TOUCHLESS CAR WASH & SELF-STORAGE FOR SALE

FREESTANDING RETAIL & WAREHOUSE STORAGE

102 & 112 E. J ST.
DEER PARK, WA 99006

DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Price	$550,000
Car Wash SFT	1,364 SFT
Storage SFT	4,560 SFT
Total SFT	5,924 SFT
$/SFT	$92.84

*Financial Information available upon request

PROPERTY OVERVIEW

PROPERTY VIDEO - CLICK HERE

Located in the heart of Downtown Deer Park, 102 & 112 E. J St. sit within a well-established commercial corridor surrounded by a mix of local retailers, restaurants, and essential service businesses that drive steady daily traffic. The area benefits from nearby amenities including grocery stores, coffee shops, banks, and medical services, making it a convenient hub for both residents and visitors. With Deer Park continuing to grow as an affordable alternative to Spokane, the downtown core is seeing increased demand and activity, positioning this location as an ideal spot for businesses looking to be part of a close-knit, expanding community.

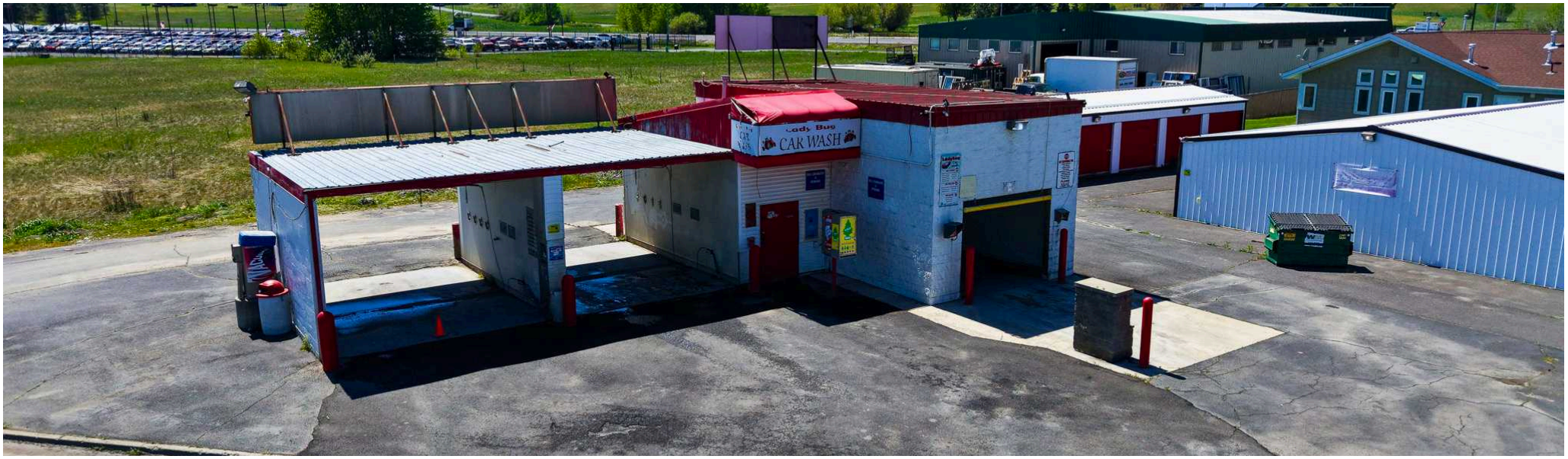
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PROPERTY DETAILS - CAR WASH (112 E. J ST.)

Car Wash is currently operational, does not require staffing, and is electronic payment only

LAND AREA	0.23 AC	**ZONING**	DC	**PARKING**	6 STALLS
APN	28112.0109	**YEAR BUILT**	1980	**CONSTRUCTION**	MASONRY

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PROPERTY DETAILS - SELF STORAGE (102 E. J ST.)

Storage Facility contains 29 storage units

LAND AREA	0.26 AC	**BLDG. HEIGHT**	14'	**PARKING**	8 STALLS
APN	28112.0108	**YEAR BUILT**	2006	**CONSTRUCTION**	METAL

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DEMOGRAPHICS	1 MILE	3 MILE
Population	2,485	7,511
Households	974	2,923
Median Age	39	42
Median HH Income	$59,672	$62,173
Daytime Employees	1,620	2,299
Population Growth '25 - '30	4.43%	3.26%
Household Growth '25 - '30	4.41%	3.28%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
US Hwy 395	N. Dalton Rd. NW	14,178
US Hwy 395	N. Arlington Rd. NW	10,810
US Hwy 395	W. Dahl Rd. SE	10,746

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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