

# NORTH SPOKANE FOR SALE

9320 N Colton Street | Spokane, WA 99218

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Spokane, WA 99218**

*Offering Price \$1,140,000*

<b>ADDRESS</b>	9320 N Colton Street
<b>CITY, STATE, ZIP</b>	Spokane, WA 99218
<b>PARCEL NO.</b>	36202.0014 & 36202.0013
<b>ZONING</b>	General Commercial (GC-70)
<b>LAND SF</b>	±71,340 SF
<b>LAND ACRES</b>	±1.63 Acres



One of the few remaining developable commercial sites in North Spokane, 9320 N. Colton Street is positioned within a highly active and established retail corridor. The property benefits from immediate adjacency to major national operators – including Walmart, Home Depot, Mister Car Wash, and other high-traffic businesses – creating strong daily draw and consistent customer activity. The site is effectively shovel-ready, with surrounding infrastructure, roadway access, and mature commercial development already in place.







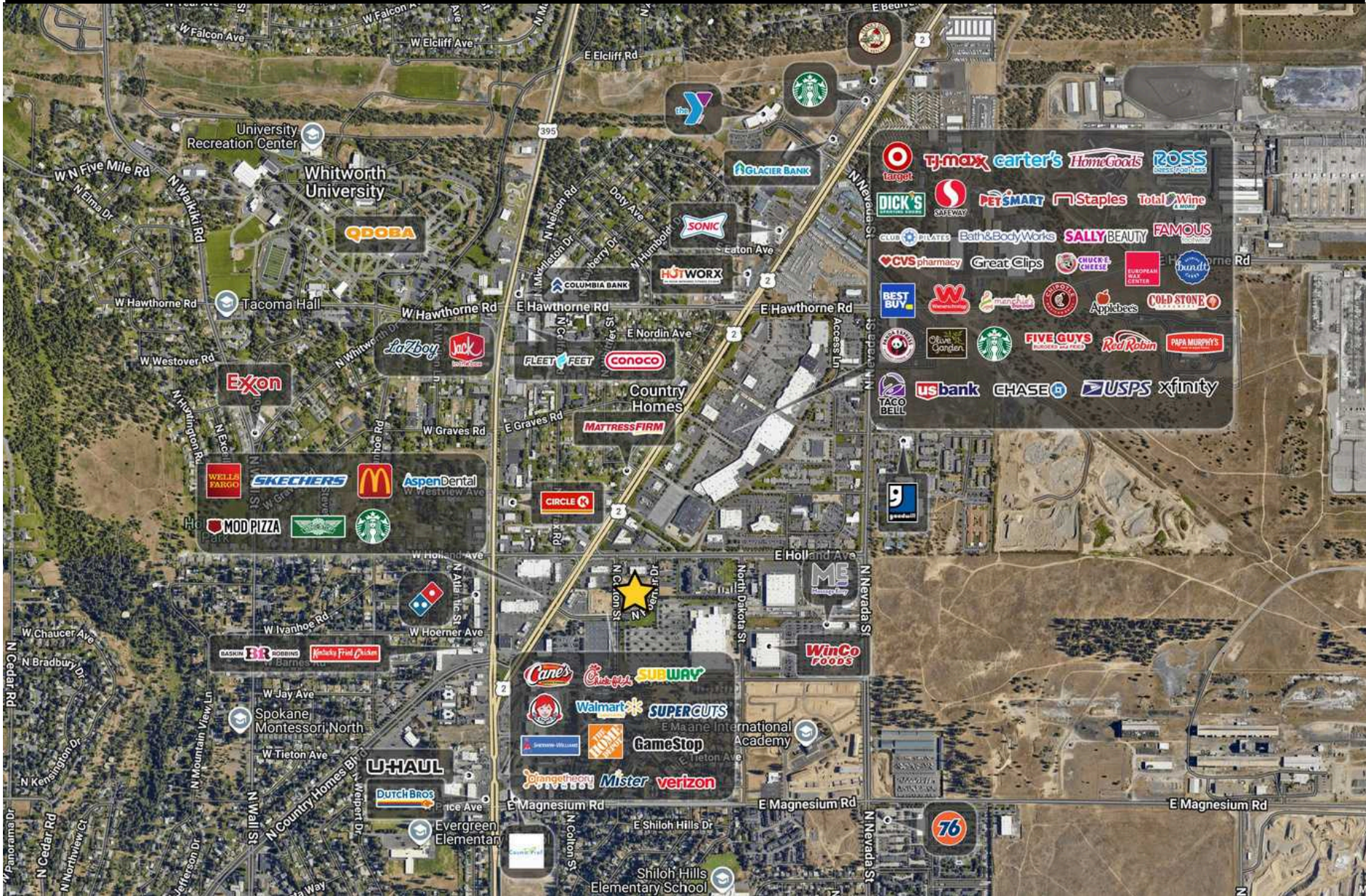


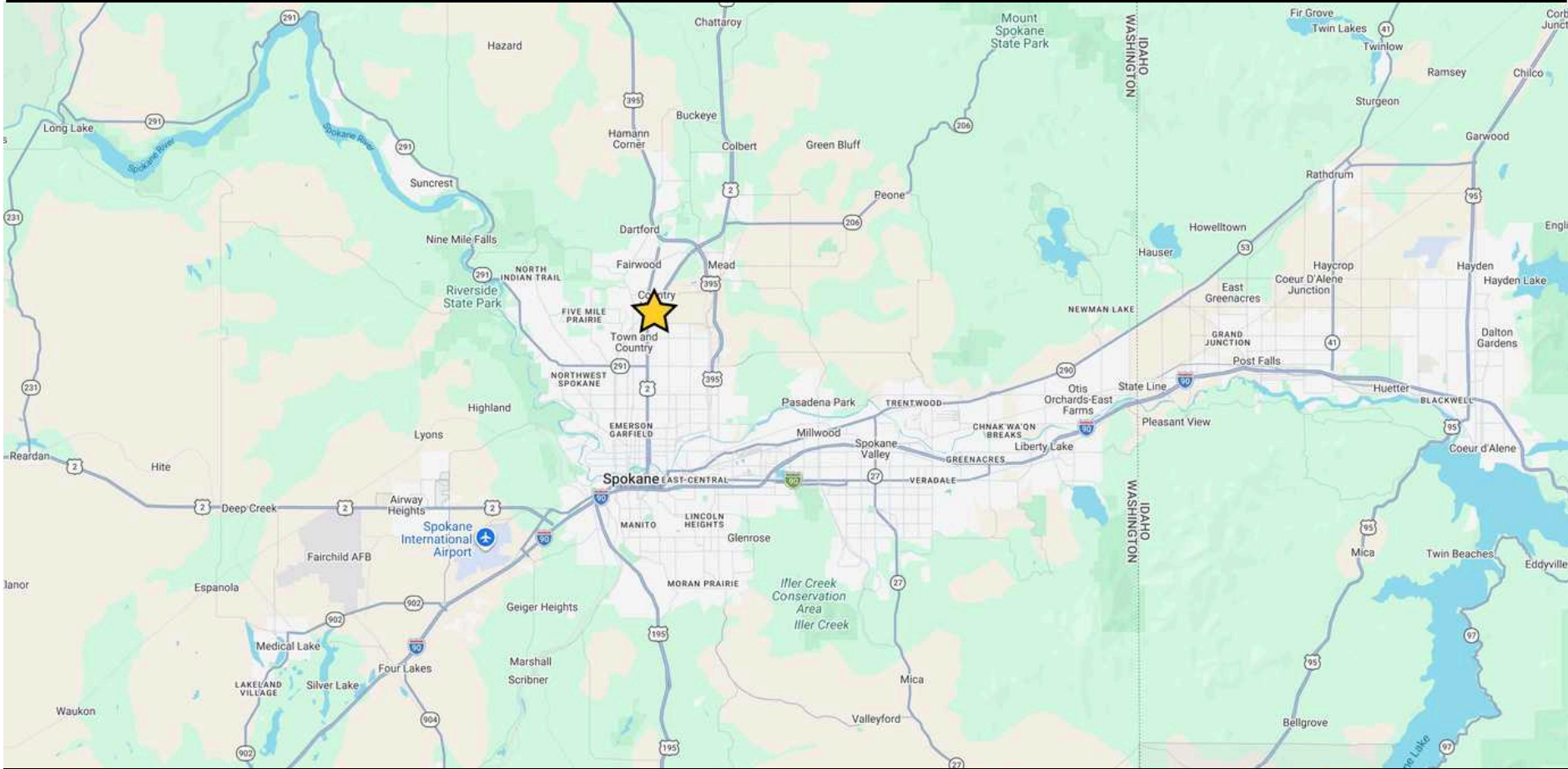
DESTINATION	TIME	DISTANCE
Downtown Spokane, WA	±18 Minutes	±7 Miles
Spokane International Airport	±24 Minutes	±13 Miles
Liberty Lake, WA	±31 Minutes	±19 Miles
Deer Park, WA	±20 Minutes	±16 Miles
Cheney, WA	±36 Minutes	±23 Miles



DEMOGRAPHICS	1 MI	3 MI	5MI
Est Population 2025	11,164	76,250	172,655
Prop Population 2030	11,761	76,329	171,707
Est. Households 2025	4,605	31,091	69,707
Average Age	32.3	37.2	37.4
Adj. Daytime Demographic	10,585	48,139	100,985
2025 Average HHI	\$97,629	\$105,548	\$104,159
2025 Median HHI	\$73,901	\$78,771	\$79,477







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