

MULTI-TENANT INDUSTRIAL/RETAIL INVESTMENT OPPORTUNITY

6206 E TRENT AVE, SPOKANE VALLEY, WA, 99212



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DAVE DOWERS

509.606.5092 / daved@tokcommercial.com

TOK COMMERCIAL
REAL ESTATE

SALE PRICE
\$5,395,000

PRICE/SF
\$112.52/SF

THE OFFERING

Trent Center presents the opportunity to acquire a well-maintained, three-building light industrial and retail investment in Spokane Valley. The property has demonstrated strong historical occupancy, with long-term tenants occupying the complex and benefiting from below-market rental rates that support continued tenant retention. A portion of one building is currently vacant, offering investors immediate lease-up potential and the opportunity to increase cash flow.

Strategically located along SR 290/Trent Avenue, a major east-west commercial arterial, and one block east of Fancher Road, the property offers convenient access to Interstate 90 via Broadway and Sprague Avenue, as well as close proximity to Felts Field. The site provides ample on-site parking and is situated within an established industrial and retail corridor. Existing tenants, including Pacific Golf & Turf, BrandSafway, and Great Northwest Vendor Mall, contribute to a stable and diverse tenant mix.

With its combination of in-place income, vacancy upside, and desirable Spokane Valley location, Trent Center offers investors a compelling opportunity to add value through lease-up while benefiting from continued demand for light industrial and retail space.



EXECUTIVE SUMMARY

ADDRESS	6206 E Trent Ave
CITY, STATE, ZIP	Spokane Valley, WA, 99212
PROPERTY TYPE	Multi-Tenant Retail/Light Industrial
BLDG SIZE	BLDG 1A - 9,867 SF BLDG 1C - 1,250 SF BLDG 1B - 10,100 SF BLDG 2 - 18,531 SF BLDG 3 - 8,197 SF TOTAL SIZE - 47,945 SF
LOT SIZE	4.09 AC
ZONING	I - Industrial
OCCUPANCY	79.42%
SALE PRICE	\$5,395,000
NOI	\$362,544
CAP RATE	6.72%



THE HIGHLIGHTS

STABLE IN-PLACE INCOME: Long-term tenancy across the campus provides investors with immediate cash flow and a history of strong occupancy.

VALUE-ADD OPPORTUNITY: One of the property's three buildings currently has available space, offering immediate lease-up potential and the opportunity to increase net operating income.

STRATEGIC SPOKANE VALLEY LOCATION: Strategically positioned along SR 290/Trent Avenue, a major east-west commercial arterial, and one block east of Fancher Road, with convenient access to Interstate 90 and close proximity to Felts Field.

DIVERSE TENANT MIX: Existing tenants include Pacific Golf & Turf, BrandSafway, and Great Northwest Vendor Mall, providing a stable and complementary mix of retail and light industrial users

AMPLE ON-SITE PARKING: The property offers abundant parking to accommodate tenants, employees, and visitors throughout the property.



FINANCIAL SUMMARY

FINANCIAL ANALYSIS PROFORMA 2026

<i>Proforma 2026</i>	<i>RSF</i>		<i>Annual Rent</i>
Total Scheduled + Projected Rent	47,945		\$ 383,868
less Vacancy Reserve		5.00%	\$ (19,193)
Effective Gross Income		\$7.61	\$ 364,675
less Operating Expenses - roof and structure			\$ (2,131)
Net Operating Income		\$7.56	\$ 362,544
Total Offering Price	6.72%	\$112.52	\$ 5,395,000

Proforma Recap - Years 2026-2028

Cap rate **6.72%**

	2026	2027	2028
NOI	\$362,544	\$377,778	\$403,021
Value	\$5,395,000	\$5,621,704	\$5,997,340

Cap rate **7.00%**

	2026	2027	2028
NOI	\$362,544	\$377,778	\$403,021
Value	\$5,179,196	\$5,396,831	\$5,757,442



