

FOR SALE OR LEASE

SELLER FINANCING AVAILABLE

INDUSTRIAL OPPORTUNITY

5417 E Broadway Avenue | Spokane Valley, WA 99212

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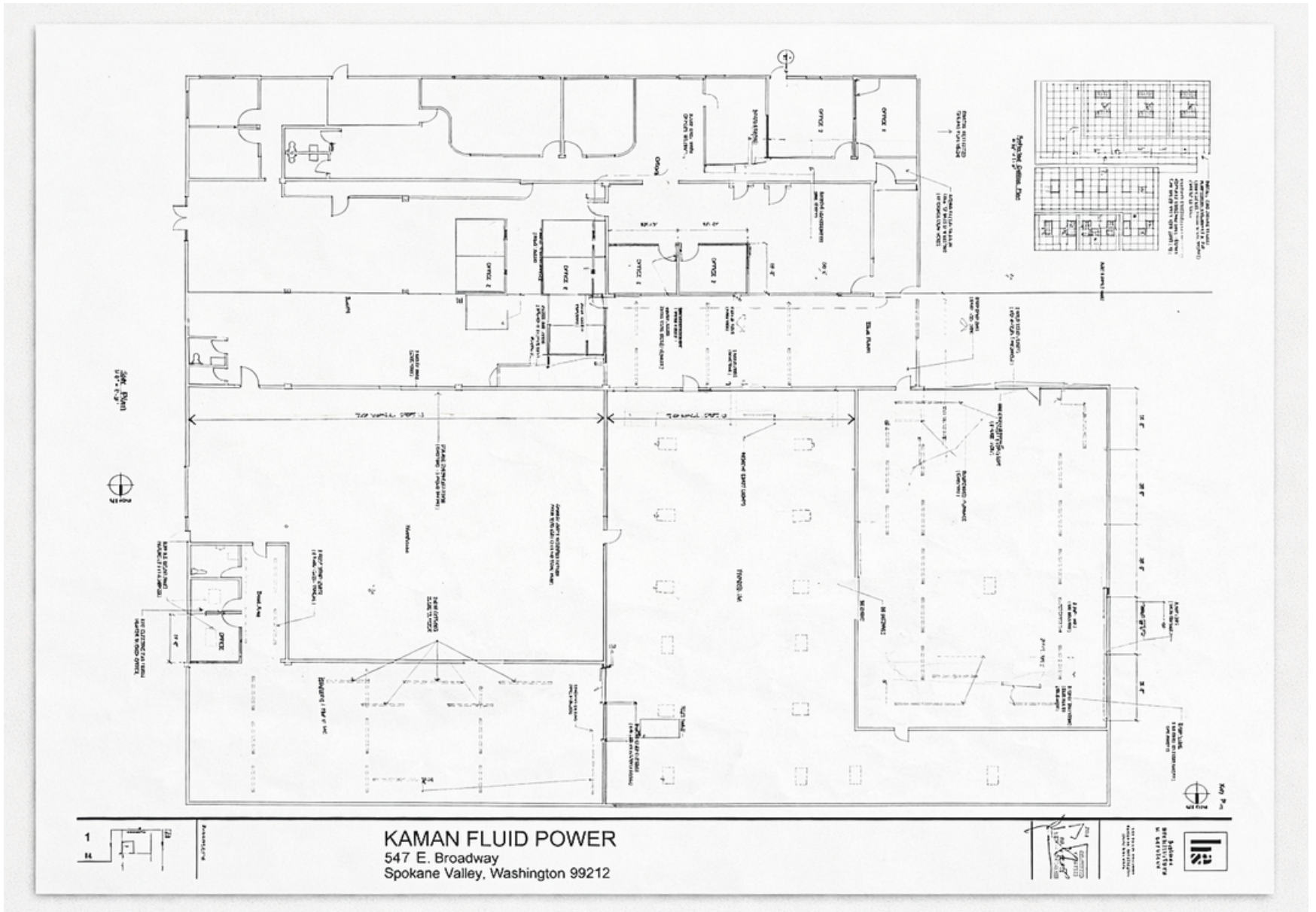
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RETAIL/INDUSTRIAL OPPORTUNITY
FOR SALE OR LEASE

