FOR SALE OR LEASE

SELLER FINANCING AVAILABLE

INDUSTRIAL OPPORTUNITY

5417 E Broadway Avenue | Spokane Valley, WA 99212

KIEMLEHAGOOD

JAMES G QUIGLEY
509.701.2211
jgq@kiemlehagood.com

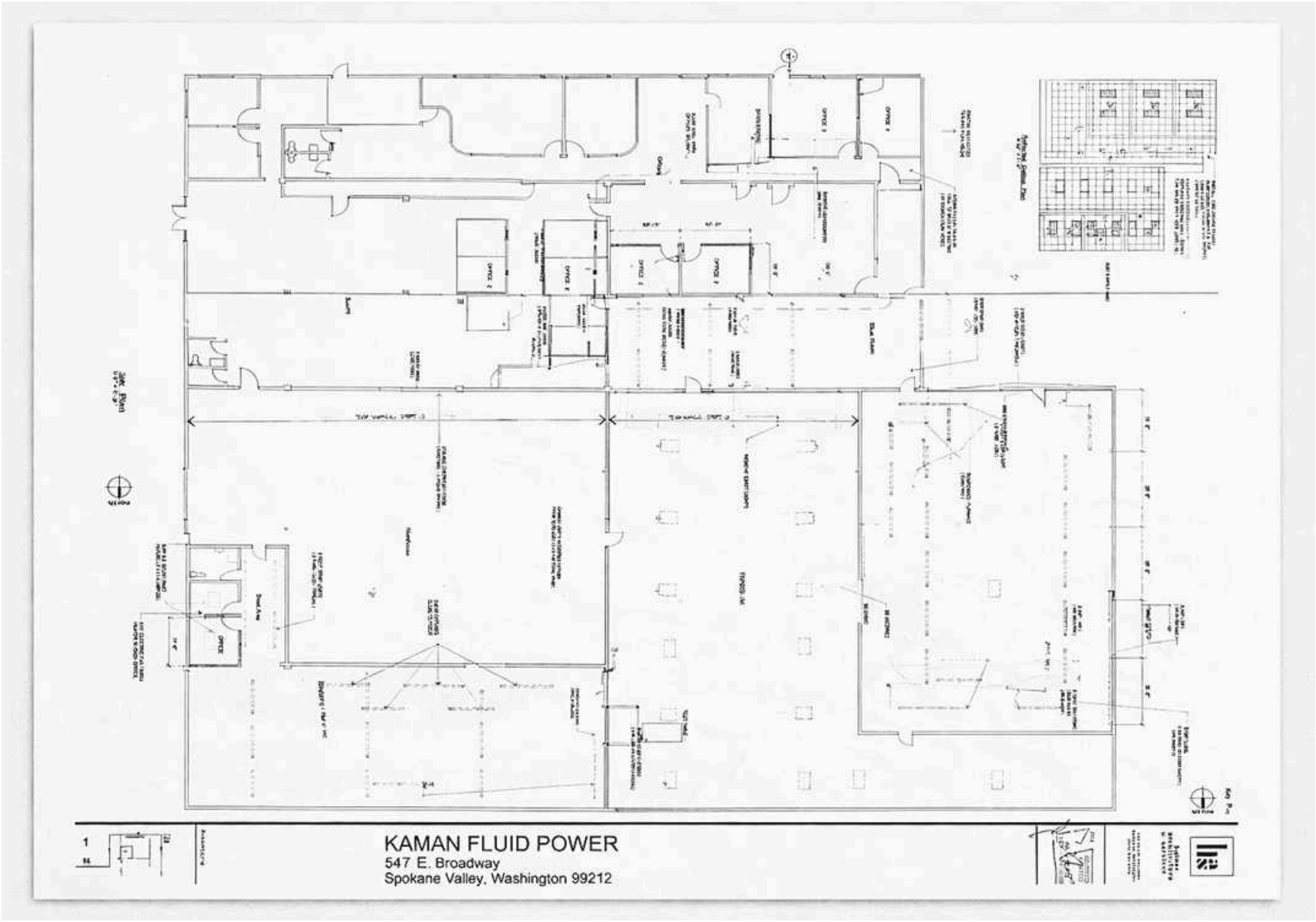
GUNNAR KNUTSON
509.280.1601
gunnar.knutson@kiemlehagood.com

