

RETAIL STRIP CENTER FOR SALE

FREESTANDING RETAIL

1300-1312 N. MULLAN RD.
SPOKANE VALLEY, WA 99206



OFFERING SUMMARY

Price \$2,400,000

Bldg. SFT 13,419 SFT

Cap Rate 7%

\$/SFT \$178.85/SFT

Tenancy Multi - 7

*All but one tenant are NNN leases, the one is an MG lease. No Seller Financing is available.

PROPERTY OVERVIEW

This strong NNN investment opportunity is located in a premium position along the N. Mullan Corridor, a primary thoroughfare in the heart of rapidly growing Spokane Valley. The property offers excellent street frontage with high vehicle traffic exposure, easy ingress and egress, and on-site parking. Positioned just one block south of the I-90 Argonne Exit, the location provides outstanding regional access and visibility. The building has been well maintained, featuring a new roof and fresh exterior paint.

PROPERTY VIDEO - CLICK HERE



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PROPERTY DETAILS

*MULTI-TENANT PYLON SIGN
DISPLAYED ALONG ARGONNE

LAND AREA	0.98 AC	UNITS	10	ADA COMPLIANT	YES
APN	45172.0834	TENANTS	7	FLOORS	1
PARKING	52 STALLS	OCCUPANCY	100%	CONSTRUCTION	CONCRETE
BLDG'S	1	YEAR BUILT	1985	ZONING	CMU

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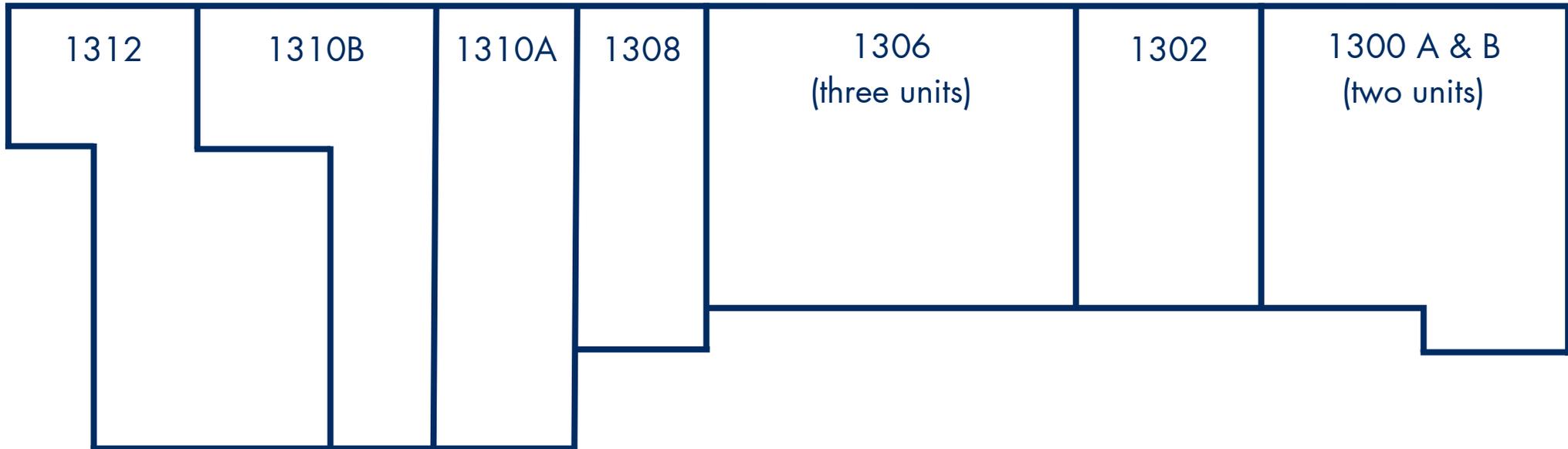
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TENANT PROFILES

*Floor plan not drawn to scale



- Suite 1300 A & B : Iglesia de Cristo Church
- Suite 1302 : Appliance Parts Mart
- Suite 1306: Dragon Parlor Games

- Suite 1308 : Great Clips Inc
- Suite 1310A : Lily Foot Massage
- Suite 1310B : The Hive Salon
- Suite 1312 : Happy Cake Co.