5417 E Broadway Avenue
Spokane, WA 99212

OFFERING PRICE	\$2,950,000
LEASE RATE	\$0.65 SF /Month
LEASE TYPE	NNN
OFFICE/SHOWROOM	±7,521 SF
WAREHOUSE	±18,181 SF
TOTAL BUILDING SF	±25,702 SF
YEAR BUILT	1958
DELIVERY/PICKUP DOORS	4 Grade / Ground Level Doors
POWER	600 Amp 3 Phase
TOTAL LOT SIZE	±0.88 Acres
ROAD FRONTAGE	±134 Feet on Broadway Road
PARCEL NO.	35141.2311, 35141.2312, 35141.2313, 35141.2316
ZONING	Industrial
PARKING	32 Parking Stalls
SPACE AVAILABLE	NOW

Position your business for success with this versatile industrial facility offering a strategic mix of retail, office, and warehouse space in a prime, high-visibility location. With excellent road frontage and strong traffic counts, the property provides outstanding exposure for both operational and customer-facing uses. The ±25,702 SF building is thoughtfully configured to support administrative functions, retail interaction, and efficient warehouse operations under one roof. Three-phase power supports heavy-duty equipment and production needs, while four grade-level roll-up doors provide convenient access to operational areas. Ample on-site parking with 32 stalls and easy access from Broadway and Stanley enhance convenience for employees, customers, and deliveries. This well-balanced facility delivers flexibility, functionality, and visibility ideal for a wide range of industrial and commercial users.









**DESTINATION****TIME & DISTANCE**

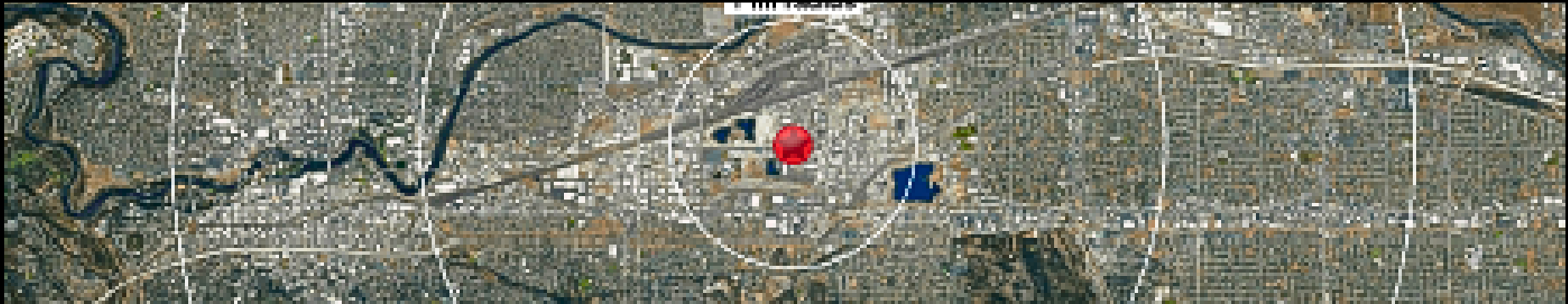
Spokane International Airport	±14 Minutes, ±11 Miles
Liberty Lake, WA	±14 Minutes ±12 Miles
Deer Park, WA	±31 Minutes, ±24 Miles
Cheney, WA	±26 Minutes, ±22 Miles

