

FOR SALE

COSTCO OUTPARCEL RETAIL INVESTMENT

5605 E Sprague Avenue | Spokane Valley, WA 99212

[KIEMLEHAGOOD]

ERIK NELSON, SIOR

D | 509.220.4042

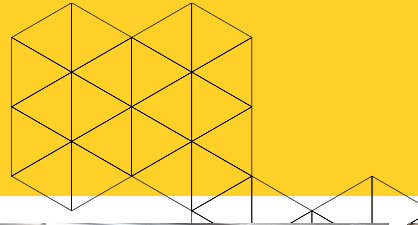
erik.nelson@kiemlehagood.com



PROPERTY OVERVIEW

COSTCO OUTPARCEL RETAIL INVESTMENT **FOR SALE**

OFFERING PRICE **\$8,500,000**
NOI **\$556,549**
CAP RATE **6.55%**



| | |
|----------------------|------------|
| BUILDING SIZE | ±37,480 SF |
| LOT SIZE | ±4.22 AC |
| PARCEL NO. | 35144.9099 |
| YEAR BUILT | 1999 |



Boot Barn



Dollar Tree



Aslin Finch

Exceptional fully leased investment opportunity positioned as an outparcel to Costco, offering strong visibility and traffic counts along Sprague Avenue. The property is anchored by a complementary mix of national and regional tenants, including Dollar Tree, Boot Barn, and Aslin Finch, providing stable income and long-term appeal.

The site also offers future upside with the potential to develop an additional pad fronting Sprague Avenue, enhancing value through expansion or redevelopment. Strategically located within a high-demand retail corridor, this asset presents an attractive opportunity for investors seeking reliable cash flow with built-in growth potential.



DISTANCE AND DRIVE TIMES

WEST

SPOKANE AIRPORT | ±11 Miles, ±13 Minutes

CHENEY, WA | ±21 Miles, ±25 Minutes

EAST

LIBERTY LAKE, WA | ±11 Miles, ±16 Minutes

COEUR D'ALENE, ID | ±28 Miles, ±35 Minutes

NORTH

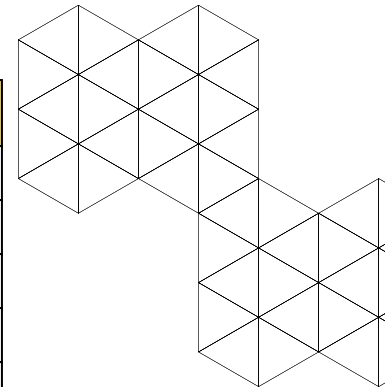
DEER PARK, WA | ±25 Miles, ±34 Minutes

SOUTH

PULLMAN, WA | ±79 Miles, ±1 Hour 24 Minutes



| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|-----------------------|----------|----------|----------|
| EST POPULATION 2025 | 5,193 | 66,343 | 220,738 |
| PROJ. POPULATION 2030 | 5,567 | 65,925 | 219,469 |
| ADJ. DAYTIME DEMO | 9,709 | 55,001 | 194,800 |
| 2025 AVERAGE HHI | \$67,554 | \$93,287 | \$98,898 |
| 2025 MEDIAN HHI | \$55,521 | \$72,307 | \$74,189 |

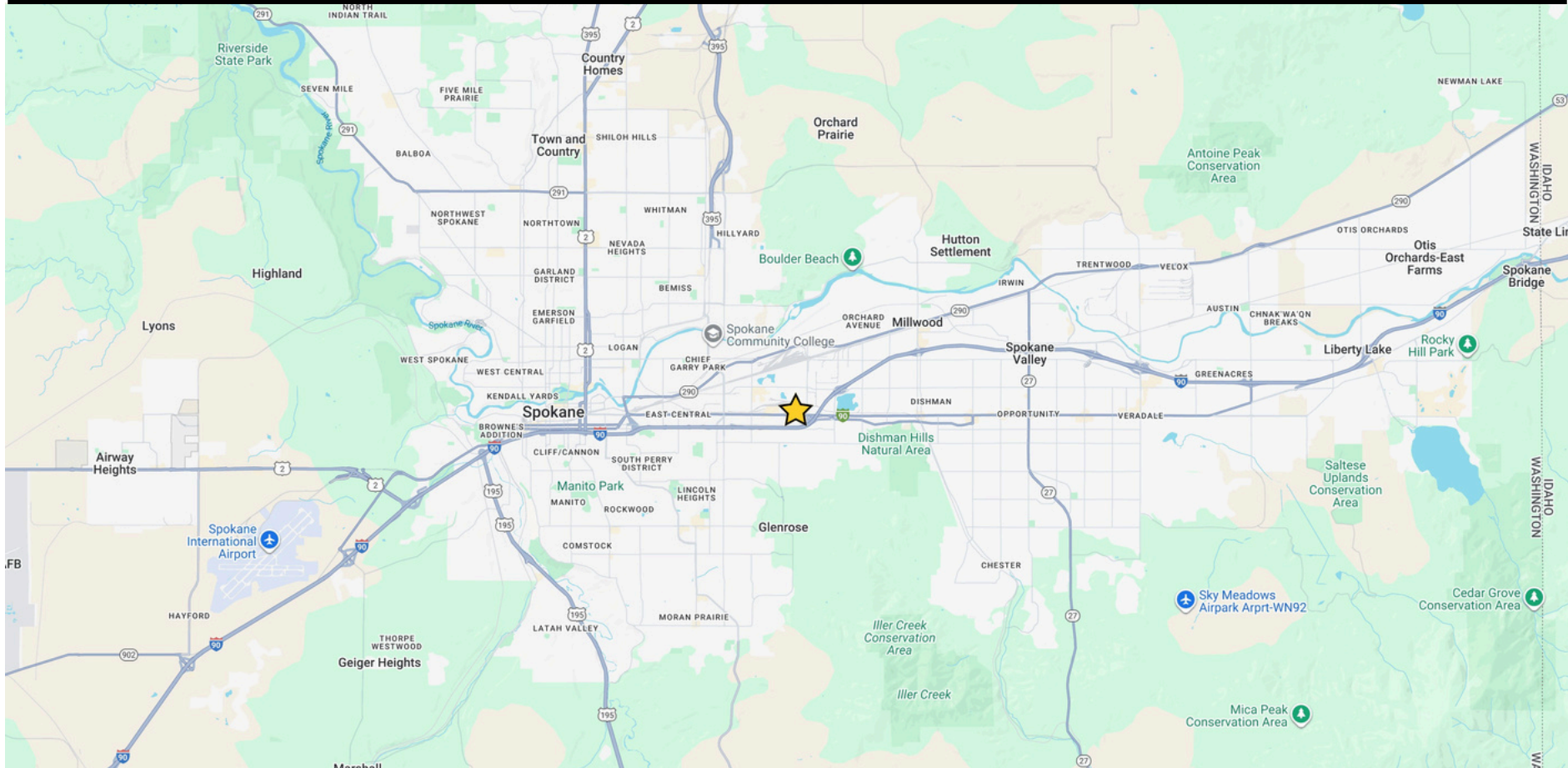




VIEW LOCATION



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