding Venues** - Ample parking and highway accessibility for guests

Strategic Location Benefits

- **Spokane MSA Growth Corridor** - Benefits from expanding suburban development patterns
- **Commercial Node Potential** - Anchor opportunity for additional retail/service development
- **Population Density** - Serves growing residential communities along SR 2 corridor
- **Limited Competition** - Large-format retail options scarce in immediate trade area

Investment Highlights

- **7+ Acre Development Site** - Exceptional land-to-building ratio allows future expansion
- **Highway Commercial Zoning** - Permits wide range of commercial uses
- **Regional Draw Potential** - Highway visibility attracts customers from 20+ mile radius
- **Proven Location** - Former entertainment venue demonstrates area's commercial viability
- **Value-Add Opportunity** - Reposition modern asset in high-growth corridor

Immediate Advantages

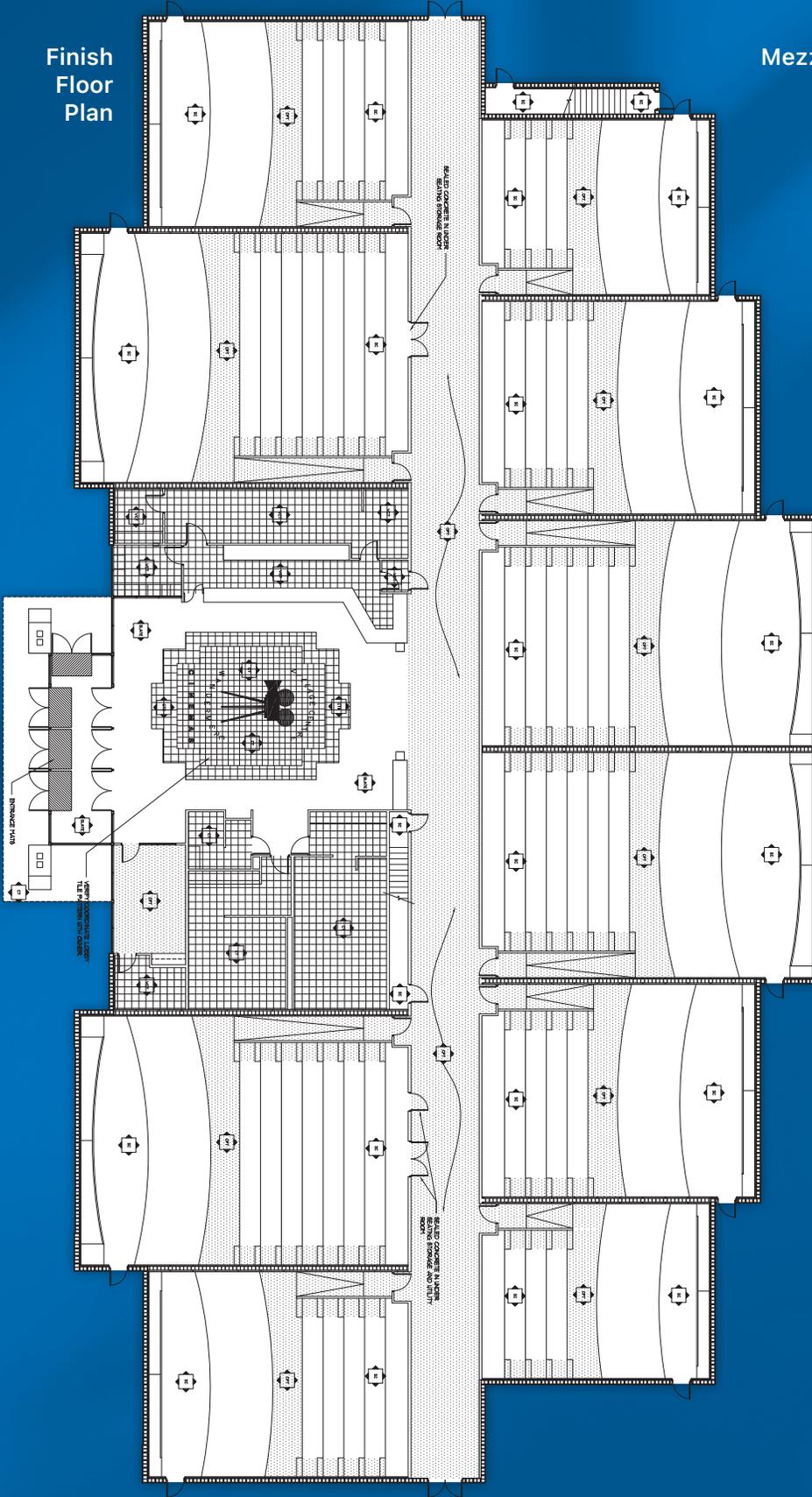
- **No Tenant Improvement Required** - Open floor plan ready for most uses
- **Modern HVAC/Electrical** - 2009 systems minimize capital requirements
- **Established Utility Infrastructure** - Heavy-duty capacity supports various operations
- **Clear Span Construction** - Minimal columns maximize layout flexibility



