

# NORTH SPOKANE FOR SALE

9320 N Colton Street | Spokane, WA 99218

**KIEMLEHAGOOD**

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Spokane, WA 99218

*Offering Price \$1,140,000*

|                         |                            |
|-------------------------|----------------------------|
| <b>ADDRESS</b>          | 9320 N Colton Street       |
| <b>CITY, STATE, ZIP</b> | Spokane, WA 99218          |
| <b>PARCEL NO.</b>       | 36202.0014 & 36202.0013    |
| <b>ZONING</b>           | General Commercial (GC-70) |
| <b>LAND SF</b>          | ±71,340 SF                 |
| <b>LAND ACRES</b>       | ±1.63 Acres                |



One of the few remaining developable commercial sites in North Spokane, 9320 N. Colton Street is positioned within a highly active and established retail corridor. The property benefits from immediate adjacency to major national operators – including Walmart, Home Depot, Mister Car Wash, and other high-traffic businesses – creating strong daily draw and consistent customer activity. The site is effectively shovel-ready, with surrounding infrastructure, roadway access, and mature commercial development already in place.















| DESTINATION                   | TIME        | DISTANCE  |
|-------------------------------|-------------|-----------|
| Downtown Spokane, WA          | ±18 Minutes | ±7 Miles  |
| Spokane International Airport | ±24 Minutes | ±13 Miles |
| Liberty Lake, WA              | ±31 Minutes | ±19 Miles |
| Deer Park, WA                 | ±20 Minutes | ±16 Miles |
| Cheney, WA                    | ±36 Minutes | ±23 Miles |



| DEMOGRAPHICS             | 1 MI     | 3 MI      | 5MI       |
|--------------------------|----------|-----------|-----------|
| Est Population 2025      | 11,164   | 76,250    | 172,655   |
| Prop Population 2030     | 11,761   | 76,329    | 171,707   |
| Est. Households 2025     | 4,605    | 31,091    | 69,707    |
| Average Age              | 32.3     | 37.2      | 37.4      |
| Adj. Daytime Demographic | 10,585   | 48,139    | 100,985   |
| 2025 Average HHI         | \$97,629 | \$105,548 | \$104,159 |
| 2025 Median HHI          | \$73,901 | \$78,771  | \$79,477  |



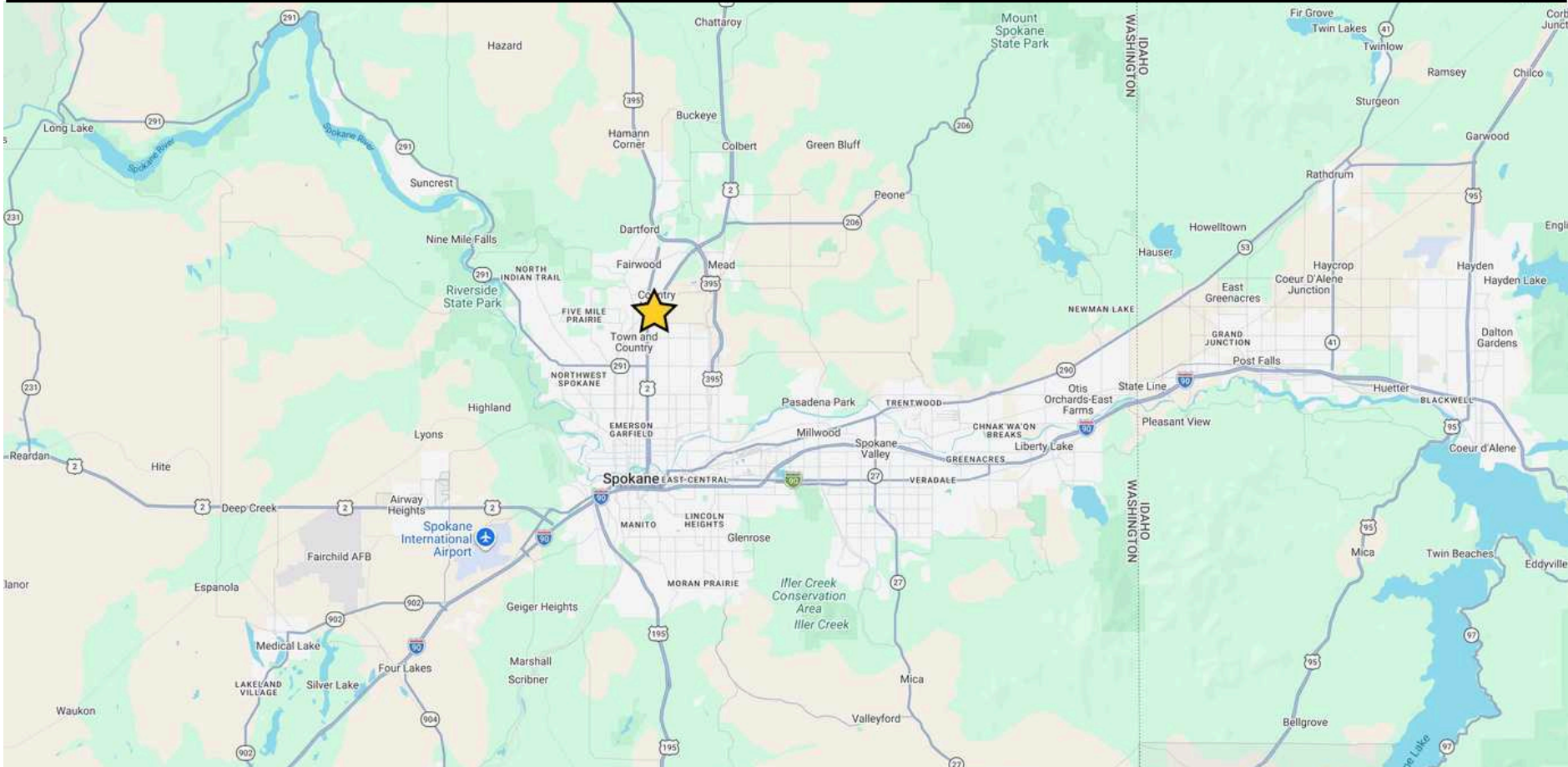




**VIEW LOCATION**



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