

PRIME HIGHWAY-FRONTAGE PARCELS FOR SALE

CORNER PARCEL ALONG BARKER NEAR I-90 ROUNDABOUT

**802 N. BARKER RD.
SPOKANE VALLEY, WA 99016**



OFFERING SUMMARY

Price \$1,380,000

\$/SFT \$33

Land Area 0.96 AC (41,818 SFT)

Zoning Regional Commercial (RC)

APN 55172.0412, 55172.0411,
55172.0406

*Seller financing is available

Located at the corner of Barker Road and Broadway Avenue, these high-visibility land parcels benefit from exceptional daily traffic flow in one of Spokane Valley's fastest-growing corridors. Positioned just off the I-90 roundabout, the site offers unmatched accessibility and exposure to thousands of passing vehicles each day. With strong surrounding development and easy connectivity to major arterials, these parcels present a prime opportunity for retail, service, or commercial users seeking a strategic, high-traffic location.

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

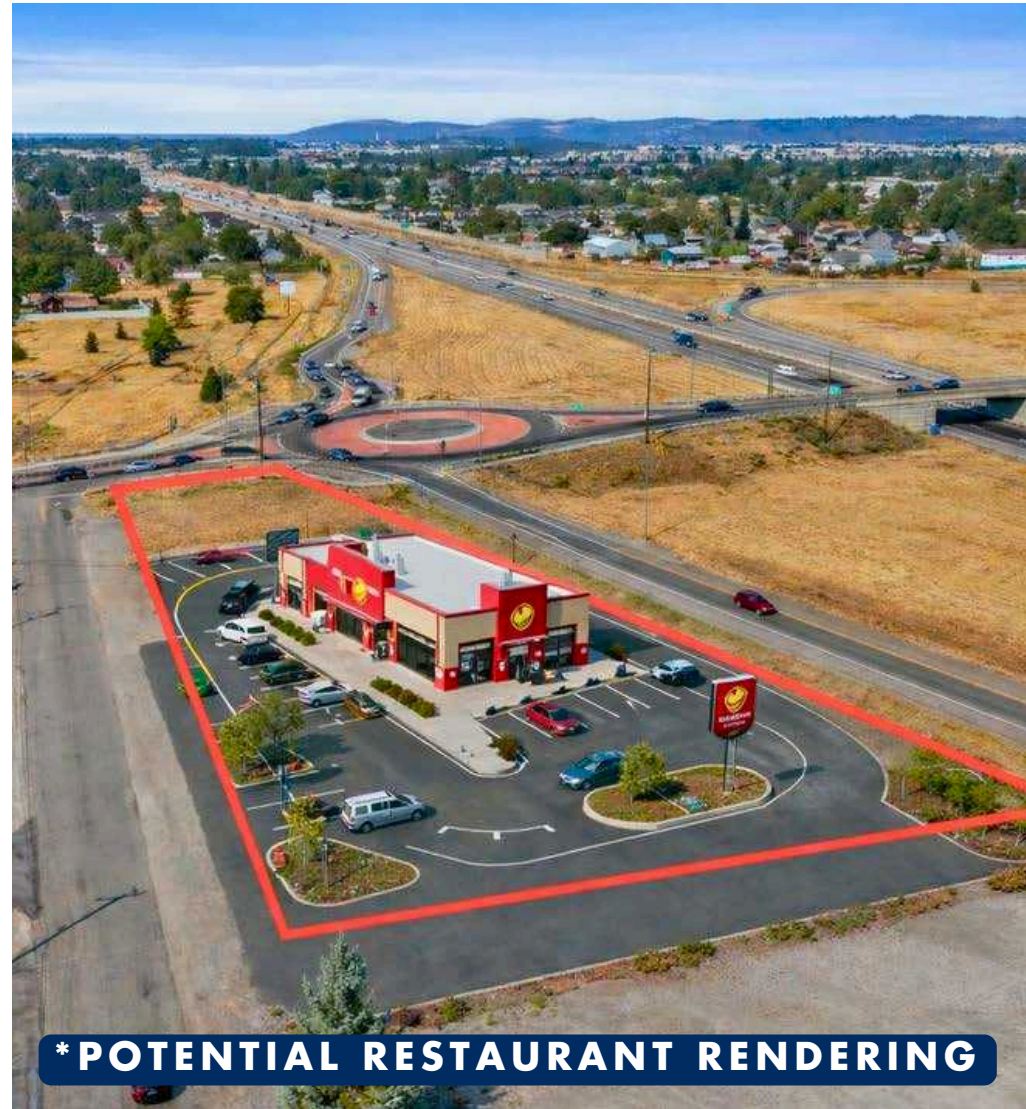
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*** POTENTIAL RETAIL RENDERING**



*** POTENTIAL RESTAURANT RENDERING**

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802 N. BARKER RD. SPOKANE VALLEY, WA

Price: \$1.380M

\$/SFT: \$33

Zoning: RC

Land Area:

0.96 AC | 41,818 SFT



22411 APPLEWAY AVE. LIBERTY LAKE, WA

Sold May 2025 : \$1.77M

\$/SFT: \$19.54

Zoning: Industrial

Land Area:

2.08 AC | 90,605 SFT



3072 S. GRAND BLVD. SPOKANE, WA

Sold May 2025 : \$840K

\$/SFT: \$32.94

Zoning: CC1

Land Area:

0.59 AC | 25,500 SFT



321 N. BARKER RD. SPOKANE VALLEY, WA

List Price : \$3.49M

\$/SFT: \$26.59

Zoning: C

Land Area:

3.07 AC | 133,729 SFT

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DEMOGRAPHICS

	1 MILE	3 MILE
Population	8,612	47,249
Households	3,408	18,610
Median Age	40	40
Median HH Income	\$83,914	\$84,303
Daytime Employees	1,350	22,303
Population Growth '25 - '30	4.39%	3.35%
Household Growth '25 - '30	4.37%	3.33%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Barker Rd.	E. Cataldo Rd. N	13,523
E. Appleway Ave.	N. Michigan Rd. W	12,574
N. Barker Rd.	E. Alki Ave. S	11,376

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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