

# N Mullan Retail Center

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

**For Sale | 13,419 SqFt | NNN | 100% Occupied**



**Easy Access to I-90 | On Main Thoroughfare In Rapidly Growing Spokane Valley**

**Asking Price**  
**\$2,800,000**  
**6.4% CAP Actual Data**  
**NNN Leases**  
**100% Occupied**

**Additional Information**  
**Please Call:**  
**(509) 842-2672**

*"Another Quality Commercial Property"*  
 Offered by:



**Karla Kaley**  
 PhD, CCIM, Des. Broker  
**(509)842-2672**

- 13,419 SqFt Retail Center, 1 Building, 0.98 acres
  - Premium Spokane Valley Location, Easy I-90 Access, High Visibility, 20,000+ VDT, Superior Parking @ 4.2/1000, Convenient Ingress/Egress (3 curb cuts), New Roof, Paint & Parking Surface
  - All Ground Floor Suites w/ ADA Parking & ADA Compliant Restrooms, Front & Rear Access to Suites, Corner Property
  - Gas Forced Air Heat, Electric Utilities | Separately Metered
  - Excellent Signage | Pylon & Building, Lighted
  - Shadow Anchored by National Tenants | Rite Aid ACE Hardware, Holiday & Fairfield Inns, Union 76, Little Caesars, CENEX, Eden Home Health
- Note: Listing Agent has an ownership interest in Property**



**KPS Realty, LLC**  
 15704 E Sprague Ave  
 Spokane Valley, WA 99037  
 Ph: (509) 842-2322 Fx: (509) 893-2202  
 Sales@KPSOnline.net  
 www.kpsonline.net



All data/values are provided for convenience only. Buyer/Investor should conduct their own critical assessment. Information is deemed reliable but is not guaranteed and no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. (Rev 10/15/2022)