

# PRIME LAND PARCEL FOR SALE

FANTASTIC RETAIL LOCATION

15612 E. SPRAGUE AVE.  
VERADALE, WA 99037



DAINES CAPITAL  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

<b>Price</b>	Call Broker for Details
<b>APN</b>	45242.0439
<b>Land Area</b>	1.7 AC
<b>Traffic Count</b>	36,000 VPD

This property comes with a right and left ingress & egress, as well as a neon pylon sign along Sprague Ave.

This property is conveniently located along the highly trafficked Sprague Avenue corridor in Spokane Valley and benefits from strong visibility and steady daily traffic. The surrounding area is a vibrant mix of national retailers, local boutiques, restaurants, and service-based businesses, creating consistent customer draw and cross-shopping opportunities. With easy access to I-90 and positioned within one of Spokane Valley's busiest commercial corridors, this property is a great location to be part of a thriving retail community that continues to see growth and strong consumer activity. The property currently has a 3,000+ SFT retail building and two greenhouses.

STEVEN DAINES  
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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**Located near the lit corner of E. Sprague Ave. & S. Sullivan Rd. with an ingress & egress allowing traffic to turn left & right onto Sprague Ave.**

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## Potential:

- Quick Service Restaurant
- Drive-Thru Restaurant
- Fast Food
- Coffee Shop
- Freestanding Retail
- Gas Station/Travel Center
- Storage Facility
- Event Venue/ Recreation Facility
- Bank
- Office
- and more...

Potential QSR AI Renderings - Not Fit to Scale, just for visual purposes only

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## **15612 E. SPRAGUE AVE. VERADALE, WA**

Land Area: 1.7 AC

List Price: TBD

\$/SFT: TBD

Zoning: RC

Curb Cuts: 1



## **16224 E. SPRAGUE AVE. VERADALE, WA**

Land Area: 0.39 AC

List Price: \$425,000

\$/SFT: \$25.04

Zoning: CMU

Curb Cuts: 1



## **9915 N. DIVISION ST. SPOKANE, WA**

Land Area: 0.53 AC

List Price: \$800,000

\$/SFT: \$34.65

Zoning: RC

Curb Cuts: 1



## **9252 N. NEWPORT HWY. SPOKANE, WA**

Land Area: 0.7 AC

Sold March 2024: \$1,825,000

\$/SFT: \$59.46

Zoning: GC

Curb Cuts: 1

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Spokane Valley Mall

Industrial Park



Sullivan Square Shopping Center

Appleway Trail

Liberty Lake - 4.7 miles

Downtown Spokane - 10.9 miles

 **CENTRAL VALLEY HIGH SCHOOL**

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DEMOGRAPHICS	1 MILE	3 MILE
Population	11,710	76,177
Households	4,866	30,537
Median Age	37	38
Median HH Income	\$55,188	\$64,843
Daytime Employees	7,140	30,582
Population Growth '24-'29	7.52%	7.33%
Household Growth '24-'29	7.52%	7.52%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Sullivan Rd.	E. Valleyway Ave. N	35,889
E. Sprague Ave.	S. Progress Rd. W	22,898
S. Sullivan Rd.	E. 2 <sup>nd</sup> Ave. S	21,471



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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