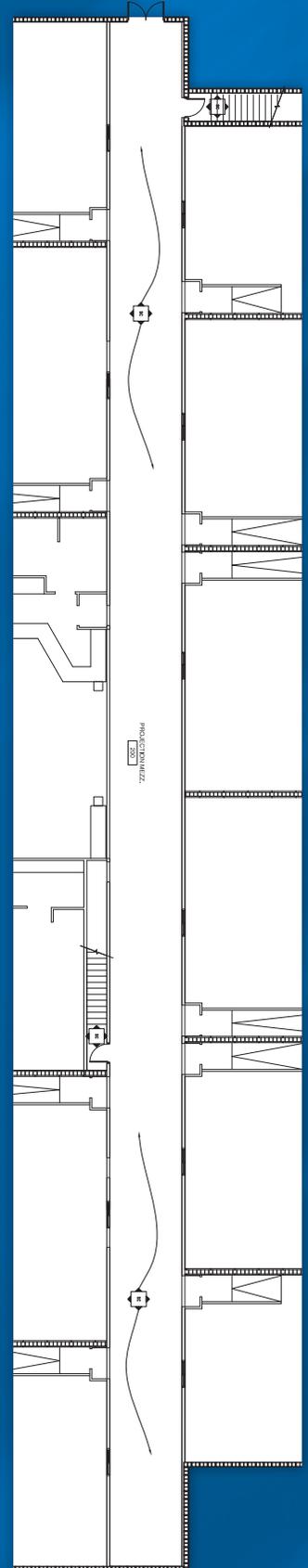
**Property
Highlights**

Floor Plans

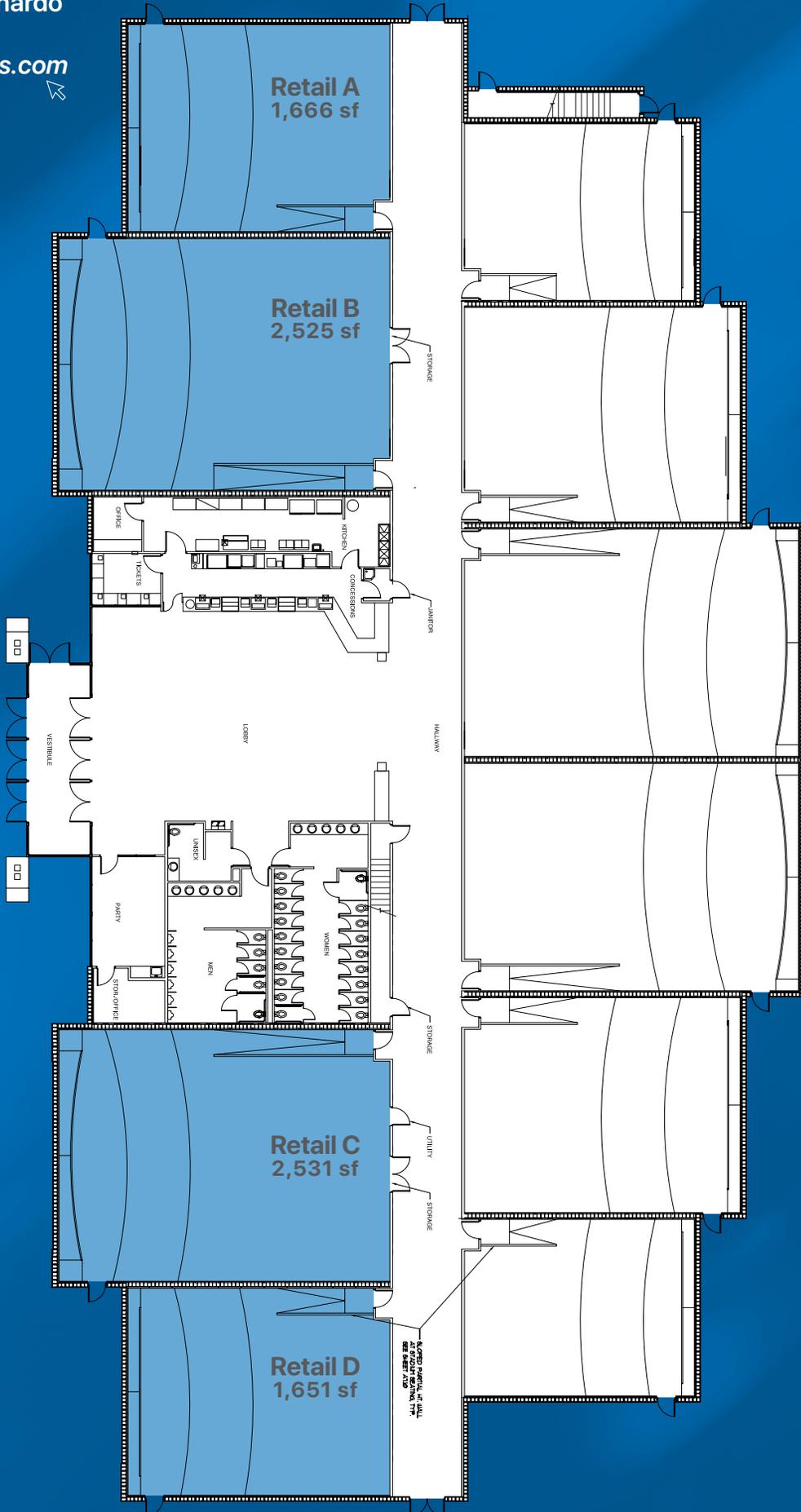
Finish Floor Plan

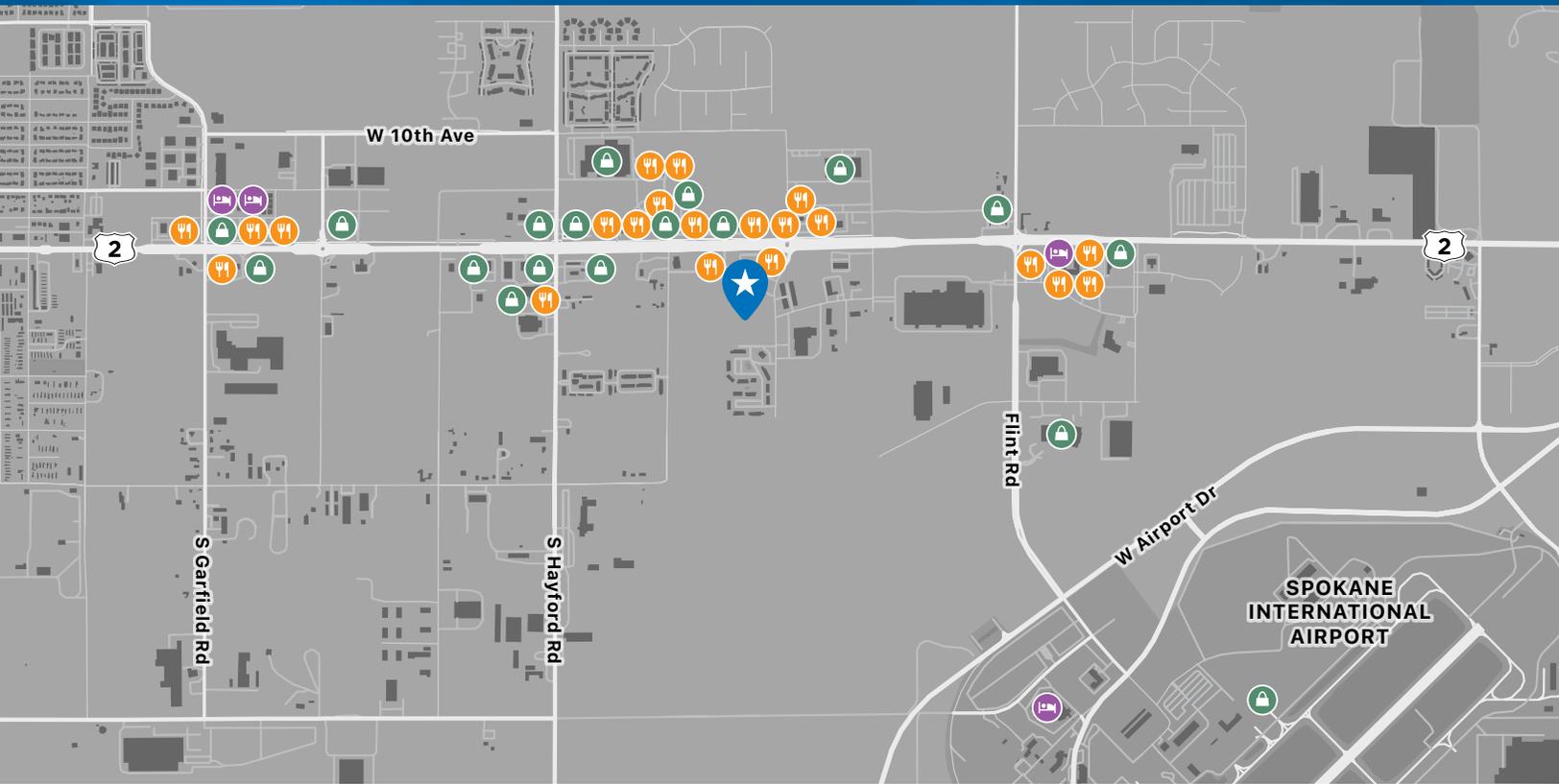


Mezzanine Finish Floor Plan



Hypothetical conversion
with preliminary review
conducted by Bernardo
Wills Architects.
www.bernardowills.com





