

TOK

U-CITY LAND

SPRAGUE AVE

COMMERCIAL LAND FOR SALE / SPOKANE VALLEY, WA 99206

COMMERCIAL



SITE

0.90 ACRES

ACCESS

APPLEWAY BLVD

UNIVERSITY ROAD

17,636 VPD

CONTACT



DREW ULRICK, SIOR
509.606.5055
drew@tokcommercial.com

HIGHLIGHTS



- Located in proven retail corridor.
- On site work complete; ingress / egress curb cuts.
- Multiple entry points.
- Zoned for Corridor Mixed Use.
- High traffic counts

DETAILS



LOT SIZE:	0.90 AC +/-
SALE PRICE:	\$542,000
PARCEL NO:	APN 45201.0132
ZONING:	CMU, Corridor Mixed Use
UTILITIES:	Available

UPDATED: 5.27.2025

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ZONING: CORRIDOR MIXED USE

Corridor Mixed-Use (CMU) allows for light manufacturing, retail, multifamily, and offices along major transportation corridors. CMU recognizes the historical low-intensity, auto-dependent development pattern. It is primarily used along Sprague Avenue, and the north-south arterials.

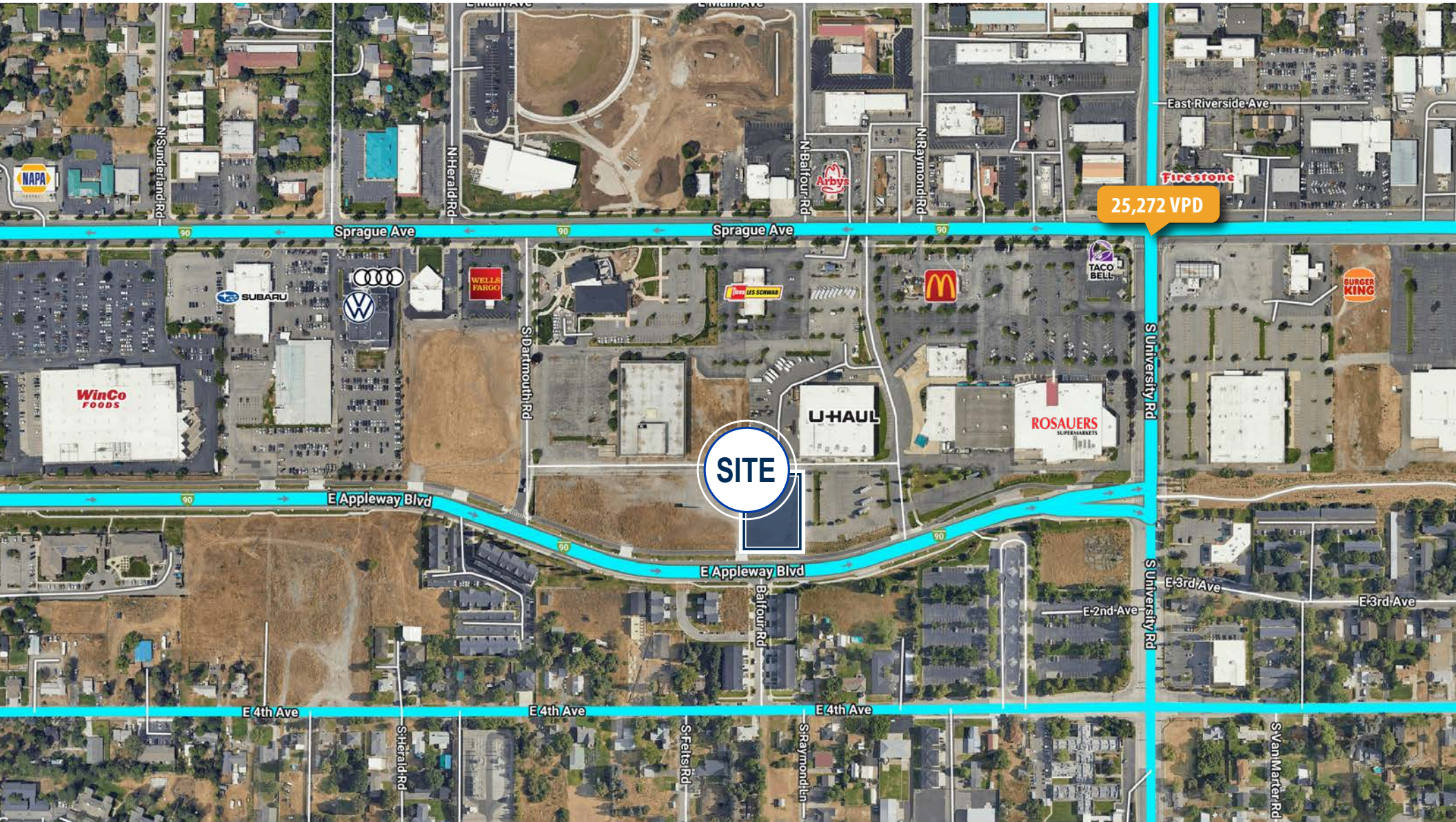
ZONING INFORMATION



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SURROUNDED BY RETAIL SYNERGY



