

CHINESE GARDENS RESTAURANT



FOR SALE

*±6,952 SF Building on 34,107 SF of Land Just
3 Miles East of Spokane's University District*

5207 E TRENT AVE | SPOKANE, WA

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5207 E TRENT AVE | SPOKANE, WA



AVAILABLE FOR SALE

A Property Purchase or Restaurant Leasing Opportunity Near Spokane's University District and Major Retailers



±6,952 SF
AVAILABLE



180 GUEST
CAPACITY



67 PARKING
STALLS



3 MILES TO
UNIVERSITY
DISTRICT



22,314 VPD ON
E TRENT AVE



1.3 MILES
TO SCC &
TRANSIT CTR

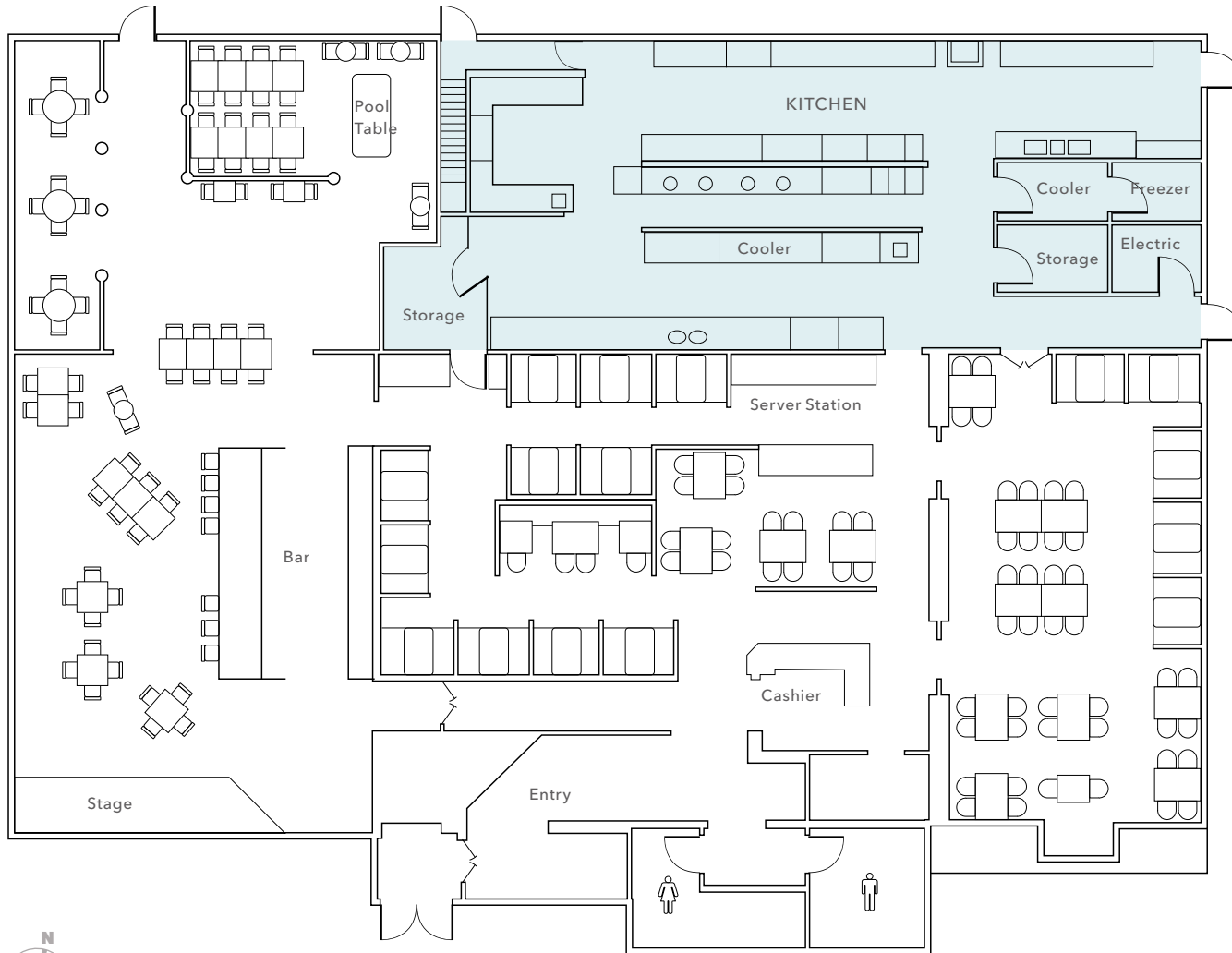
SALE PRICE	\$895,000
PARCEL NO.	35114-1420
LOT SIZE	34,107 SF (0.78 AC)
ZONING	GC (General Commercial)
PERMITTED USES	Residential, retail & dining, office, limited or accessory light industrial/manufacturing, limited or accessory warehouse and distribution center, and agricultural uses conditionally permitted