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CURRENT LISTINGS

LEASE LISTINGS

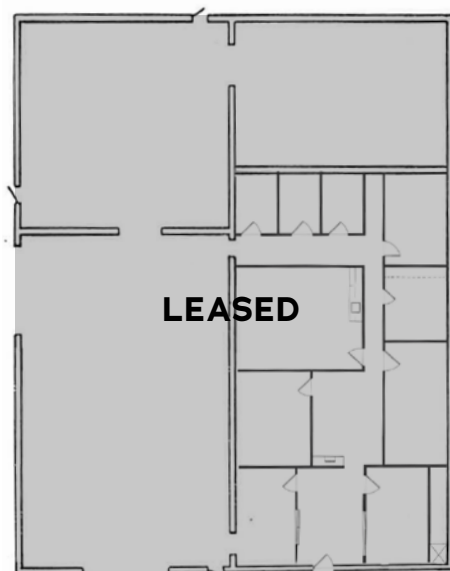
Address	Offer Type	Total SF Available	Monthly Rate/SF	Lease Type	Total Rent
SUBJECT: 6206 E. Trent Ave - Spokane Valley, WA	Industrial	9,867	\$0.70	NNN	\$82,882.80
6818 E Sprague Ave - Spokane, WA	Industrial	4,470	\$0.84	NNN	\$45,057.60
910-1026 N Lake Rd - Spokane, WA	Industrial	7,750	\$0.90	NNN	\$83,700.00
1704 N Langley St - Spokane Valley, WA	Industrial	5,400	\$1.00	NNN	\$64,800.00
1505 N Hough St - Spokane, WA	Industrial	6,000	\$0.92	NNN	\$66,240.00
4304 E Trent Ave - Spokane, WA	Industrial	10,024	\$0.65	NNN	\$78,187.20
4230 E Mission Ave - Spokane, WA	Industrial	7,199	\$0.71	NNN	\$61,335.48
4000-4020 E Maine Ave - Spokane, WA	Industrial	6,190	\$0.87	NNN	\$64,623.60
4000-4020 E Maine Ave - Spokane, WA	Industrial	5,940	\$0.78	NNN	\$55,598.40
6010-6012 Trent Ave - Spokane Valley, WA	Industrial	4,650	\$1.27	NNN	\$70,866.00
Average:			\$0.88	NNN	\$65,600.92

SALE LISTINGS

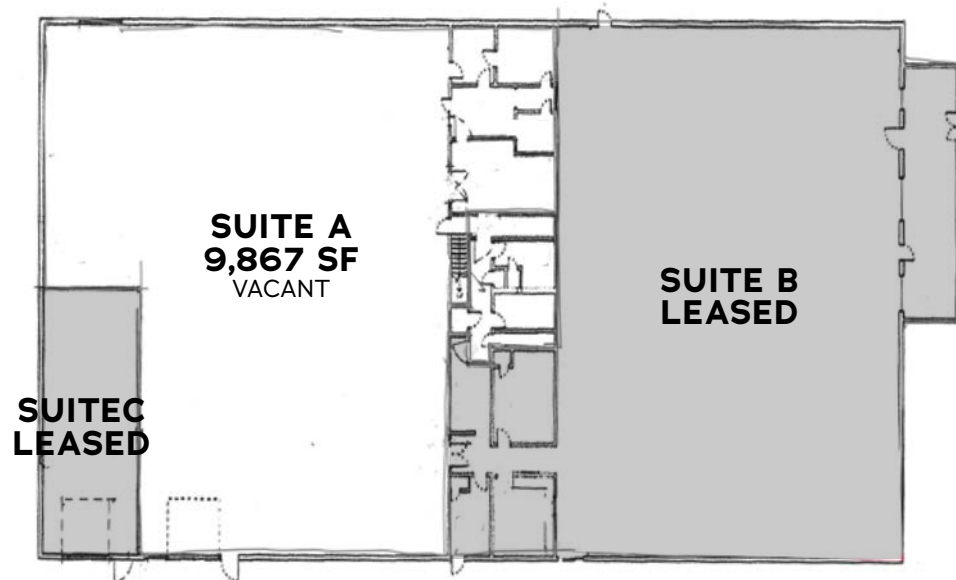
Address	Year Built	Offer Type	Bldg SF	Sale Price	\$/Sqft
SUBJECT: 6206 E. Trent Ave - Spokane Valley, WA	1972		47,945	\$5,395,000.00	\$112.52
10021 E Knox Ave - Spokane Valley, WA	1980	Industrial - User	14,094	\$2,250,000.00	\$159.64
311 S Dishman-Mica Rd - Spokane, WA	1980	Industrial - Investment	29,976	\$4,200,000.00	\$140.11
2210 N Dollar St - Spokane, WA	1997	Industrial - User	15,642	\$2,100,000.00	\$134.25
1725 N Waterworks St - Spokane Valley, WA	1997	Industrial - User	17,806	\$3,300,000.00	\$185.33
3900 E Alki Ave - Spokane, WA	1980	Industrial - Investment	39,360	\$4,750,000.00	\$120.68
125 S Arthur St - Spokane, WA	1980	Industrial - User	46,067	\$6,430,000.00	\$139.58
3335 E Trent Ave - Spokane, WA	1975	Industrial - User	8,760	\$1,300,000.00	\$148.40
Average:					\$146.86

