

Redevelopment Opportunity

Former Village Centre Cinemas
10117 US-2 • Spokane • WA

For Sale or Lease
\$3.85M

- 29,170 SF of Flexible Space
- Turnkey Condition
- 7.03 Acres
- Abundant Parking
- Modern Construction





Property Highlights

Perfect for buyers seeking a modern, highway-visible facility with exceptional expansion potential in Spokane's growing western corridor.

Highway Frontage Advantage

- **Prime State Route 2 Frontage** - High-visibility location on major east-west corridor with 15,000+ daily traffic counts
- **Regional Destination** - Strategic highway position draws customers from wide geographic area
- **Easy Interstate Access** - Direct connection to regional transportation network
- **Monument Signage Opportunity** - Prominent highway visibility for maximum brand exposure

Exceptional Scale & Infrastructure

- **29,170 SF of Flexible Space** - Massive single-user or divisible multi-tenant opportunity
- **7.03 Acres Total** - Rare large-format site with extensive expansion potential
- **Modern Construction (2009)** - Contemporary building systems with minimal deferred maintenance
- **Turnkey Condition** - Move-in ready with excellent structural integrity
- **Abundant Parking** - 300+ spaces support high-traffic commercial operations

Redevelopment Versatility

Ideal for Highway-Oriented Uses:

- **Automotive Superstores** - Dealerships, auto parts, service centers
- **Big Box Retail** - Furniture, appliances, sporting goods, home improvement
- **Entertainment Complexes** - Bowling, gaming, family entertainment centers
- **Fitness/Recreation** - Large-format gyms, sports complexes, indoor recreation
- **Event/Wedding Venues** - Ample parking and highway accessibility for guests

Strategic Location Benefits

- **Spokane MSA Growth Corridor** - Benefits from expanding suburban development patterns
- **Commercial Node Potential** - Anchor opportunity for additional retail/service development
- **Population Density** - Serves growing residential communities along SR 2 corridor
- **Limited Competition** - Large-format retail options scarce in immediate trade area

Investment Highlights

- **7+ Acre Development Site** - Exceptional land-to-building ratio allows future expansion
- **Highway Commercial Zoning** - Permits wide range of commercial uses
- **Regional Draw Potential** - Highway visibility attracts customers from 20+ mile radius
- **Proven Location** - Former entertainment venue demonstrates area's commercial viability
- **Value-Add Opportunity** - Reposition modern asset in high-growth corridor

Immediate Advantages

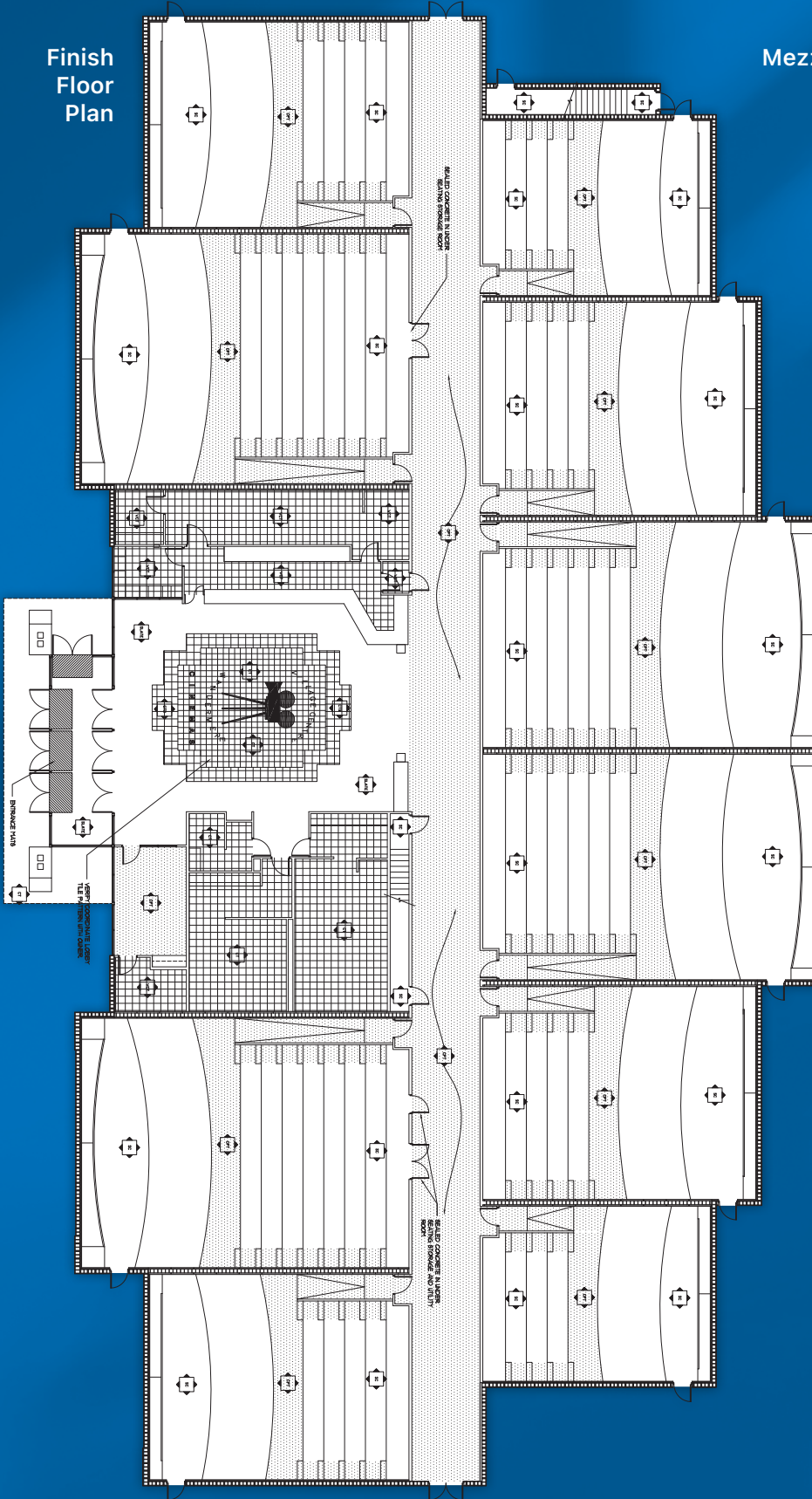
- **No Tenant Improvement Required** - Open floor plan ready for most uses
- **Modern HVAC/Electrical** - 2009 systems minimize capital requirements
- **Established Utility Infrastructure** - Heavy-duty capacity supports various operations
- **Clear Span Construction** - Minimal columns maximize layout flexibility



