

VACANT RETAIL BUILDING FOR SALE

FREESTANDING QSR DRIVE-THRU

**6525 E. BROADWAY AVE.
SPOKANE, WA 99212**



OFFERING SUMMARY

Price	\$938,000
\$/SFT	\$295.43
Bldg. SFT	3,175 SFT
Available	Within 30 Days

PROPERTY OVERVIEW

This previous Zip's Drive-In sits just off the Broadway Avenue and I-90 interchange, offering excellent visibility and convenient access for both local traffic and commuters traveling along the I-90 corridor. The surrounding area features a strong mix of industrial, commercial, and service-based businesses that generate consistent daytime traffic and demand for quick dining options. Notably, this property is the only quick-service restaurant with a drive-thru in the immediate area, creating a unique competitive advantage. Its prime location near a major freeway access point positions it as a convenient stop for nearby employees, residents, and travelers alike.

**STEVEN DAINES
CAYDEN KERR**

• 509.342.6206 • CAYDEN@DAINESCAPITAL.COM

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PROPERTY DETAILS

LAND AREA	0.77 AC	TENANT	SINGLE	CONSTRUCTION	MASONRY
APN	35132.1320 35132.1343	YEAR BUILT	1990	ZONING	I-2
PARKING	30 STALLS	RENOVATED	2000	PROPERTY INCLUDES A PYLON SIGN	

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The property includes a high-profile pylon sign offering excellent visibility from I-90



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DEMOGRAPHICS

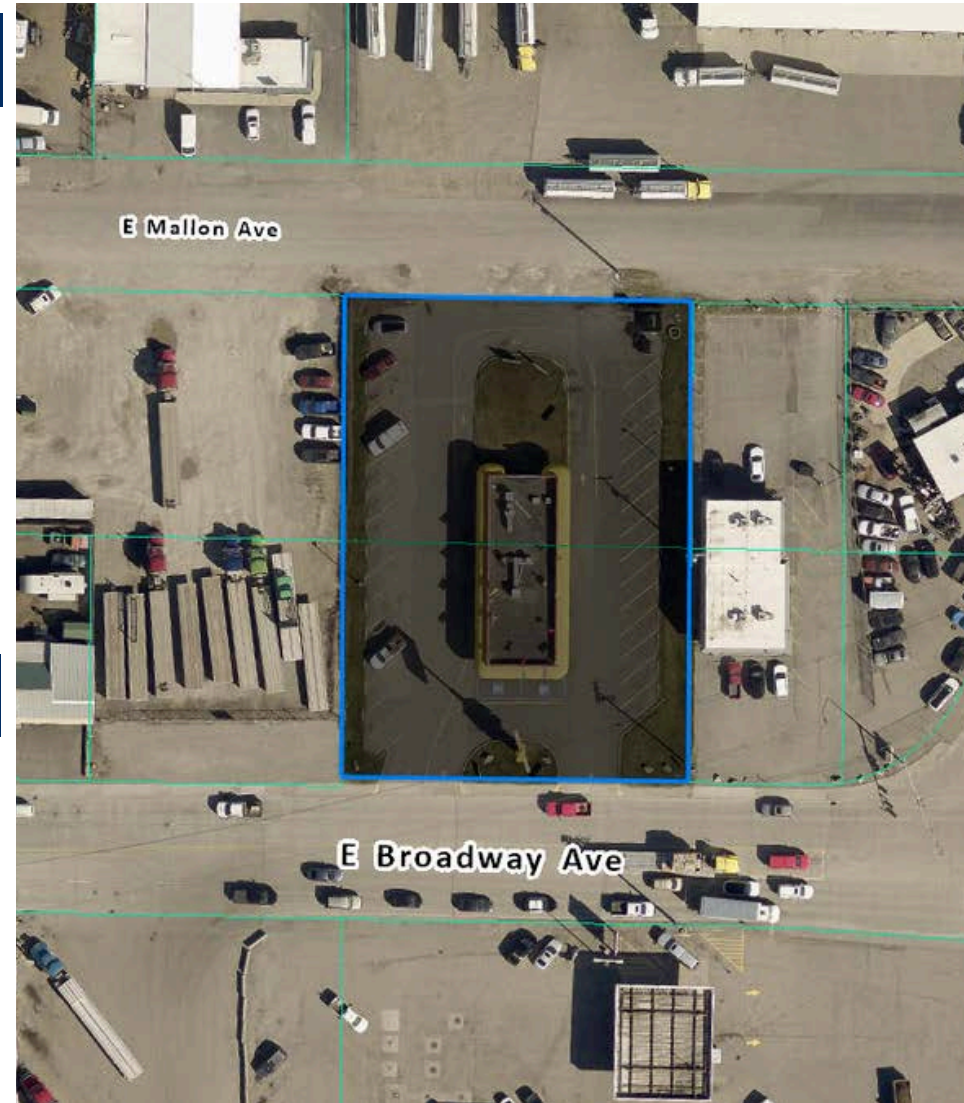
	1 MILE	3 MILE
Population	4,611	59,440
Households	2,014	23,600
Median Age	41	39
Median HH Income	\$55,536	\$70,120
Daytime Employees	9,096	34,730
Population Growth '25 - '30	2.10%	1.49%
Household Growth '25 - '30	2.04%	1.44%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Broadway Ave.	I-90 W	14,246
E. Broadway Ave.	N. Dyer Rd. E	13,867
N. Thierman Rd.	E. Desmet Ave. N	5,385



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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