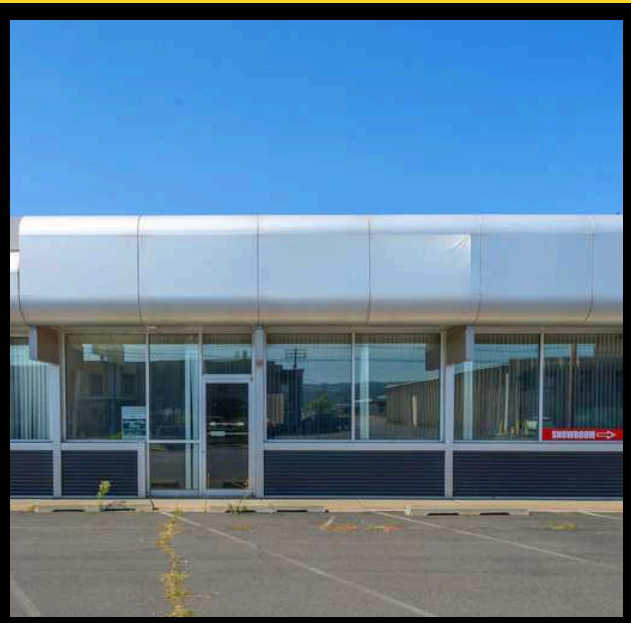
RETAIL/INDUSTRIAL OPPORTUNITY
FOR SALE OR LEASE

5417 E Broadway Avenue
Spokane, WA 99212

OFFERING PRICE	*$2,950,000*
LEASE RATE	$0.65 SF /Month
LEASE TYPE	NNN
OFFICE/SHOWROOM	±7,521 SF
WAREHOUSE	±18,181 SF
TOTAL BUILDING SF	±25,702 SF
YEAR BUILT	1958
DELIVERY/PICKUP DOORS	4 Grade / Ground Level Doors
POWER	600 Amp | 3 Phase
TOTAL LOT SIZE	±0.88 Acres
ROAD FRONTAGE	±134 Feet on Broadway Road
PARCEL NO.	35141.2311, 35141.2312, 35141.2313, 35141.2316
ZONING	Industrial
PARKING	32 Parking Stalls
SPACE AVAILABLE	NOW

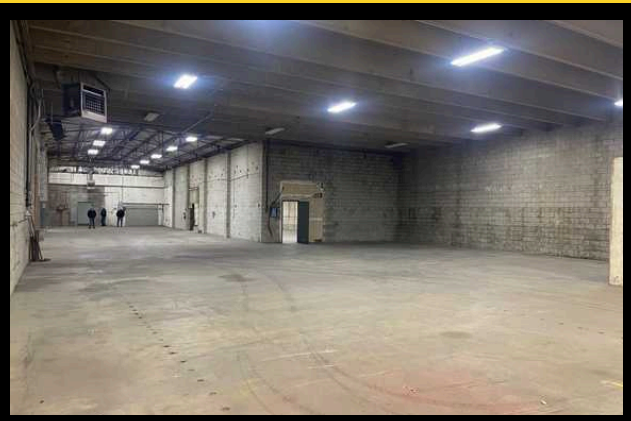
Position your business for success with this versatile industrial facility offering a strategic mix of retail, office, and warehouse space in a prime, high-visibility location. With excellent road frontage and strong traffic counts, the property provides outstanding exposure for both operational and customer-facing uses. The ±25,702 SF building is thoughtfully configured to support administrative functions, retail interaction, and efficient warehouse operations under one roof. Three-phase power supports heavy-duty equipment and production needs, while four grade-level roll-up doors provide convenient access to operational areas. Ample on-site parking with 32 stalls and easy access from Broadway and Stanley enhance convenience for employees, customers, and deliveries. This well-balanced facility delivers flexibility, functionality, and visibility ideal for a wide range of industrial and commercial users.