→ [VIEW LAND USE STANDARDS](#)

KIDDER MATHEWS



FLOOR PLAN



±6,952 SF

AVAILABLE

\$13/SF

LEASE RATE, + NNN

±\$3.63/SF

NNN RATE

NOW

AVAILABLE

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,171	61,677	199,730
2020 CENSUS	3,384	66,598	218,966
2025 ESTIMATED	3,918	67,736	223,025
2030 PROJECTED	4,013	67,810	221,737

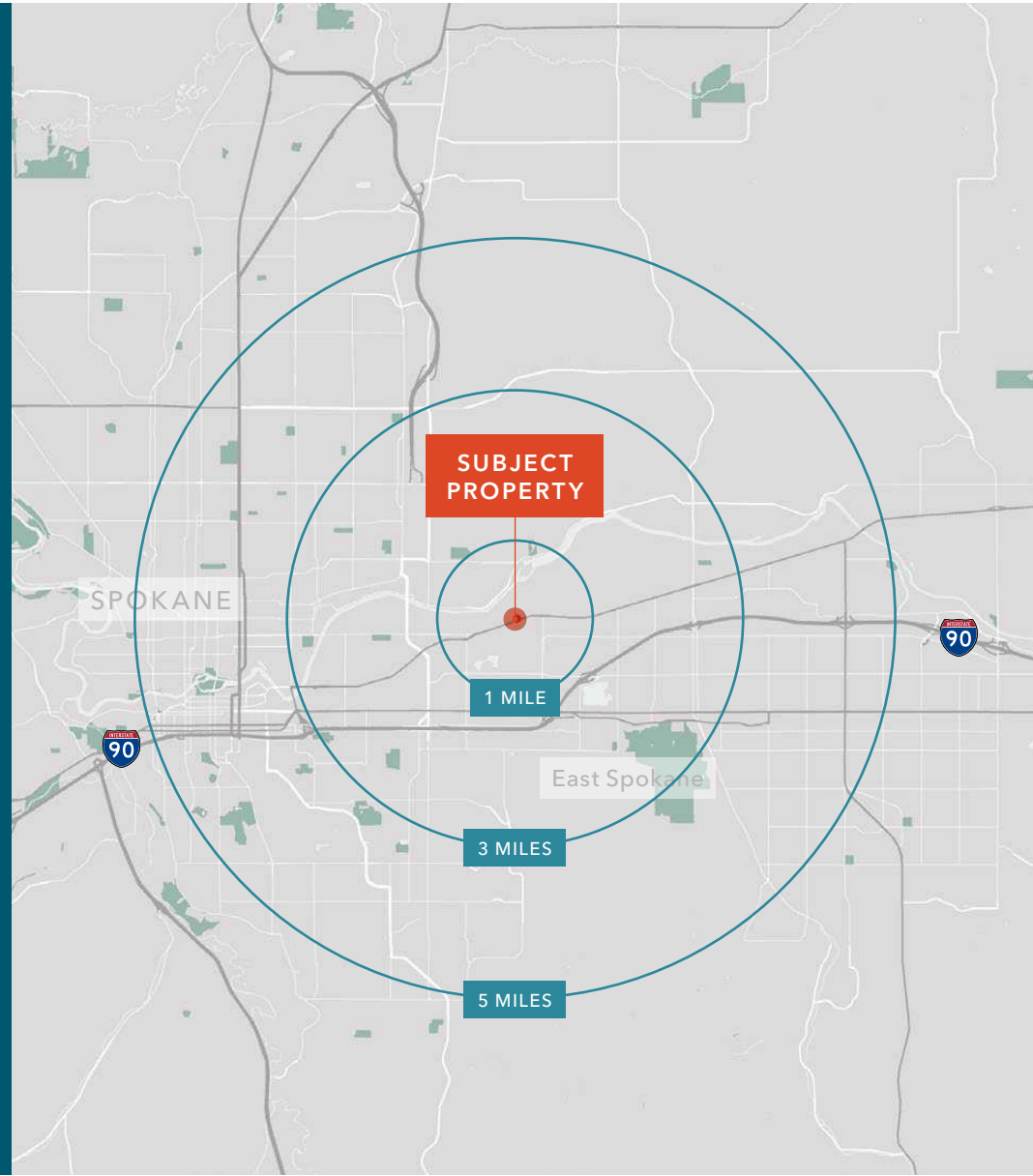
MEDIAN AGE & GENDER

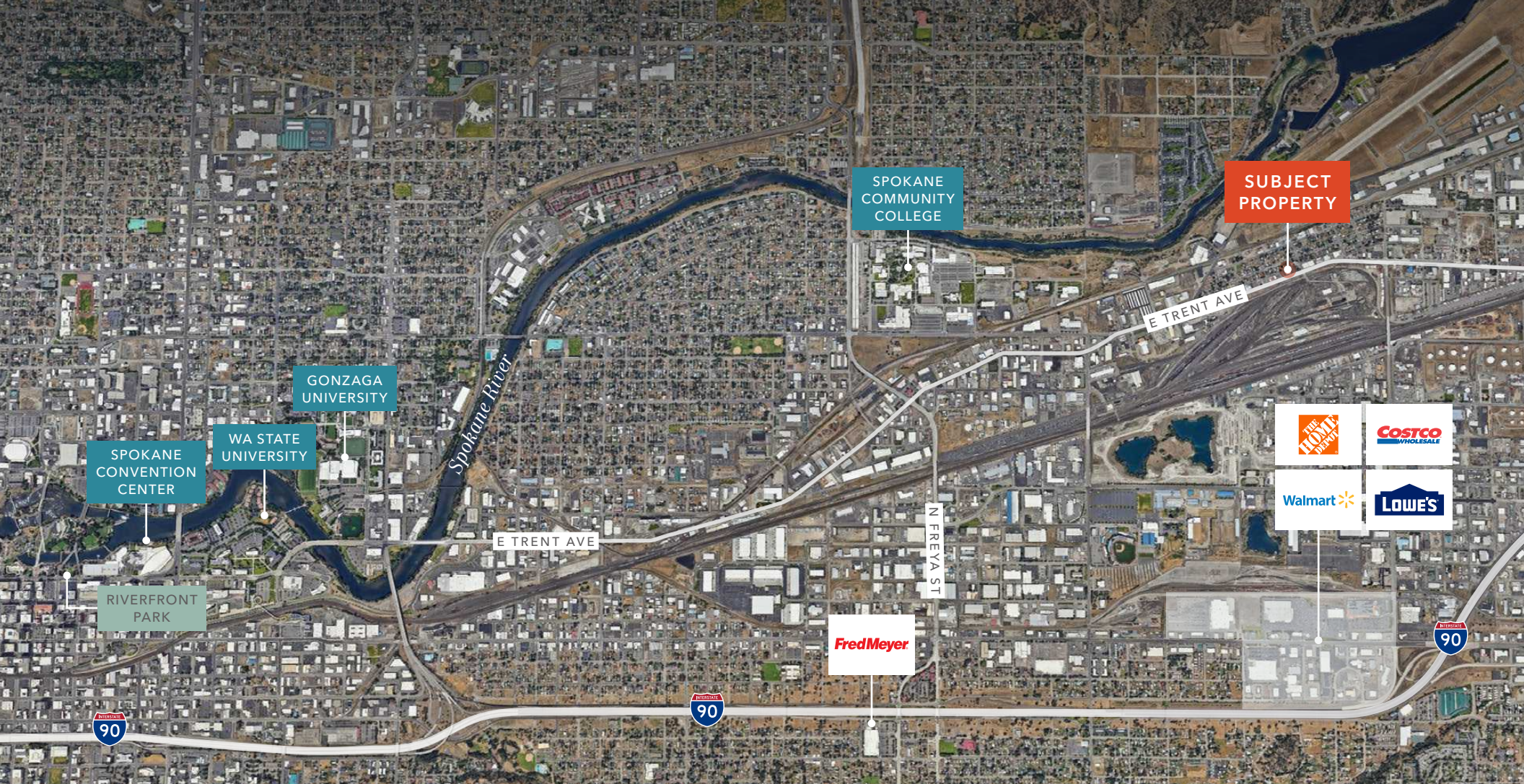
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.8	37.0	36.9
FEMALE	51.6%	48.8%	48.6%
MALE	48.4%	51.2%	51.4%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,695	27,584	95,199
2025 MEDIAN INCOME	\$73,854	\$69,745	\$68,952
2030 MEDIAN PROJECTED	\$73,913	\$69,618	\$68,799
2025 AVERAGE INCOME	\$85,608	\$89,166	\$91,025
2030 AVERAGE PROJECTED	\$85,858	\$89,198	\$90,982

Data Source: ©2026, Sites USA





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For more information about this property, please contact

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