

MULTI-TENANT OFFICE FOR SALE

OFFICE/RETAIL FACILITY

524 N. MULLAN RD.
SPOKANE VALLEY, WA 99206



OFFERING SUMMARY

Price	\$845,000
Bldg. SFT	7,800 SFT
\$/SFT	\$108.33/SFT
Tenancy	Multi

PROPERTY OVERVIEW

524 N. Mullan Rd. is ideally positioned along one of Spokane Valley's primary north-south arterials, offering excellent visibility and convenient access just minutes from I-90 via the Argonne and Sullivan interchanges. Surrounded by established neighborhoods including Mirabeau and Opportunity, the property benefits from strong residential density and proximity to major retailers, numerous national restaurants, and service providers. With strong traffic exposure and central Valley connectivity, this location is well suited for retail, office, or service users seeking a presence in one of Spokane Valley's most active commercial corridors.

STEVEN DAINES
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PROPERTY DETAILS

*MULTI-TENANT PYLON SIGN
DISPLAYED ALONG ARGONNE

LAND AREA	0.32 AC	TENANTS	UP TO 6	FLOORS	3
APN	45173.0530	OCCUPANCY	0% - EMPTY	BASEMENT SFT	1,500 SFT
PARKING	16 STALLS	YEAR BUILT	1978	LOWER LEVEL SFT	3,100 SFT
ZONING	CMU	CONSTRUCTION	WOOD FRAME	UPPER LEVEL SFT	3,200 SFT

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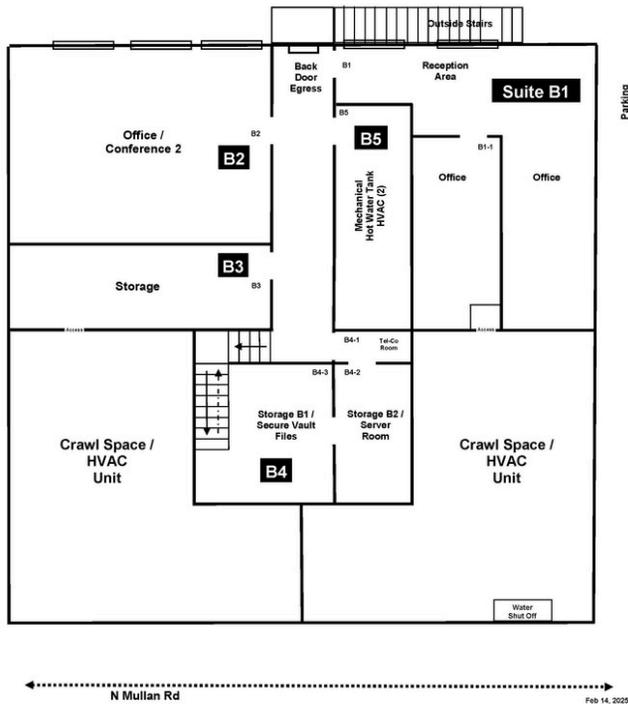
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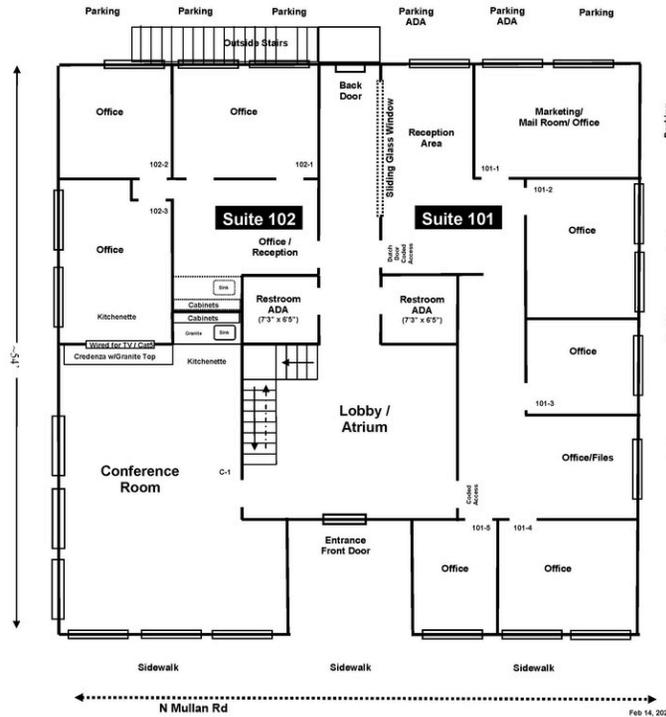
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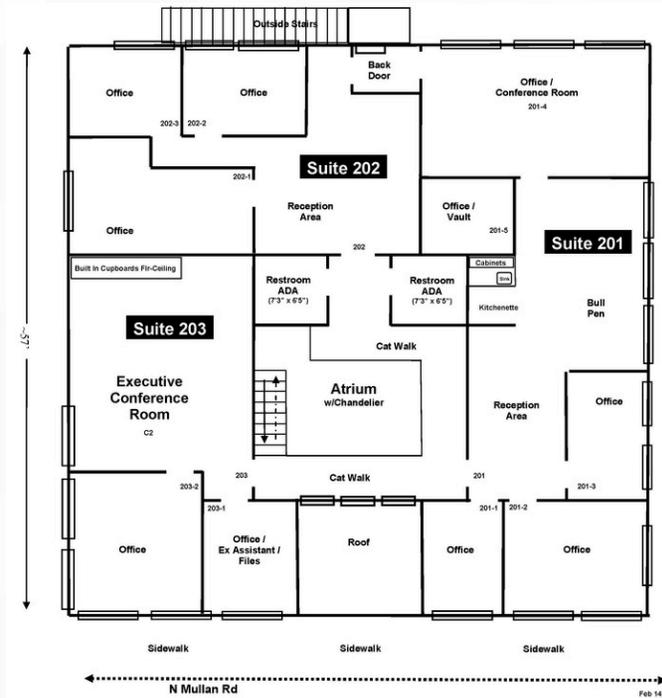
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LOWER FLOOR - 3,100 SFT