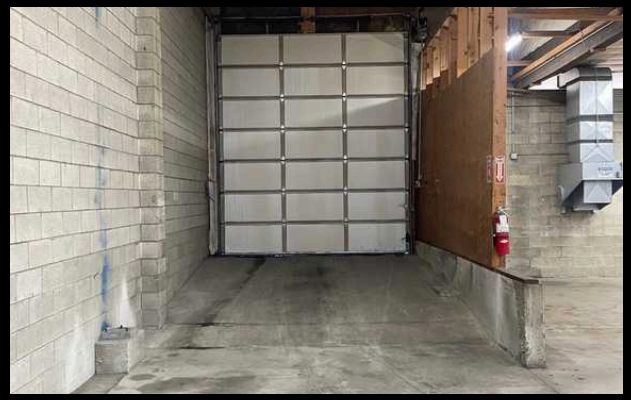

KAMAN FLUID POWER
547 E. Broadway
Spokane Valley, Washington 99212



HYDRAULICS
PNEUMATICS

HYDRAULICS
PNEUMATICS





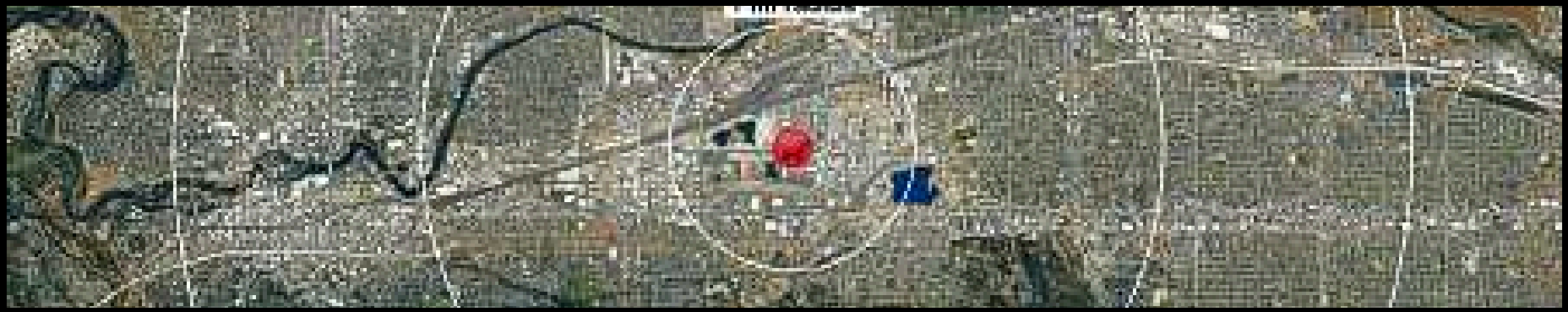
E Mallon Ave
E Mallon Ave
N Stanley Rd
N Stanley Rd
5320
5404
35141.2311
35141.2312
35141.2313
35141.2316
E Broadway Ave

DESTINATION	TIME & DISTANCE
Spokane International Airport	±14 Minutes, ±11 Miles
Liberty Lake, WA	±14 Minutes ±12 Miles
Deer Park, WA	±31 Minutes, ±24 Miles
Cheney, WA	±26 Minutes, ±22 Miles

STREET	AVERAGE DAILY TRAFFIC
E Broadway Avenue	±12,381 ADT
N Fancher Road	±12,474 ADT
N Stanley Road	±2,693 ADT

