

TOK

U-CITY LAND

SPRAGUE AVE

COMMERCIAL LAND FOR SALE / SPOKANE VALLEY, WA 99206

COMMERCIAL



SITE

0.90 ACRES

ACCESS

APPLEWAY BLVD

UNIVERSITY ROAD

17,636 VPD

CONTACT



DREW ULRICK, SIOR
 509.606.5055
 drew@tokcommercial.com

HIGHLIGHTS



- Located in proven retail corridor.
- On site work complete; ingress / egress curb cuts.
- Multiple entry points.
- Zoned for Corridor Mixed Use.
- High traffic counts

DETAILS



LOT SIZE:	0.90 AC +/-
SALE PRICE:	\$546,896
PRICE/SF	\$13.95/SF
PARCEL NO:	APN 45201.0132
ZONING:	CMU, Corridor Mixed Use
UTILITIES:	Available

UPDATED: 6.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

ZONING: CORRIDOR MIXED USE

Corridor Mixed-Use (CMU) allows for light manufacturing, retail, multifamily, and offices along major transportation corridors. CMU recognizes the historical low-intensity, auto-dependent development pattern. It is primarily used along Sprague Avenue, and the north-south arterials.

ZONING INFORMATION



UPDATED: 6.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

SURROUNDED BY RETAIL SYNERGY



UPDATED: 6.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

1 MILE RADIUS



POPULATION
13,197



TOTAL RETAIL EXPENDITURE
\$242.07M



AVG. HOUSEHOLD INC.
\$81,786

3 MILE RADIUS



POPULATION
77,625



TOTAL RETAIL EXPENDITURE
\$1.52B



AVG. HOUSEHOLD INC.
\$93,702

5 MILE RADIUS



POPULATION
141,796

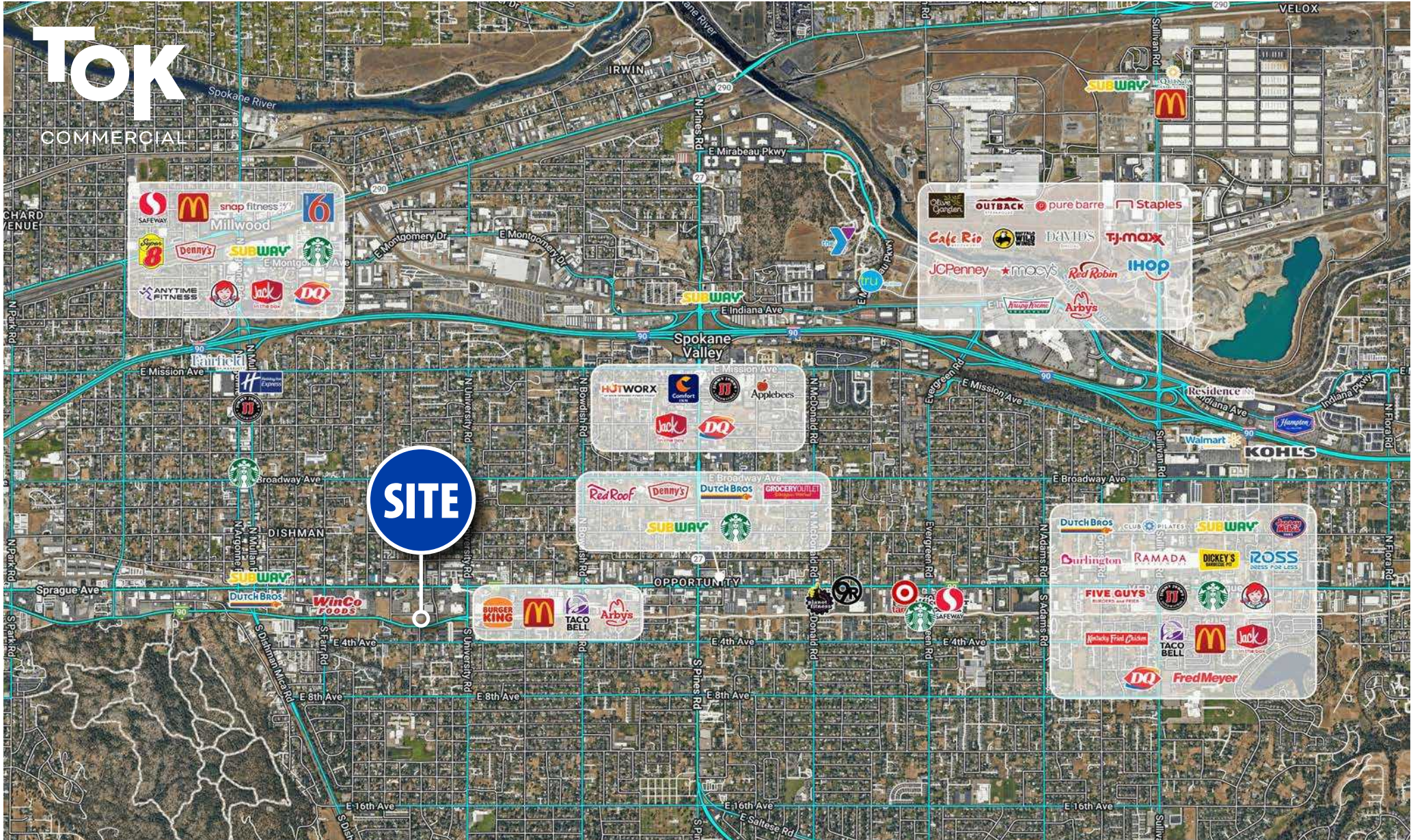


TOTAL RETAIL EXPENDITURE
\$2.93B



AVG. HOUSEHOLD INC.
\$107,751

TOK COMMERCIAL



SITE

UPDATED: 6.10.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.