

FOR SALE

6818 E SPRAGUE AVE

Spokane Valley, WA 99212

$2,800,000

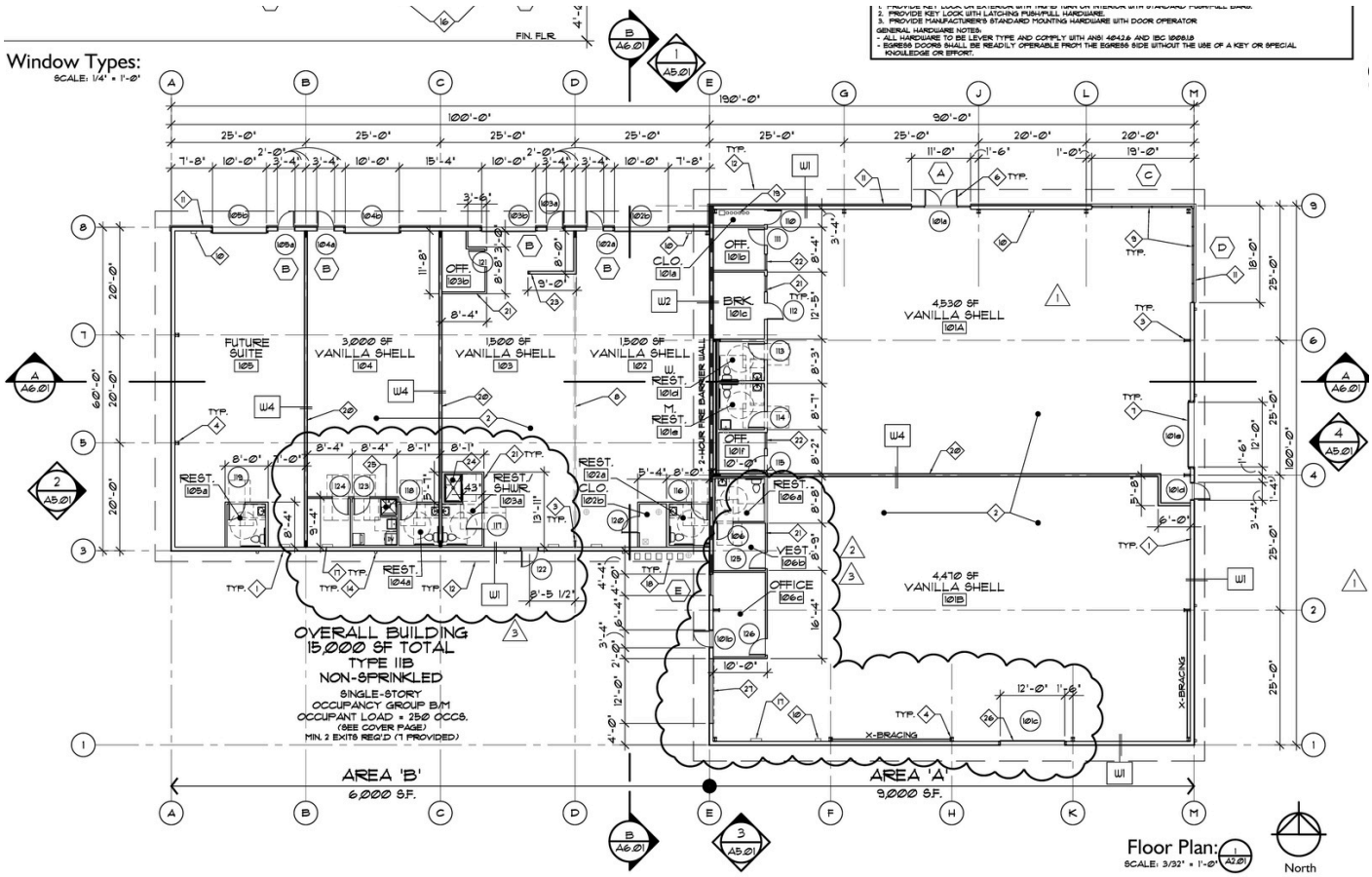
Do Not Disturb Tenants

Exclusively listed by:

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Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,006	54,180	181,001
TOTAL POPULATION	4,550	130,577	428,143
AVERAGE HH INCOME	$49,226	$59,131	$56,508

Highlights

- **15,000** Square Feet
- Owner/User Opportunity
- Ample Parking
- Prime Location
- Easy Access to/from I-90
- Diverse Tenant Mix | NNN Leases

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AERIAL MAP

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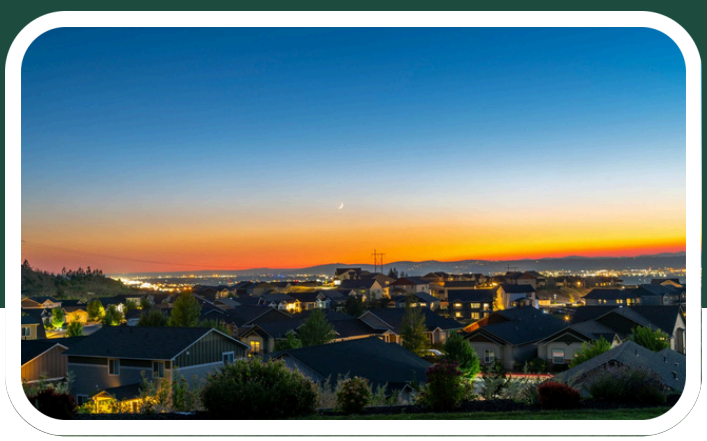
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LOCATION OVERVIEW

Spokane Valley, Washington









Spokane Valley, Washington, is a thriving community east of Spokane, offering a strong mix of residential neighborhoods, retail, recreation, and business opportunities.

- **Home to more than 108,000 residents,** Spokane Valley is one of Washington's largest cities and continues to grow as a regional hub for business and commerce.
- **A major retail and business destination,** Spokane Valley is home to Spokane Valley Mall, more than 11,000 registered businesses, and a strong commercial corridor along Sprague Avenue and Interstate 90.
- **Outdoor recreation is just minutes away**, with the Spokane River, Centennial Trail, Appleway Trail, Dishman Hills Natural Area, and more than 373 acres of city parks and open spaces.
- **A growing community with convenient regional access**, Spokane Valley sits along I-90 and serves as a gateway between Spokane and northern Idaho, making it an attractive location for residents, businesses, and visitors.

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