UPPER FLOOR - 3,200 SFT



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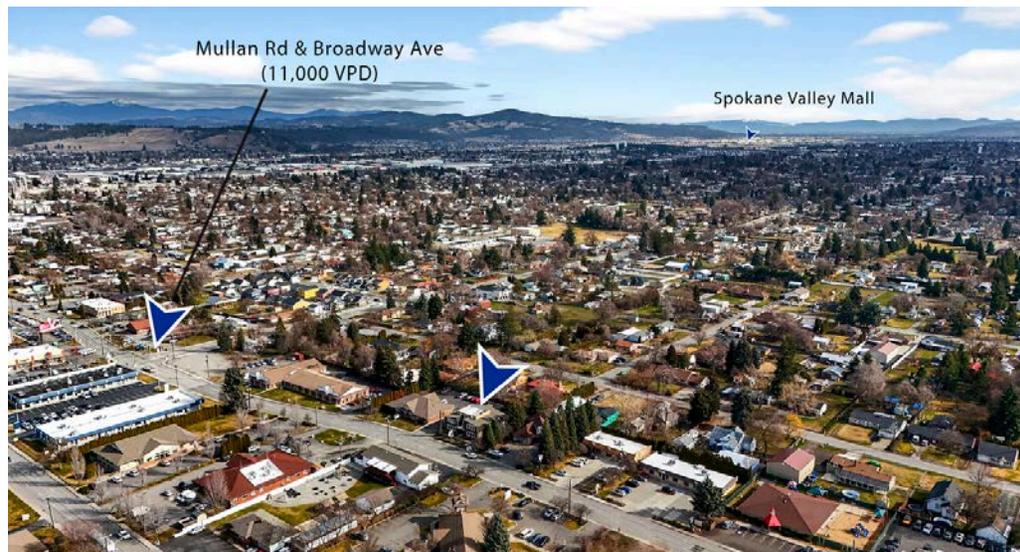
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524 N. MULLAN RD. SPOKANE VALLEY, WA

Size: 7,800 SFT

List Price: \$845,000

\$/SFT: \$108.33/SFT

Land Size: 0.32 AC

YR Built: 1978



904 E. HARTSON AVE. SPOKANE, WA

Size: 4,121 SFT

Sold: \$575K (Jan. 2025)

\$/SFT: \$139.53/SFT

Land Size: 0.25 AC

YR Built: 1982



9915 N. DIVISION ST. SPOKANE, WA

Size: 5,647 SFT

Sold: \$800K (Apr. 2025)

\$/SFT: \$141.67/SFT

Land Size: 0.53 AC

YR Built: 1924



6607 E. BROADWAY AVE. SPOKANE VALLEY, WA

Size: 4,308 SFT

List Price: \$600K

\$/SFT: \$139.28/SFT

Land Size: 0.35 AC

YR Built: 1962

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DEMOGRAPHICS	1 MILE	3 MILE
Population	9,869	70,426
Households	4,132	29,209
Median Age	39	38
Median HH Income	\$56,048	\$59,997
Daytime Employees	8,016	37,307
Population Growth '24-'29	5.60%	6.43%
Household Growth '24-'28	5.69%	6.59%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Argonne Rd.	E. Cataldo Ave. S	13,678
N. Mullan Rd.	E. Cataldo Ave. S	13,424
N. Mullan Rd.	E. Broadway Ave. N	10,880

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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