

FOR SALE PINEWATER PLAZA

10925 N NEWPORT HWY
SPOKANE, WA 99218



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PROPERTY HIGHLIGHTS

Pinewater Plaza in the fast growing North Spokane submarket consists of a 100% occupied 15,260-square foot neighborhood retail center, a freestanding, 2,011 square foot drive thru Starbucks, and 2 development ready outparcels on a 4.83 acres. The total offering, including the 2 development ready outparcels valued at \$1,500,000, has a total asking offering price of \$7,900,000.

RETAIL BUILDING

- Multi-tenant Strip Building: A 15,260-SF building currently 100% occupied. Tenants include Retro Donuts, Inland Northwest Ballet, Jonathan's Nail & Spa, and The Beauty Spot Salon & Spa. It also serves as a strategic hub for government-backed offices, including the WA Army National Guard and the U.S. Armed Forces Recruiting center.
- Constructed in 2004 and renovated in 2018
- U.S. Armed Forces and WA Army National Guard, which together account for 49% of potential rental income
- 2.82 Acre Parcel

FREESTANDING STARBUCKS

- A Freestanding 2,011-SF Starbucks with a dedicated drive-thru, situated on a separate parcel to maximize site efficiency and traffic flow.
- Constructed in 2018
- 0.62 Acre Parcel

DEVELOPMENT PADS

- Undeveloped Land Parcels: The offering includes two contiguous available pad sites totaling approximately 60,453 square feet (1.39 AC).
- Frontage: Over 350 feet of high-visibility frontage along N Newport Highway.
- Traffic Counts: Approximately 24,500+ vehicles per day along the primary arterial.
- Zoning: RC - Regional Commercial, allowing for a broad range of retail, service, and restaurant uses.

SALE PRICE \$7,900,000

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