

For Sale
Corner Commercial Pad
University City
Spokane Valley, WA



NEC of Appleway and Dartmouth

Spokane Valley, Washington 99206

Investment Overview

- Location: University City is located at intersection of Sprague and University in Spokane Valley, 7.5 miles east of downtown Spokane
- Neighboring Tenants: New 60,000 sq. ft. Spokane Valley City Hall, Rosauers Food and Drug, Group Photo, Spokane Event Center, and Les Schwab
- Access/ Public Transportation: Multiple access from Sprague, Appleway, Dartmouth, and University Road. Spokane Transit Authority – Located across street

Property facts

- Land size: 48,215 sq. ft. **
- Zoning: Corridor Mixed Use (CMU)
- Legal: A portion of (city of Spokane Valley) TR 'D' OF BSP 97-56 EXC Dartmouth RD & EXC PTN LYG WLY of RD (auditors # 4263139 BK2 pg 7 & 8) (ROS #5951550 BK 142 pg 93)
- Utilities: Avista Gas and Modern Electric
- Part of master plan Development

Sale Price: \$515,000

****Property must be subdivided by seller prior to close of escrow**

Demographics	1 Mile	3 Miles	5 Miles
POPULATION			
2015 Population	15,561	69,662	120,457
HOUSEHOLDS			
2015 Households	6,257	28,056	47,304
2015 Median HH Income	\$39,179	\$45,281	\$50,565
2015 Per Capita Income	\$20,742	\$23,892	\$25,611
2015 Average HH Income	\$50,372	\$58,760	\$64,682

Jim Koon, Managing Broker
(208) 665-6475 or (208) 640-9470
jim@cdabroker.com

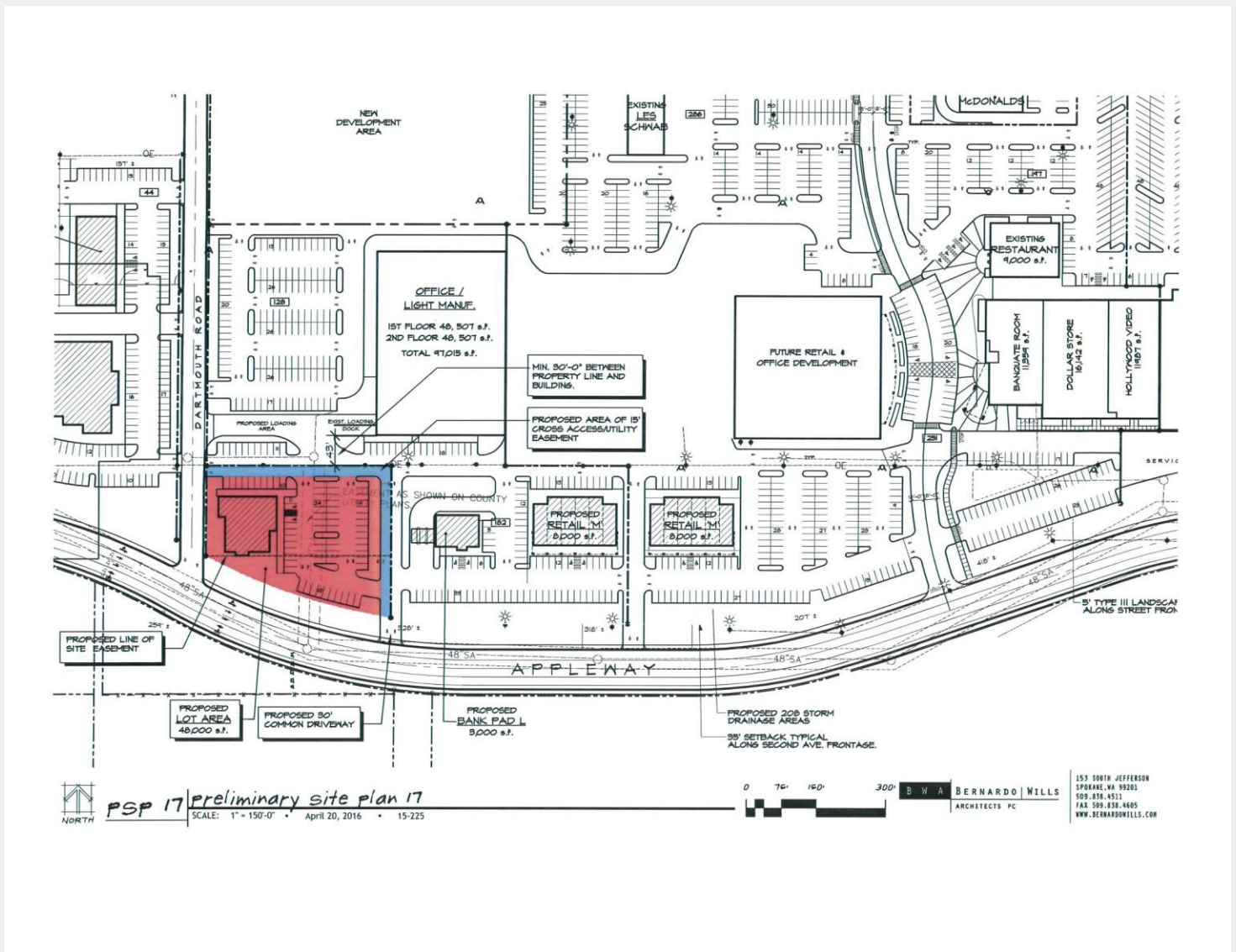
Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NEC of Appleyway and Dartmouth