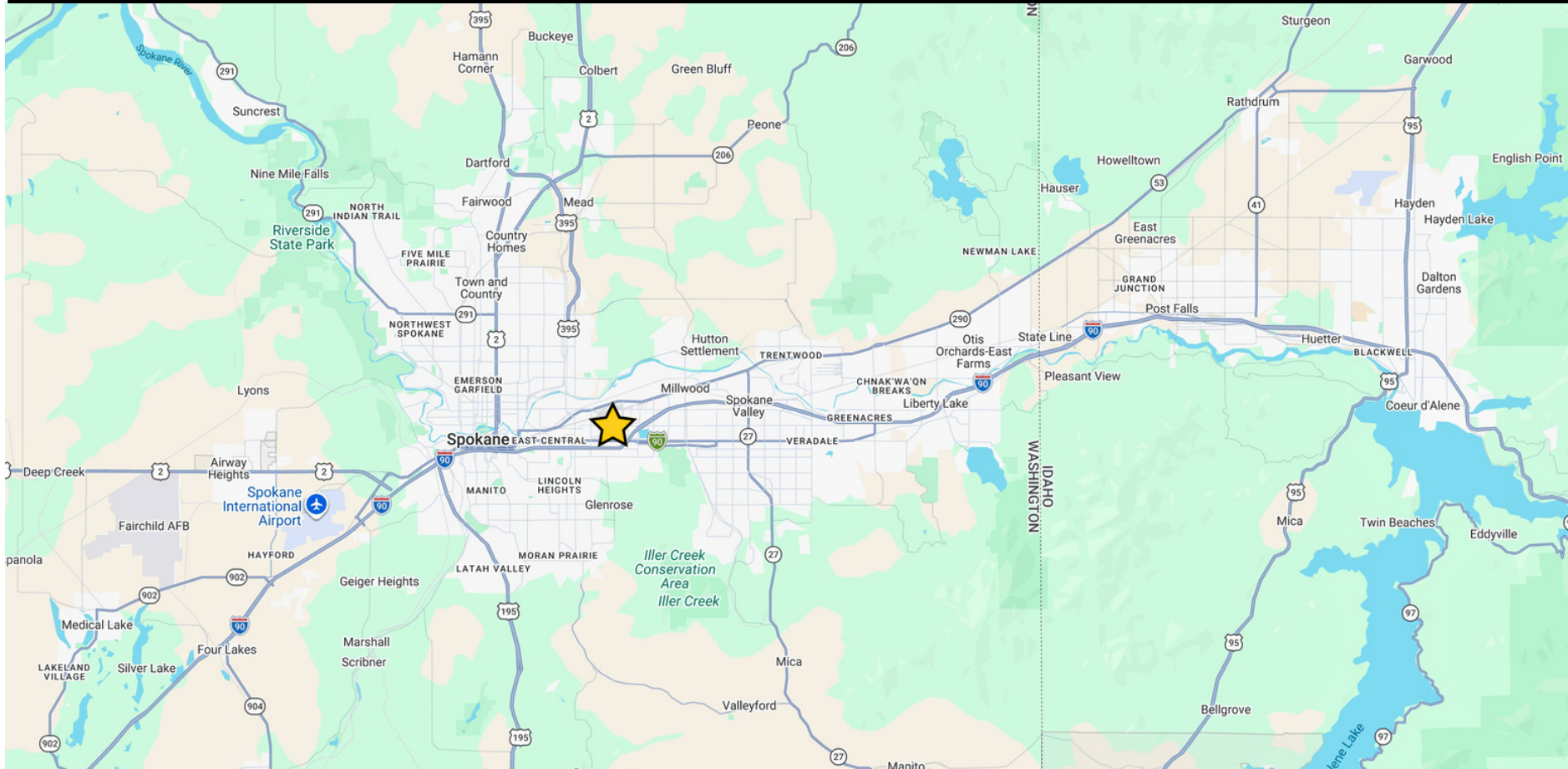
STREET**AVERAGE DAILY TRAFFIC**

E Broadway Avenue	±12,381 ADT
N Fancher Road	±12,474 ADT
N Stanley Road	±2,693 ADT

2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2026 Estimate Population	3,180	66,895	223,582
2031 Projected Population	3,353	66,897	221,823
2026- 2031 Projected Annual Growth	173	2	-1,759
2021 - 2026 Historic Annual Growth	624	1,236	2,695
2026 Estimated Households	1,623	27,986	96,348
2026 Estimated Average Household Income	\$60,618	\$96,520	\$101,499
2026 Estimated Median Household Income	\$46,771	\$75,614	\$76,531
2026 Annual Household Expenditure	\$103.45 M	\$2.38 B	\$8.18 B
2026 Annual Household Retail Expenditure	\$55.92 M	\$1.25 B	\$5.25 B





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