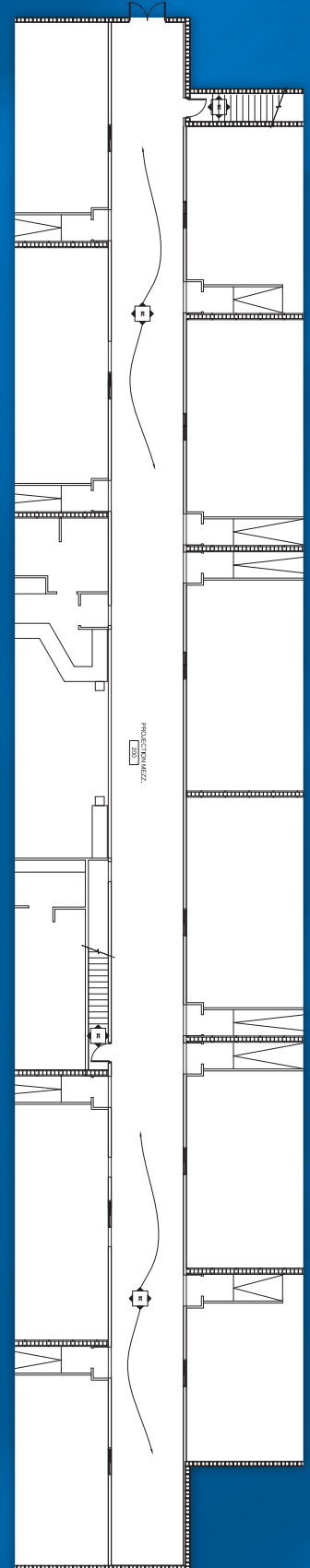
**Property
Highlights**

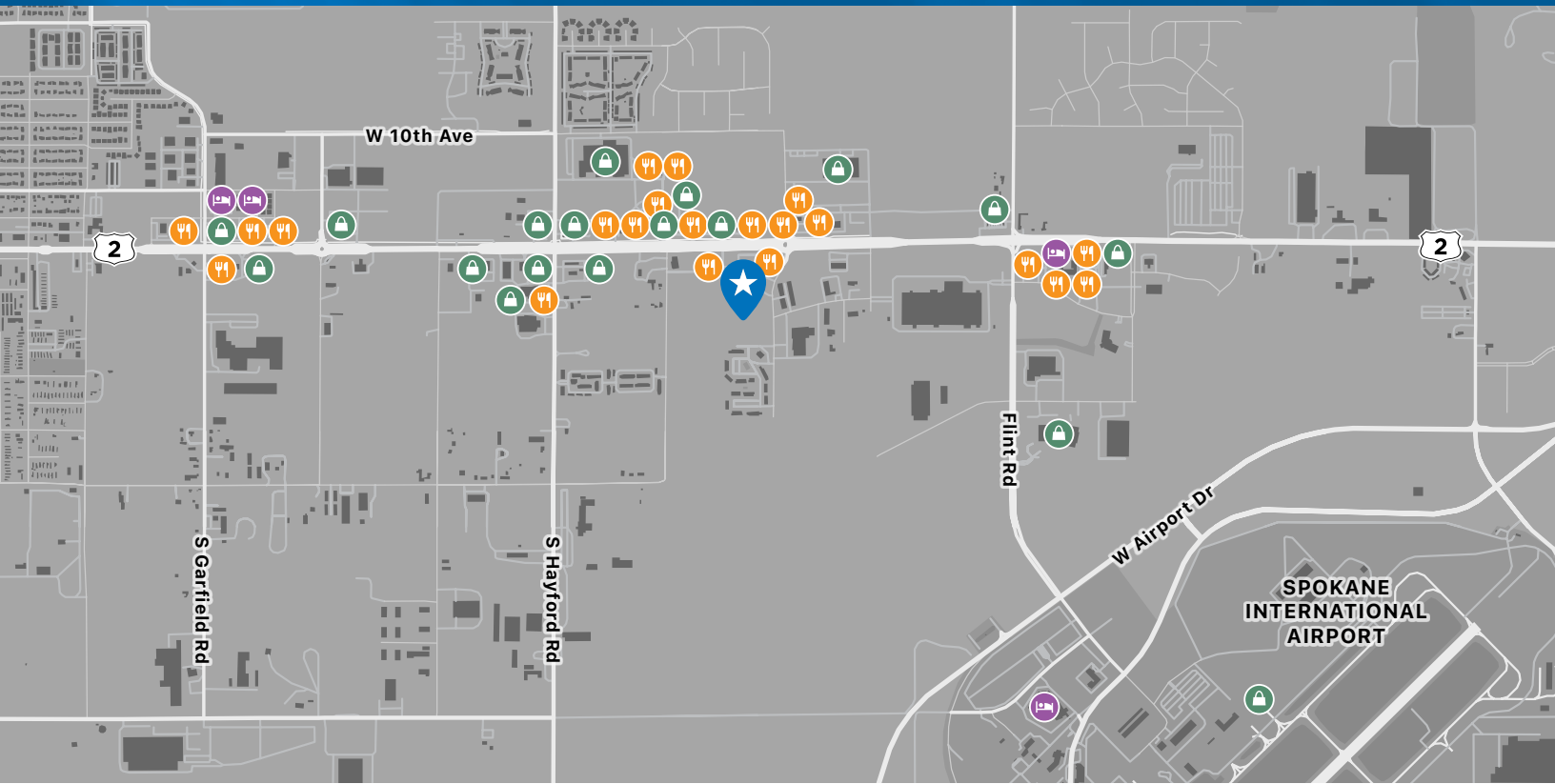
Floor Plans

Finish Floor Plan



Mezzanine Finish Floor Plan





Nearby Amenities

Hotels

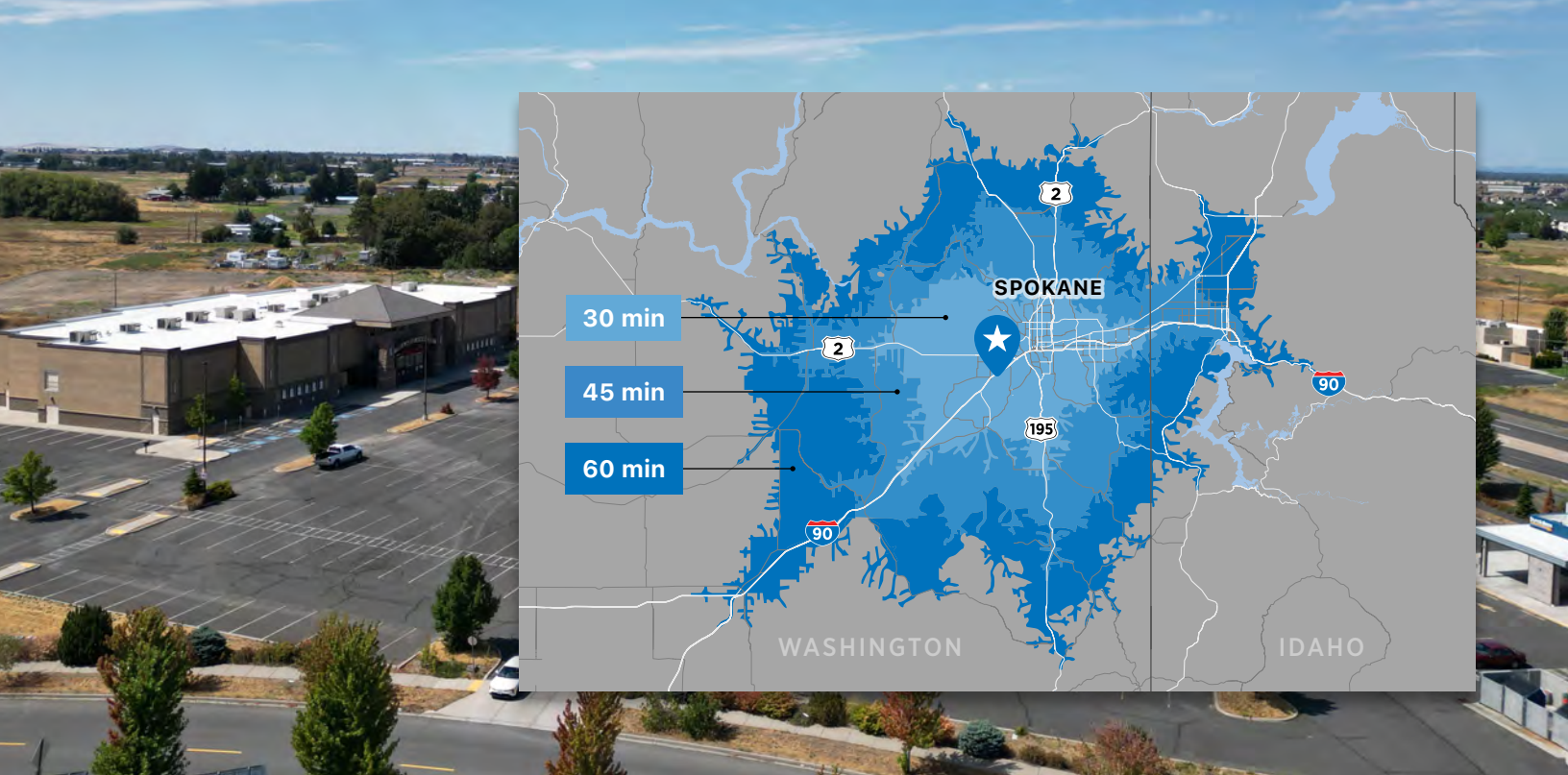
- Days Inn & Suites by Wyndham Spokane Airport Airway Heights
- Ramada by Wyndham Spokane Airport
- Hilton Garden Inn Spokane Airport
- Stratford Suites

Restaurants

- 2West Bar & Grill
- Bruchi's
- Carl's Jr.
- Chipotle Mexican Grill
- Dairy Queen Grill & Chill
- Dutch Bros
- El Comalon Mexican Restaurant
- Froyo Earth
- Jack in the Box
- Jersey Mike's
- Jimmy John's
- KFC
- McDonald's
- MOD Pizza
- Mongolian Fry
- Noodle Express
- Panda Express
- Papa Murphy's | Take 'N' Bake Pizza
