



*Prime Spokane Valley  
Sprague Ave Commercial Lot*

**14817 E. Sprague Ave  
Spokane Valley WA 99016**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argerco.com](mailto:ggarger@argerco.com) | [www.argerco.com](http://www.argerco.com)

# PROPERTY HIGHLIGHTS



## *Land Lease Opportunity*

- **Parcel #:** 45144.1940
- **Will Divide:** Half Acre to One Acre Available (22,000 SF to 43,560 SF)
- **Zoning:** Corridor Mixed Use (CMU), *Allows for retail, office, fast food, bank, yard, light manufacturing, mixed use, etc.*
- **Located one block West of Sullivan Road on Sprague Ave**
- **150 Feet of Frontage and 280 Feet deep**
- **Near a variety of National and Local Retailers** (*Chuck E. Cheese, MUV Fitness, Fred Meyer, First Instate Bank, Ace Hardware*)
- **Daily Traffic Count:** 21,500 Cars Per Day
- **Land Lease:**  
Rental Rate negotiable based on size of lot desired at market value
- **Lot size can be adjustable and customized with a new boundary line adjustment**
- **Property recently surveyed**
- **Utilities Available**
- **Highly Visible location with Signage**
- **Great Drive-Thru Fast Food Pad location**
- **Currently fully fenced yard**
- **Minutes to I-90 Freeway (Sullivan Corridor)**
- **Desirable Central Valley Location**

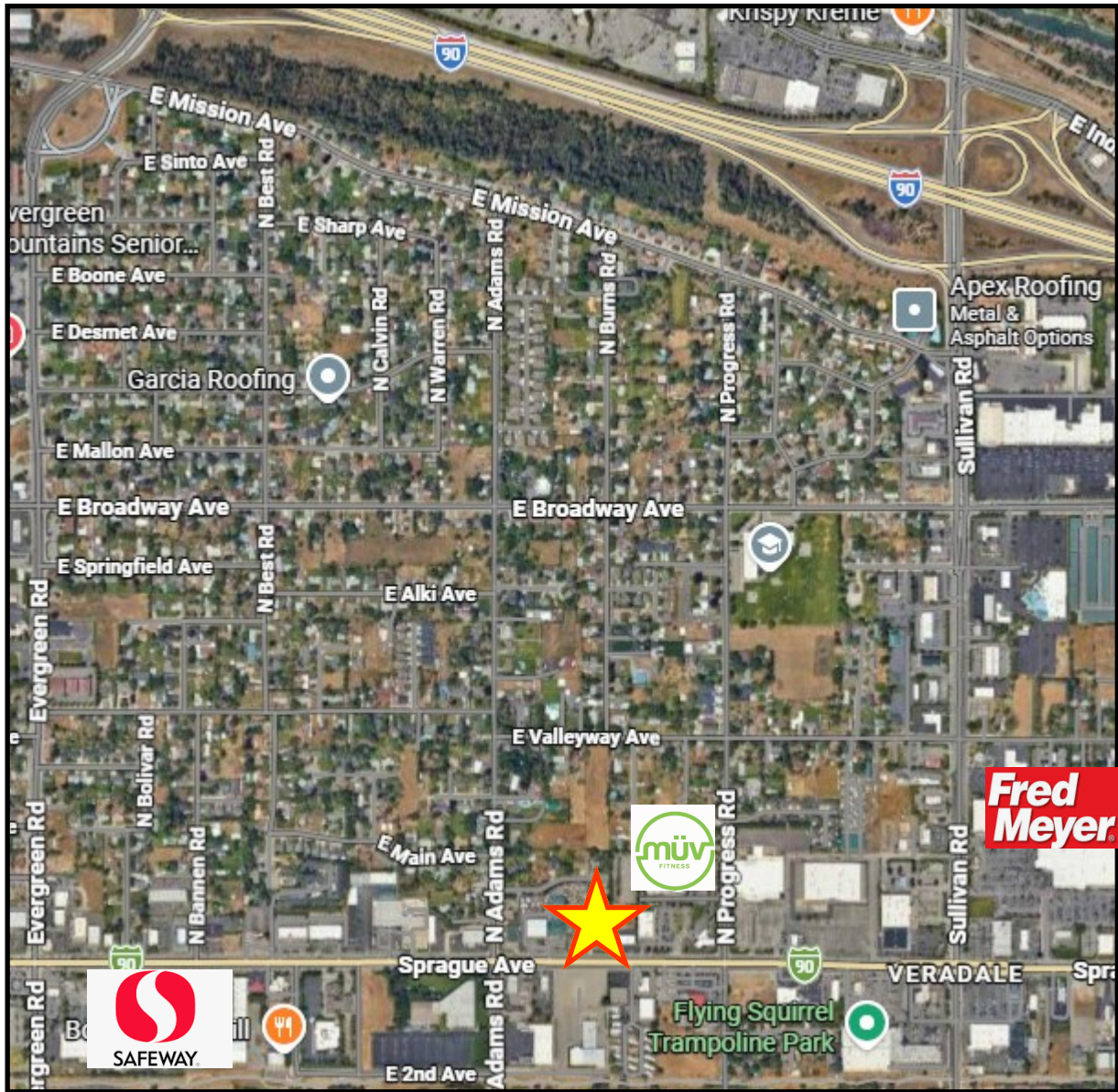
Commercial Lot \* 14817 E. Sprague Ave Spokane Valley, WA