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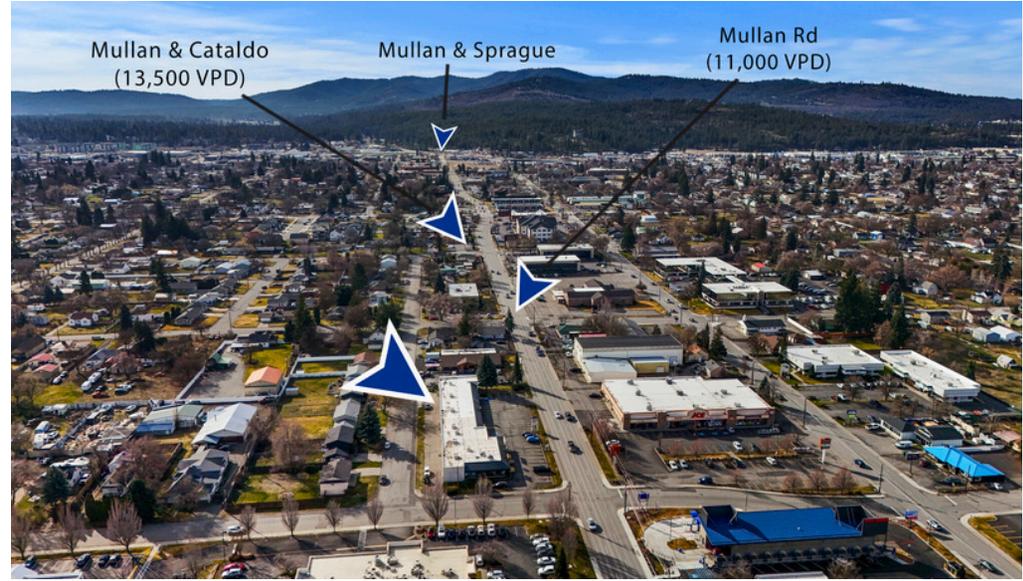
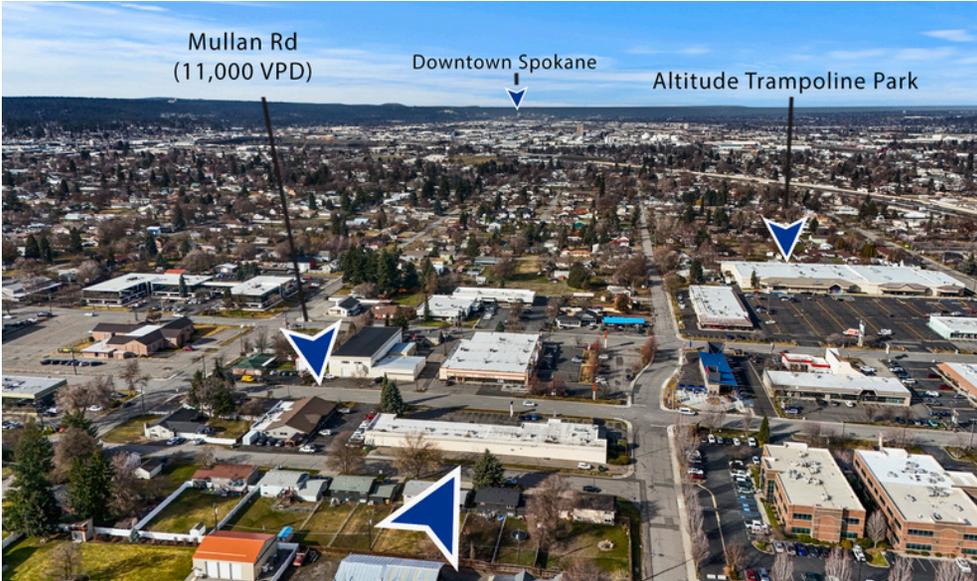
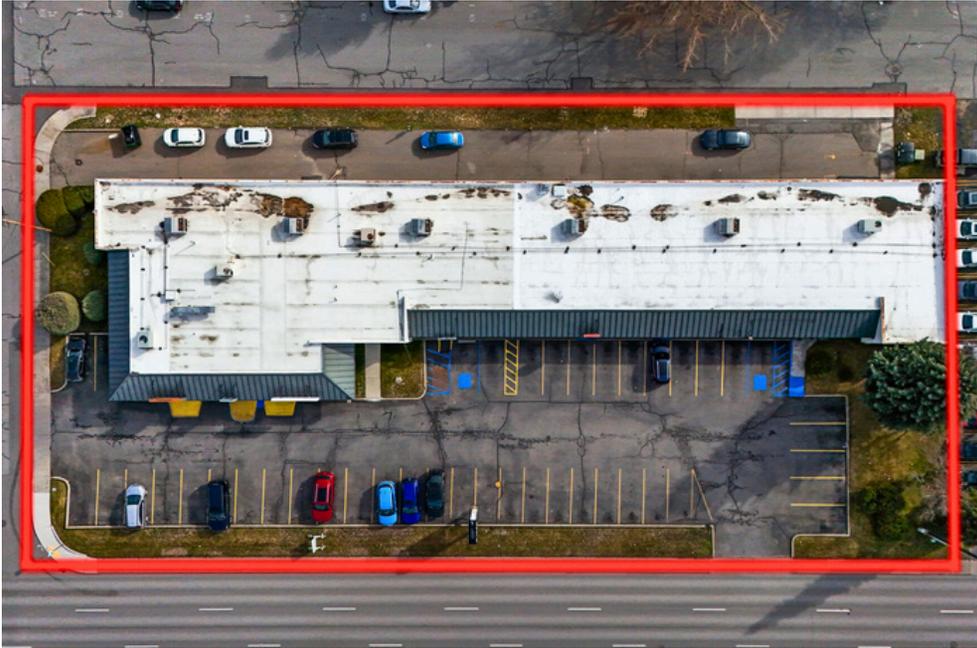
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FREESTANDING RETAIL - SALE COMPS