- Pizza Hut
- Rusty Moose
- Starbucks
- Taco Bell
- Wake Up Call

Retail

- AgWest Farm Credit
- Airway Heights Food Mart
- AT&T Store
- Chevron
- Circle K
- Exxon
- FedEx Ship Center
- First Interstate Bank
- Great Clips
- Grocery Outlet
- Les Schwab Tire Center
- Mister Car Wash
- North 40 Outfitters
- Numerica Credit Union
- O'Reilly Auto Parts
- STCU
- Walmart Supercenter
- Washington Trust Bank
- Wells Fargo ATM



Area Overview

Demographic	30 min	45 min	60 min
2025 Total Population	503,083	692,517	778,218
2025 Total Households	200,436	273,480	306,312
2025 Generation X Pop	89,005	124,529	141,669
2025 Generation Z Pop	118,329	160,296	177,767
2025 Millennial Pop	127,136	170,619	187,189
2025 Baby Boomer Pop	94,612	134,405	156,555
2025 Median Home Value	\$455,370	\$483,309	\$493,820
2025 Median Household Income	\$75,130	\$76,554	\$77,376
2025 HH Income \$100K - \$149K	33,830	46,892	52,975
2025 HH Income \$150K - \$199K	16,508	24,634	28,568
2025 HH Income \$200K - \$249K	8,389	12,284	14,138
2025 HH Income \$250K - \$299K	4,216	5,902	6,684
2025 HH Income \$300K - \$399K	3,416	4,298	4,749
2025 HH Income \$400K - \$499K	2,156	3,293	3,886

Michael Sharapata
 WA RE Lic-26565
 +1 509 822 0088
 michael.sharapata@jll.com

Jared Smith
 WA RE Lic-20118285
 +1 509 505 7459
 j.smith@jll.com

Jones Lang LaSalle Brokerage, Inc.
 RE License #01856260



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.