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

# MAP



**Centrally located on Sprague Ave between Evergreen Rd & Sullivan Rd**

Commercial Lot \* 14817 E. Sprague Ave Spokane Valley, WA



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

# PRELIMINARY SITE PLAN (subject to change)



Commercial Lot \* 14817 E. Sprague Ave Spokane Valley, WA



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argerco.com](mailto:ggarger@argerco.com) | [www.argerco.com](http://www.argerco.com)

# DEMOGRAPHICS

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,637	80,422	127,530
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	43	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,276	32,243	50,879
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$74,961	\$92,142	\$98,287
AVERAGE HOUSE VALUE	\$344,409	\$439,780	\$463,871

Demographics data derived from AlphaMap



Commercial Lot \* 14817 E. Sprague Ave Spokane Valley, WA



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

# PHOTOS



Commercial Lot \* 14817 E. Sprague Ave Spokane Valley, WA



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

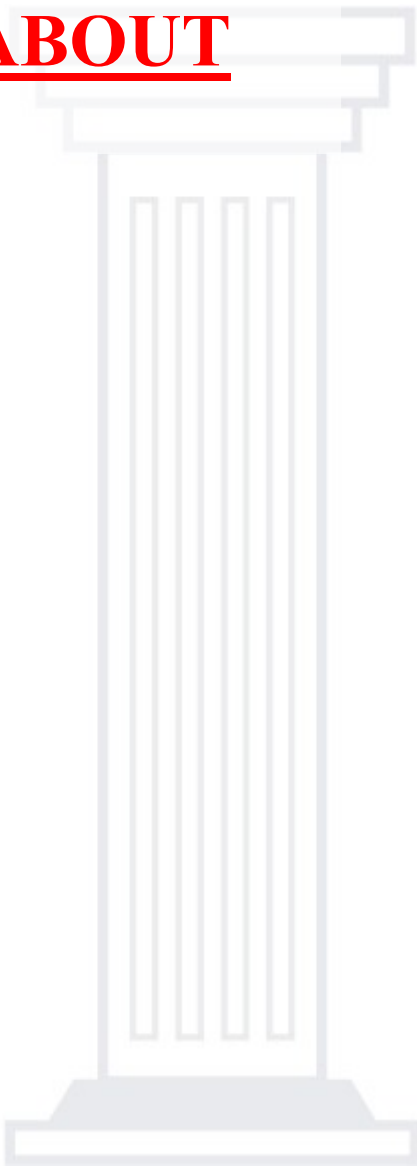
(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argenco.com](mailto:ggarger@argenco.com) | [www.argenco.com](http://www.argenco.com)

# ABOUT

For over **40 years** **G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



**G. ARGER CO. REAL ESTATE INC**  
**GENE ARGER, BROKER**

(509) 926-5311 office  
(509) 844-8814 cell  
ggarger@argerco.com  
www.argerco.com



Property information on this flyer is for convenience only and should not be relied upon for accuracy.  
All prospective tenants should conduct their own analysis and inspections for their intended use.