



**ARCHITECTURAL RENDERING –
CONCEPTUAL DESIGN BY BERNARDO WILLS**

PRELIMINARY SITE PLAN

LOT # 1

Total Available SFT 15,000 SFT

Minimum Lease SFT 2,000 SFT

Lease Rate Call Broker

Parking Ratio 5.17/1000

Lot #1 Est. Completion May 2027

- Office/Medical Office Focus
- Unbeatable I-90 frontage and access
- Zoning: C-2 Freeway Commercial
- Robust economic growth attracting a wide range of industries

Subject site is in the path of progress to future Topgolf & numerous housing projects in Liberty Lake!

 [CLICK TO SEE PROPERTY VIDEO](#)



NOW PRE-LEASING - BUILD TO SUIT

Ridgeline Center - E. Appleyway Ave & E. Broadway Ave, Liberty Lake, WA



• Excellent amenities nearby

• Easy I-90 access from Broadway or Appleyway

STEVEN DAINES
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WWW.DAINESCAPITAL.COM



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Ridgeline Center - E. Appleway Ave & E. Broadway Ave, Liberty Lake, WA



Henry Overpass

I-90 & Liberty Lake Exit
(20,000 VPD)

New Development
(Golftec, Mane Collective, Palenques, Bangkok Thai)

TOPGOLF



6.3 acres

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Ridgeline High School



Allsport Powersports

6.3 acres



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6.3 acres

DEMOGRAPHICS	1 MILE	3 MILE
Population	7,910	45,608
Households	3,149	18,068
Median Age	41	40
Median HH Income	\$74,123	\$76,915
Daytime Employees	1,021	16,027
Population Growth '24-'29	9.4%	8.7%
Household Growth '24-'29	9.4%	8.8%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Spokane Valley Freeway	N. Barker Rd. W	72,889
E. Appleway Ave.	I-90	21,750
E. Appleway Ave.	N. Michigan Rd. W	12,574

- **Unbeatable Location:** Thousands of potential customers exposed to your business every day.
- **Proximity To Key Markets:** Spokane & Coeur d' Alene
- **Development Flexibility:** Light Industrial friendly with BTS or ground lease options.

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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