Nearby Amenities

Hotels

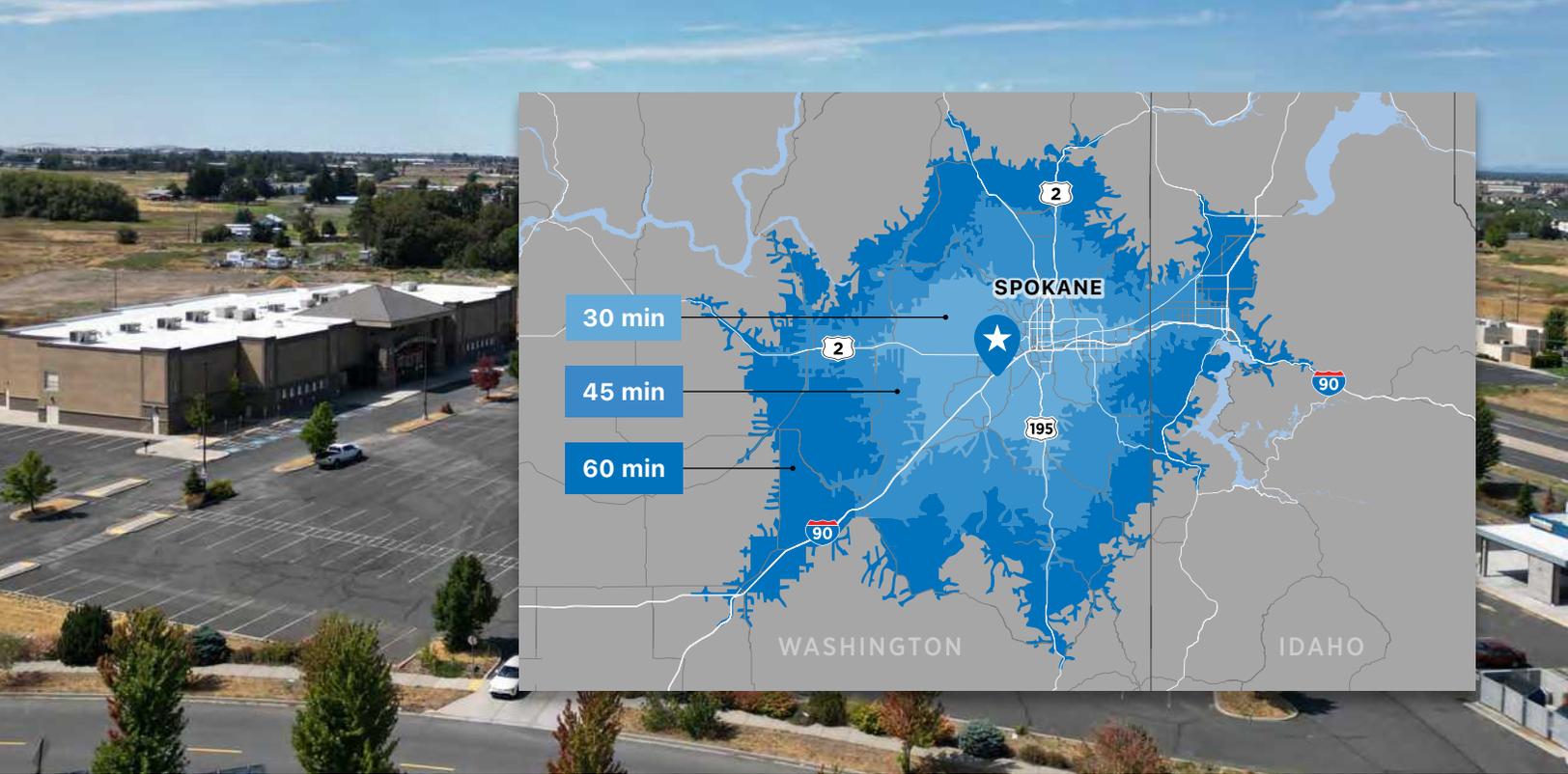
- Days Inn & Suites by Wyndham Spokane Airport Airway Heights
- Ramada by Wyndham Spokane Airport
- Hilton Garden Inn Spokane Airport
- Stratford Suites

Restaurants

- 2West Bar & Grill
- Bruchi's
- Carl's Jr.
- Chipotle Mexican Grill
- Dairy Queen Grill & Chill
- Dutch Bros
- El Comalon Mexican Restaurant
- Froyo Earth
- Jack in the Box
- Jersey Mike's
- Jimmy John's
- KFC
- McDonald's
- MOD Pizza
- Mongolian Fry
- Noodle Express
- Panda Express
- Papa Murphy's | Take 'N' Bake Pizza
- Pizza Hut
- Rusty Moose
- Starbucks
- Taco Bell
- Wake Up Call

Retail

- AgWest Farm Credit
- Airway Heights Food Mart
- AT&T Store
- Chevron
- Circle K
- Exxon
- FedEx Ship Center
- First Interstate Bank
- Great Clips
- Grocery Outlet
- Les Schwab Tire Center
- Mister Car Wash
- North 40 Outfitters
- Numerica Credit Union
- O'Reilly Auto Parts
- STCU
- Walmart Supercenter
- Washington Trust Bank
- Wells Fargo ATM



Area Overview

Demographic	30 min	45 min	60 min
2025 Total Population	503,083	692,517	778,218
2025 Total Households	200,436	273,480	306,312
2025 Generation X Pop	89,005	124,529	141,669
2025 Generation Z Pop	118,329	160,296	177,767
2025 Millennial Pop	127,136	170,619	187,189
2025 Baby Boomer Pop	94,612	134,405	156,555
2025 Median Home Value	\$455,370	\$483,309	\$493,820
2025 Median Household Income	\$75,130	\$76,554	\$77,376
2025 HH Income \$100K - \$149K	33,830	46,892	52,975
2025 HH Income \$150K - \$199K	16,508	24,634	28,568
2025 HH Income \$200K - \$249K	8,389	12,284	14,138
2025 HH Income \$250K - \$299K	4,216	5,902	6,684
2025 HH Income \$300K - \$399K	3,416	4,298	4,749
2025 HH Income \$400K - \$499K	2,156	3,293	3,886

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