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1 MILE RADIUS



POPULATION
13,197



TOTAL RETAIL EXPENDITURE
\$242.07M



AVG. HOUSEHOLD INC.
\$81,786

3 MILE RADIUS



POPULATION
77,625



TOTAL RETAIL EXPENDITURE
\$1.52B



AVG. HOUSEHOLD INC.
\$93,702

5 MILE RADIUS



POPULATION
141,796

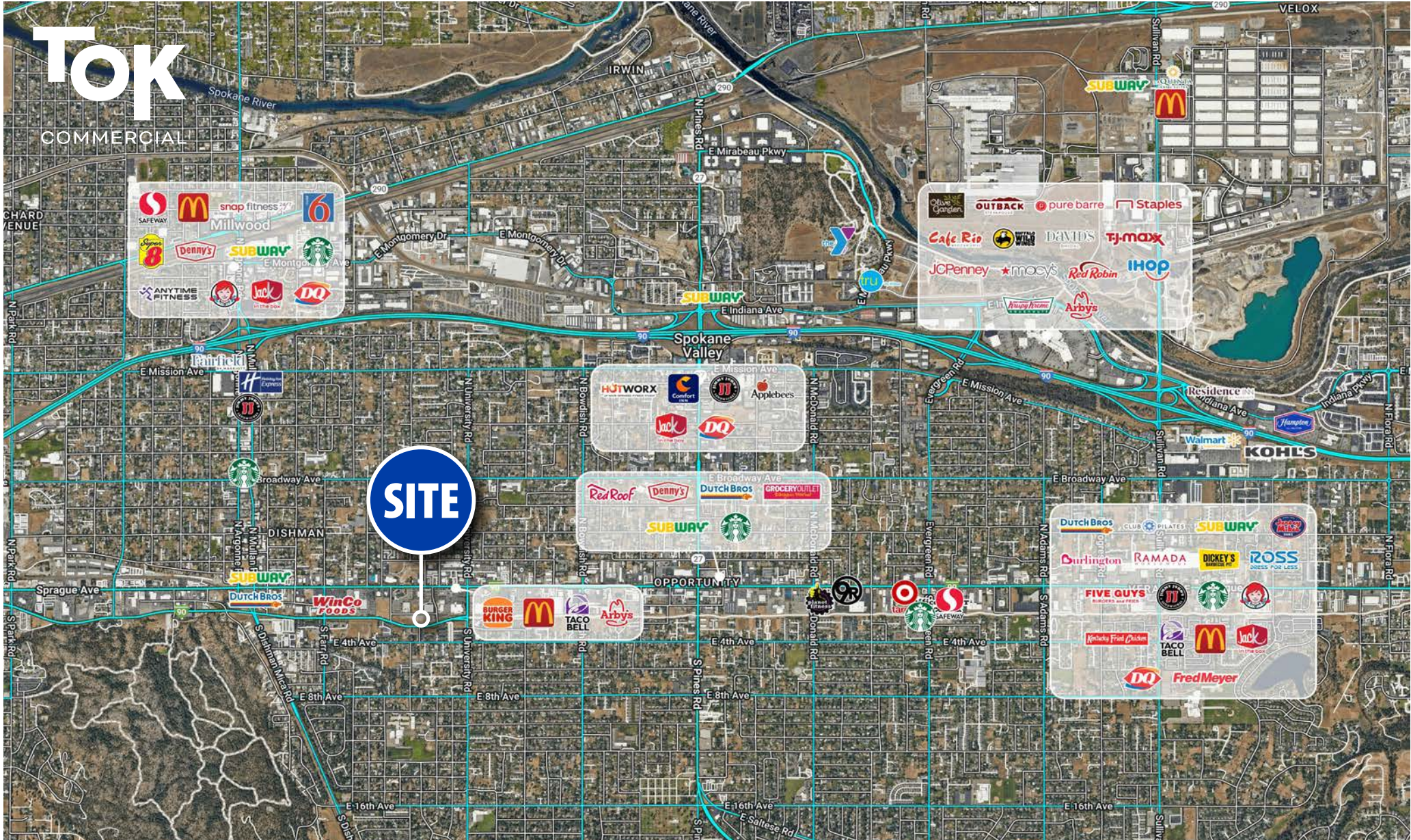


TOTAL RETAIL EXPENDITURE
\$2.93B



AVG. HOUSEHOLD INC.
\$107,751

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SITE

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