FLOOR PLANS

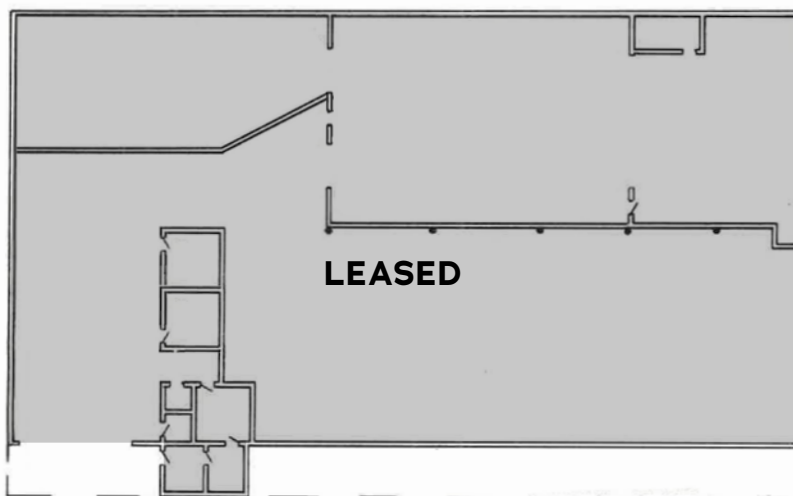
BUILDING #3



BUILDING #1



BUILDING #2



DOWNTOWN SPOKANE
12 MIN | 6.7 MILES

13,721 VPD

RAILROAD



N FANCHER RD

20,283 VPD

**BUILDING #3
FENCED YARD**
46,400 SF

BUILDING #3
8,197 SF

BUILDING #1
21,217 SF

OUTBUILDING #5
4,350 SF

OUTBUILDING #6
1,200 SF

OUTBUILDING #7
1,200 SF

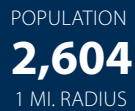
**BUILDING #2
FENCED YARD**
21,000 SF

OUTBUILDING #4
2,000 SF

BUILDING #2
18,531 SF

SR290 / TRENT AVE





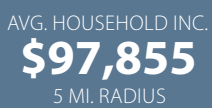
HISTORIC ANN. GROWTH
0.5%
1 MI. RADIUS



HISTORIC ANN. GROWTH
1.0%
3 MI. RADIUS



HISTORIC ANN. GROWTH
0.3%
5 MI. RADIUS



KING BEVERAGE INC.



Laird Plastics®
One Source - The Right Way™



Boise Cascade


Oak Harbor
 LOGISTICS SERVICES

LOWE'S
Home Improvement Warehouse

4 MIN DRIVE TO I-90
DIRECT CONNECTION TO
WEST-EAST FREEWAY

TENANT OVERVIEW



GREAT NORTHWEST

Great Northwest Vendor Mall is a locally owned marketplace featuring more than 150 vendors offering antiques, collectibles, artisan goods, furniture, home décor, and specialty retail products, serving as a destination for shoppers throughout the Spokane region.

8 YEARS

INITIAL TERM

NNN

LEASE TYPE

7/31/28

LEASE EXPIRATION

10,100 SF

OCCUPIED



PACIFIC GOLF

Pacific Golf & Turf is a leading Northwest distributor of golf carts, turf equipment, utility vehicles, and irrigation systems, serving golf courses, municipalities, and commercial customers across the Pacific Northwest and Hawaii.

14 YEARS

INITIAL TERM

NNN

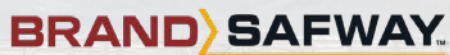
LEASE TYPE

5/31/29

LEASE EXPIRATION

18,531 SF

OCCUPIED



BRANDSAFWAY

BrandSafway is a leading global provider of access, scaffolding, and industrial services, delivering specialized solutions to commercial, infrastructure, and construction clients across more than 25 countries.

21 YEARS

INITIAL TERM

NNN

LEASE TYPE

12/31/29

LEASE EXPIRATION

8,197 SF

OCCUPIED

SPOKANE VALLEY

AREA OVERVIEW

Spokane serves as the economic and cultural center of the Inland Northwest, strategically located in Eastern Washington near the Idaho border. The region combines a strong urban core with surrounding communities and scenic natural landscapes, offering a high quality of life and a business-friendly environment. Ranked among the Top 100 Best Places to Live in the U.S., Spokane continues to attract residents and investment.

The Spokane MSA, including Spokane, Stevens, and Pend Oreille counties, has a population of approximately 470,000, while the broader region supports over 554,000 residents, with a median household income of \$74,956 and a 5.7% unemployment rate. Spokane International Airport welcomes roughly 4 million visitors annually, reinforcing its role as a regional gateway.

Spokane's diversified economy is anchored by healthcare, higher education, manufacturing, aerospace, government, retail, and logistics. Major employers such as Fairchild Air Force Base, Providence Health Care, Gonzaga University, URM Stores, Avista, Walmart, and Multicare provide long-term economic stability, supporting continued growth across the Inland Northwest.



TOP 100

SPOKANE IS RANKED TOP 100 BEST
PLACES TO LIVE IN THE U.S.
- LIVABILITY



554,322

POPULATION



\$74,956

MEDIAN HOUSEHOLD
INCOME



5.7%

UNEMPLOYMENT
RATE

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