

FOR SALE & BUILD TO SUIT

13610 E. Mansfield Ave.
Spokane Valley, WA 99216



PROPERTY OVERVIEW

- Build to Suit Rate: Negotiable
- Lot Size: 1.05 +/- Acres / 45,738 SF
- Utilities Available at Property Line
- Parcel ID: 45104.0501
- Zoning: Mixed Use
- Close Proximity to Dave and Busters, YMCA, Spokane Valley Mall, Apartments at Mirabeau, and future Performing Arts Center.
- Traffic Counts:
 - E Mansfield Ave: 5,700 VPD
 - E Indiana Ave: 5,100 VPD

PROPERTY DESCRIPTION

- Located in one of Spokane Valley's most active and growing commercial corridors, 13610 E Mansfield Avenue offers 1.05 +/- acres of prime mixed-use land with exceptional development potential. Positioned near major retail, dining, and entertainment destinations, the property enjoys excellent visibility, high traffic counts, and convenient access to I-90 and surrounding neighborhoods.



SALE PRICE: \$800,000

CLAYTON CROCKETT

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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201



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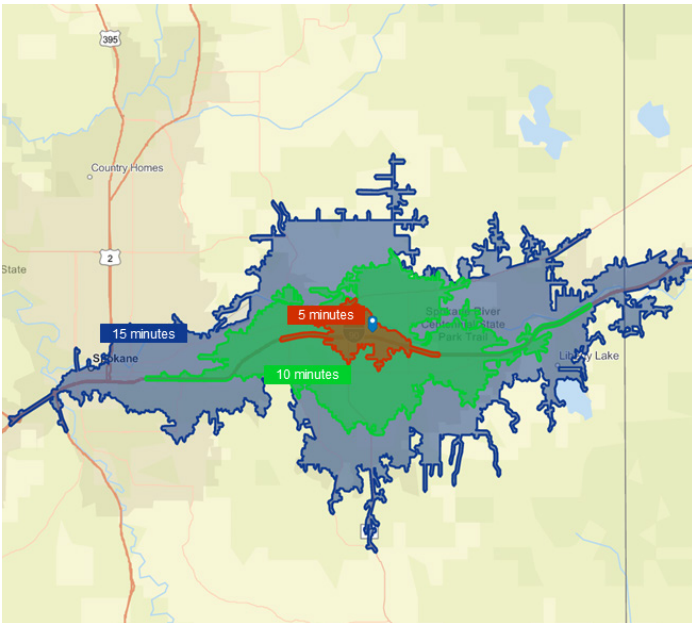
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POPULATION	5 Min	10 Min	15 Min
Total Population	10,374	79,799	185,413
Avg. Age	33.7	38.4	38.6
HOUSEHOLDS & INCOME	5 Min	10 Min	15 Min
Total Households	4,499	32,659	74,408
# of Persons per HH	2.24	2.40	2.39
Avg. HH Income	\$59,685	\$68,957	\$72,915



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FORMER PLAN & RENDERINGS

SALE PRICE: \$800,000



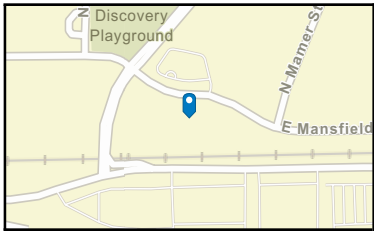
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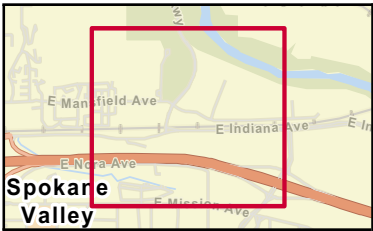
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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October 20, 2025

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