

# FOR SALE

## APARTMENT / ASSISTED LIVING DEVELOPMENT OPPORTUNITY

16615 & 16619 E Broadway Avenue | Spokane Valley, WA 99037

**KIEMLEHAGOOD**

**BRANDON PETERSON**

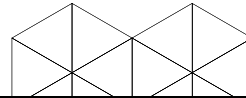
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Spokane Valley, WA 99037

- OFFERING PRICE** | \$1,850,000
- BUILDING SIZE** | ±3,836 SF
- PARCEL NO.** | 45131.9004, 45131.9005, 45131.9006, 45131.9030
- ZONING** | RHD - Residential High Density (22 Units Per Acre)
- LOT SIZE** | ±4.83 Acres  
(±210,394 SF)



- Total of 4.83 acre site positioned for redevelopment. Per Spokane Valley RHD zoning-106 allowable apartment units (22 per acre). Basic mock up for 96 units which would maintain the 4 Br, 2 bath house for rental or re-sale purposes.
- Possible to buy neighboring additional +/- 2 acres! Call for more information on this-
- Spokane Valley mandated by State of Washington to update their comp plan by end of 2026-possibly increasing unit density
- This is unique opportunity remaining in the heart of Spokane Valley for redevelopment. With many options for creatively identifying the best structure and timing to redevelop.
- Walking distance to Lowe's, Walmart, Big 5 Sporting Goods, Panda Express, and many other goods and services on Sullivan!
- Call to discuss some creative options on this property!







**VIEW LOCATION**



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| DEMOGRAPHICS          | 1 MI     | 3 MI      | 5 MI      |
|-----------------------|----------|-----------|-----------|
| EST POPULATION 2025   | 11,060   | 63,588    | 121,595   |
| PROJ. POPULATION 2030 | 12,208   | 66,621    | 124,742   |
| MEDIAN AGE            | 34.6     | 37.8      | 38.6      |
| 2025 AVERAGE HHI      | \$90,259 | \$106,152 | \$110,605 |
| 2025 MEDIAN HHI       | \$74,865 | \$85,240  | \$86,653  |

**TRAFFIC**



Interstate 90 ±91,148 ADT  
 S Sullivan Road ±34,774 ADT  
 E Broadway Avenue ±5,340 ADT  
 N Flora Road ±3,801 ADT

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