Spokane Valley, Washington 99206

Dartmouth and Appleyway Site Plan



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

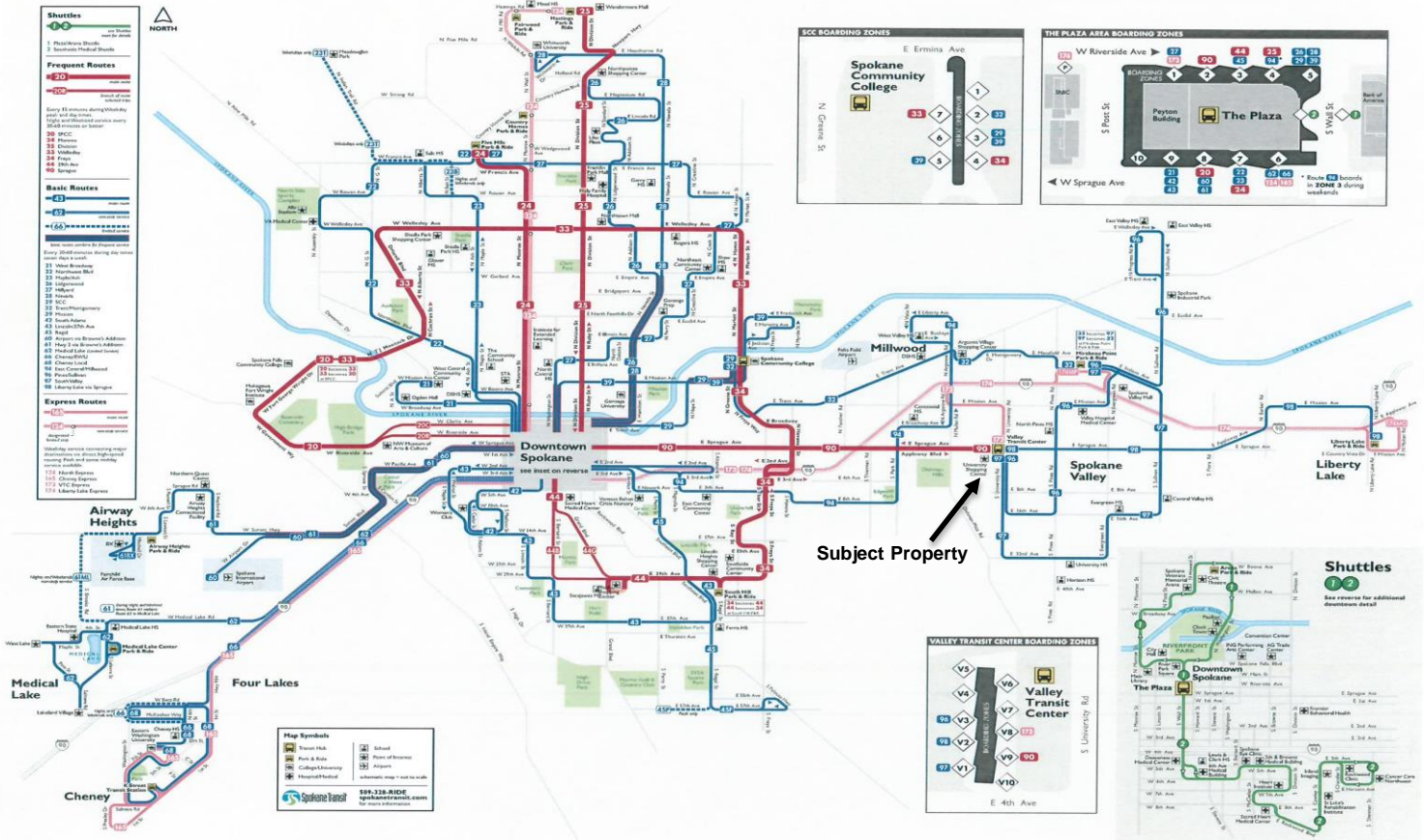
Jim Koon, Managing Broker
(208) 665-6475 or (208) 640-9470
jim@cdabroker.com

Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

NEC of Appleway and Dartmouth

Spokane Valley, Washington 99206

Public Transportation



For more information:

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

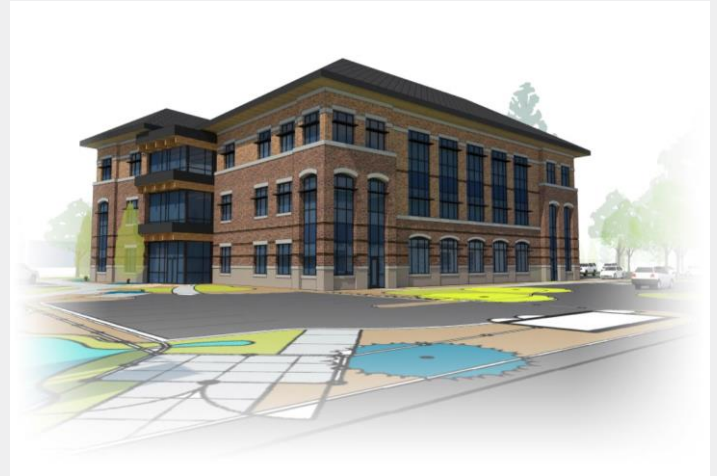
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

NEC of Appleway and Dartmouth

Spokane Valley, Washington 99206

New Spokane Valley City Hall



For more information:

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com