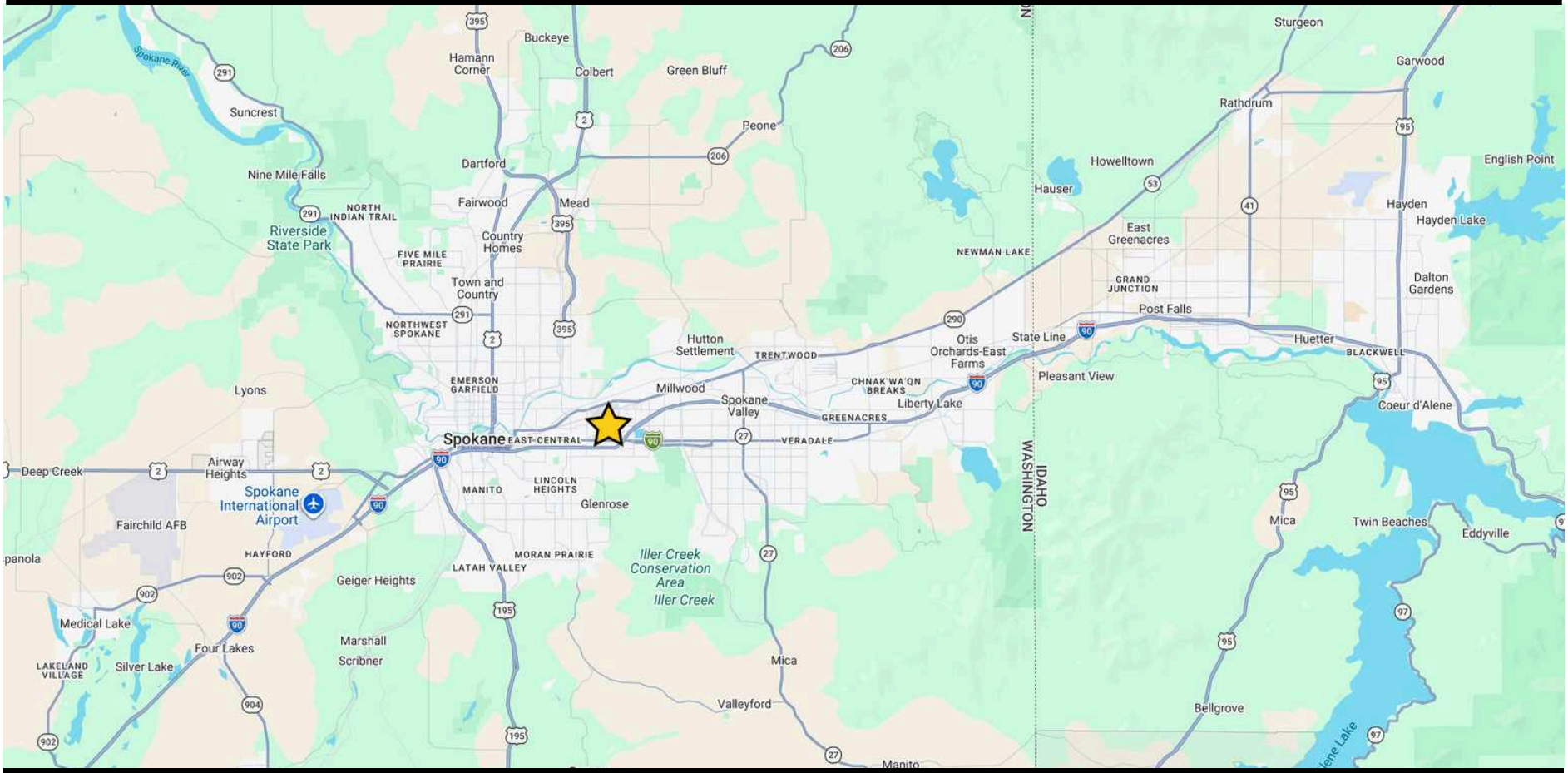
2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2026 Estimate Population	3,180	66,895	223,582
2031 Projected Population	3,353	66,897	221,823
2026- 2031 Projected Annual Growth	173	2	-1,759
2021 - 2026 Historic Annual Growth	624	1,236	2,695
2026 Estimated Households	1,623	27,986	96,348
2026 Estimated Average Household Income	$60,618	$96,520	$101,499
2026 Estimated Median Household Income	$46,771	$75,614	$76,531
2026 Annual Household Expenditure	$103.45 M	$2.38 B	$8.18 B
2026 Annual Household Retail Expenditure	$55.92 M	$1.25 B	$5.25 B



VIEW LOCATION

RETAIL/INDUSTRIAL LEASE OPPORTUNITY **FOR SALE OR LEASE**



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:
If you believe the copyright in your work has been violated though this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use in not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

JAMES G QUIGLEY
509.701.2211
jgq@kiemlehagood.com

GUNNAR KNUTSON
509.280.1601
gunnar.knutson@kiemlehagood.com

[KIEMLEHAGOOD