

FOR SALE

STAND ALONE COMMERCIAL BUILDING

19205 E APPLEWAY AVE.
SPOKANE, WA 99016

RETAIL | OFFICE | INVESTMENT | OWNER-USER



HIGH-VISIBILITY CORNER LOCATION

PROPERTY HIGHLIGHTS

19205 E Appleway Ave., Spokane, Wa 99016

- Total Usable Space: $\pm$ 3,200 SF
- Main-Level Commercial Space: $\pm$ 2,650 SF
- Finished Lower-Level Space: $\pm$ 550 SF
- Site Size: $\pm$ 14,000 SF
- Prominent Corner Location
- Strategically positioned in the Rapidly growing Liberty Lake / Spokane Valley Business Corridor
- Minutes from I-90 with convenient access throughout the Spokane - Coeur d'Alene market
- Approximately 20,000 VPD
- High Visible street frontage
- Excellent Building & Storefront Signage Opportunities
- Flexible Use Layout ideal for retail, office, restaurant, showroom, service, or creative concepts
- Partial 12' ceilings
- Approximately 4 parking spaces per 1,000 SF, potential for expansion

BROKER CONTACT

BRYAN WALKER

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ERIC WEAVER

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POSITIONING

High-visibility stand-alone commercial building serving the rapidly growing Liberty Lake / Spokane Valley corridor, with convenient access to I-90 and the broader Spokane-Coeur d'Alene market.

SALE PRICE

\$625,000

19205 E APPLEWAY AVE.



FLEXIBLE COMMERCIAL SPACE

A mix of office, open work areas, finished lower-level space and drive-in/garage functionality provides flexibility for a variety of commercial users.



± 20,000 ADT
E Appleway Ave

± 10,000 ADT
E Country Vista Dr

I-90
Immediate regional access

THRIVING COMMUNITIES. STRONGER TOGETHER.

*Strategic Location.
Growing Population.
Endless Opportunity.*

LIBERTY LAKE, WA

VIBRANT. CONNECTED. HIGH QUALITY OF LIFE.

Liberty Lake is a thriving community on the eastern edge of the Spokane metro area, known for its excellent schools, scenic beauty, recreation amenities and strong business environment. With a mix of established neighborhoods, new development and a pro-business climate, Liberty Lake continues to attract families, professionals and businesses seeking quality of life and convenience.

13,005

Population
(2023)

+22.4%

Population Growth
(2010–2023)

5,434

Households
(2023)

\$104,497

Median Household
Income (2023)

\$507,100

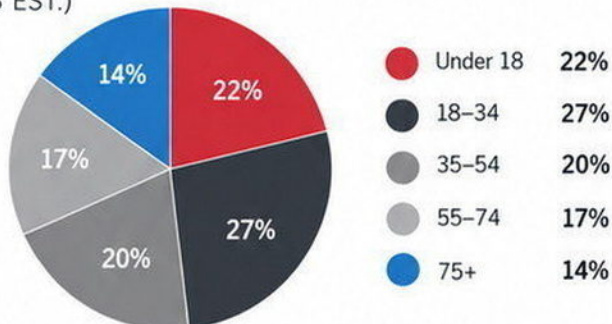
Median Home Value
(2023)

35.7

Median Age
(2023)

AGE DISTRIBUTION – LIBERTY LAKE

(2023 EST.)



SPOKANE VALLEY, WA

GROWING. DYNAMIC. BUSINESS FRIENDLY.

Spokane Valley is the largest city in Spokane County and one of the fastest-growing communities in Washington. With a diverse economy, abundant retail and service amenities, and close proximity to I-90, Spokane Valley offers an ideal location for businesses and residents alike. The city continues to experience significant population and economic growth, making it a key driver in the regional market.

104,402

Population
(2023)

+13.8%

Population Growth
(2010–2023)

42,189

Households
(2023)

\$86,212

Median Household
Income (2023)

\$389,300

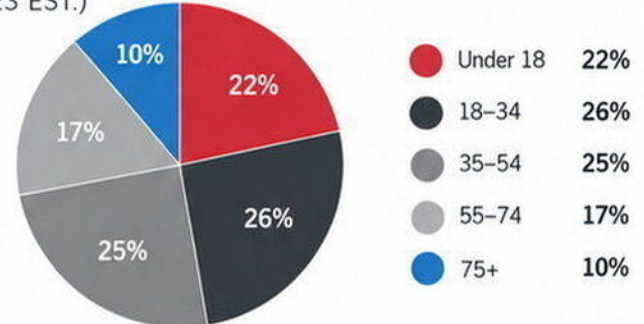
Median Home Value
(2023)

37.0

Median Age
(2023)

AGE DISTRIBUTION – SPOKANE VALLEY

(2023 EST.)



DRIVE TIMES

FROM 19205 E APPLEWAY AVE.



DOWNTOWN
SPOKANE

≈ 20 MIN
(≈ 15 MILES)



POST FALLS
(HWY 41)

≈ 18 MIN
(≈ 14 MILES)



DOWNTOWN
COEUR D'ALENE

≈ 30 MIN
(≈ 33 MILES)