1300-1312 N. MULLAN RD.
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1300-1312 N. MULLAN RD. SPOKANE VALLEY, WA

Size: 13,419 SFT

List Price: \$2.4M

\$/SFT: \$178.85/SFT

Cap Rate: 7%

Land Size: 0.98

YR Built: 1983



MORAN PRAIRIE SHOPPING CENTER

Size: 15,728 SFT

List Price: \$4.95M

\$/SFT: \$314.73/SFT

Cap Rate: 7.03%

Land Size: 1.42 AC

YR Built: 2004



8701 N. DIVISION ST. SPOKANE, WA

Size: 19,393 SFT

Sold: \$3,407,876 (Mar. 2024)

\$/SFT: \$175.73/SFT

Cap Rate: 6.81%

Land Size: 1.25 AC

YR Built: 1985



5005 N. DIVISION ST. SPOKANE, WA

Size: 14,737 SFT

Sold: \$2,283,061 (Nov. 2025)

\$/SFT: \$154.92/SFT

Cap Rate: 7.12%

Land Size: 0.73 AC

YR Built: 1991

RETAIL STRIP CENTER FOR SALE

FREESTANDING RETAIL - LEASE COMPS

1300-1312 N. MULLAN RD.
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1300-1312 N. MULLAN RD. SPOKANE VALLEY, WA

Size: 13,419 SFT

Lease Rate: \$11 - \$14.50/SFT

Lease Type: NNN & MG

Land Size: 0.98

YR Built: 1983



1510 N. ARGONNE RD. SPOKANE VALLEY, WA

Size: 14,400 SFT

Lease Rate: \$10 - \$14.50/SFT

Lease Type: NNN

Land Size: 0.95 AC

YR Built: 1980



4823 E. SPRAGUE AVE. SPOKANE VALLEY, WA

Size: 10,000 SFT

Lease Rate: \$11 - 12/SFT

Lease Type: NNN

Land Size: 0.75 AC

YR Built: 1981



1521 N. ARGONNE RD. SPOKANE VALLEY, WA

Size: 9,520 SFT

Lease Rate: \$12/SFT

Lease Type: NNN

Land Size: 0.67 AC

YR Built: 2003

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DEMOGRAPHICS	1 MILE	3 MILE
Population	9,200	66,978
Households	3,922	27,838
Median Age	40	38
Median HH Income	\$56,887	\$60,164
Daytime Employees	8,698	36,370
Population Growth '24-'29	5.84%	6.44%
Household Growth '24-'28	5.86%	6.59%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Mullan Rd.	E. Mission Ave. S	16,950
N. Argonne Rd.	E. Cataldo Ave. S	13,678
N. Mullan Rd.	E. Cataldo Ave. S	13,424



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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