



# FOR SALE



## MISSION AVENUE OFFICE BUILDING

2919 E Mission Avenue | Spokane, WA, 99202

**[KIEMLEHAGOOD**

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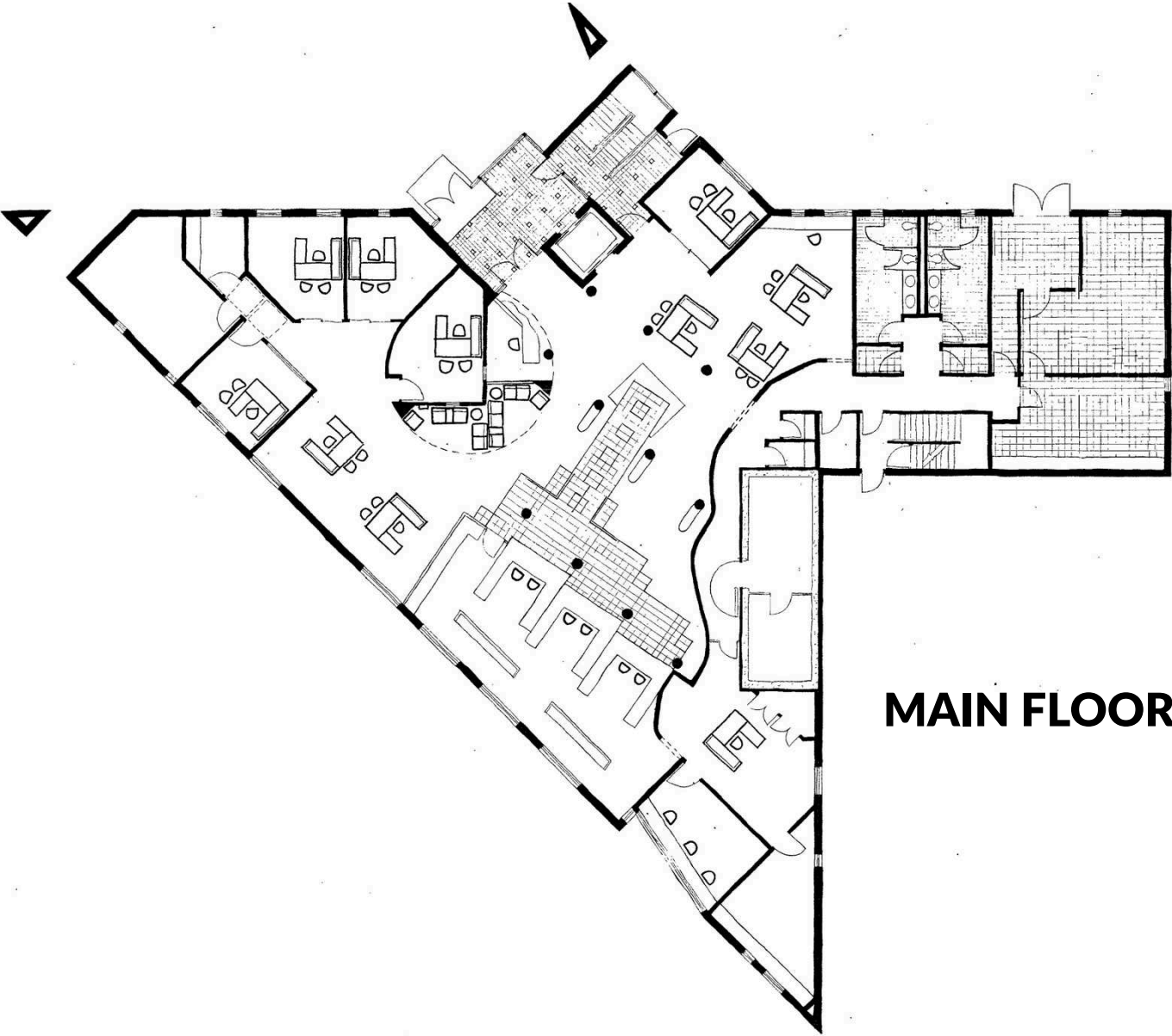
<b>OFFERING PRICE</b>		<b>\$3,300,000</b>
<b>BUILDING SIZE</b>		±18,789
<b>YEAR BUILT</b>		1986
<b>LOT SIZE</b>		±1.32 AC   ±57,633 SF
<b>PARCEL NO.</b>		35103.0025
<b>PARKING</b>		±60 Parking Stalls
<b>ZONING</b>		CB-55



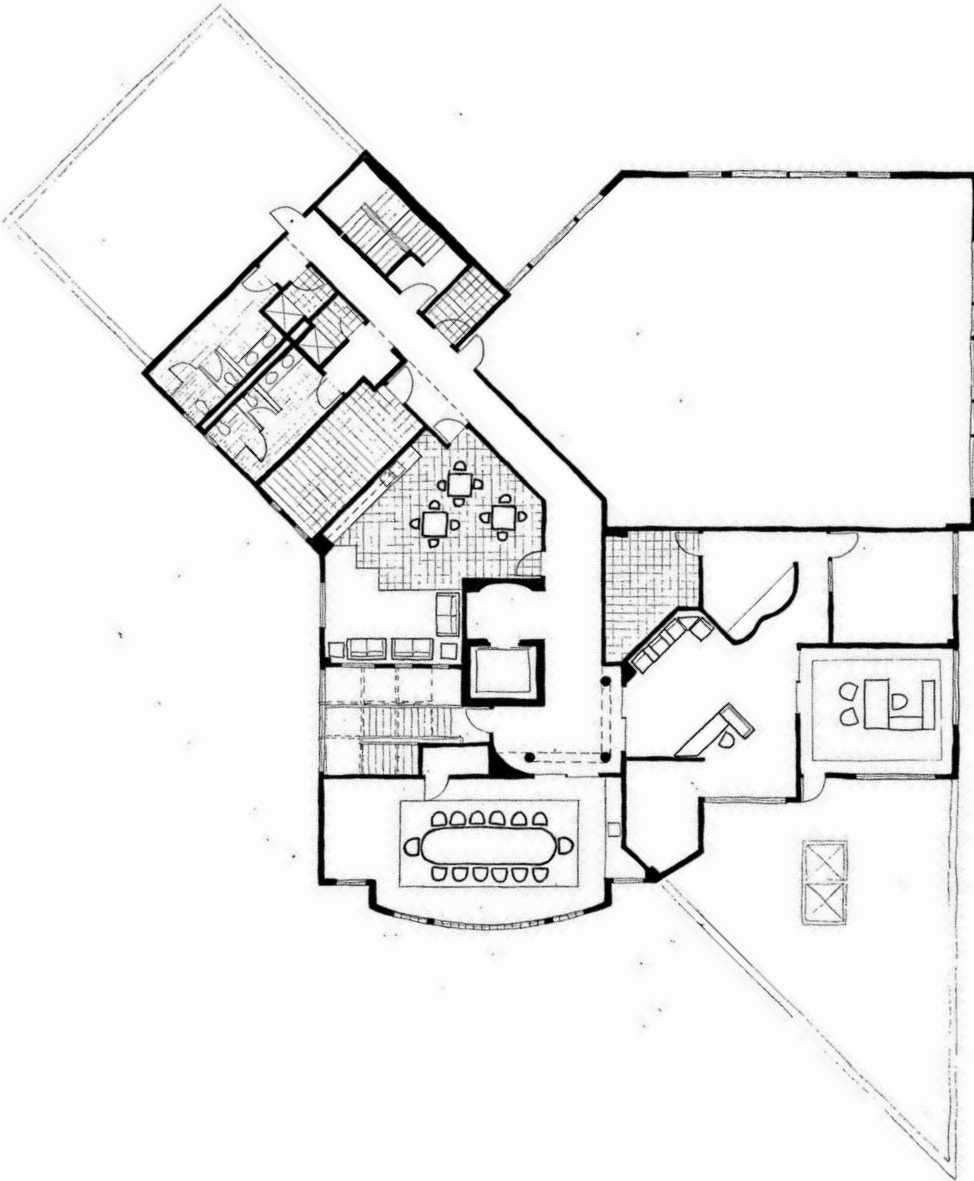
Positioned along Spokane's well-traveled Mission Avenue corridor, 2919 E. Mission Avenue offers a centrally located professional environment with strong visibility and excellent accessibility. The property sits between Downtown Spokane, the University District, and Spokane Valley, providing convenient access to major arterials and Interstate 90. Mission Avenue supports consistent daily traffic and commuter movement, creating dependable exposure and access for employees and visitors. With on-site parking, prominent street frontage, and a flexible professional layout, the property is well-suited for a variety of office or service-oriented users seeking a functional and well-connected Spokane location.







**MAIN FLOOR**



**UPPER LEVEL**

**DEMOGRAPHICS**

	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>EST POPULATION 2025</b>	10,756	101,644	244,692
<b>PROJ. POPULATION 2030</b>	10,767	101,815	241,907
<b>EST HOUSEHOLDS 2025</b>	4,384	42,123	105,575
<b>2025 AVERAGE HHI</b>	\$74,352	\$83,026	\$96,027
<b>2025 MEDIAN HHI</b>	\$59,553	\$62,292	\$71,319

**TRAFFIC COUNTS**

<b>E Mission Ave (EB, WB)</b>	<b>  ±13,848 ADT</b>
<b>N Regal St (NB)</b>	<b>  ±231 ADT</b>

**E MISSION AVE (EB, WB) | ±13,848 ADT**

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