

FOR SALE

COSTCO OUTPARCEL RETAIL INVESTMENT

5605 E Sprague Avenue | Spokane Valley, WA 99212

KIEMLEHAGOOD

ERIK NELSON, SIOR

D | 509.220.4042

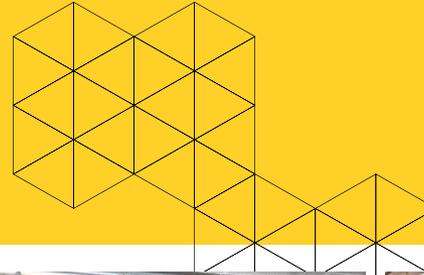
erik.nelson@kiemlehaood.com



PROPERTY OVERVIEW

COSTCO OUTPARCEL RETAIL INVESTMENT **FOR SALE**

OFFERING PRICE **\$8,500,000**
NOI **\$581,199**
CAP RATE **6.84 %**



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

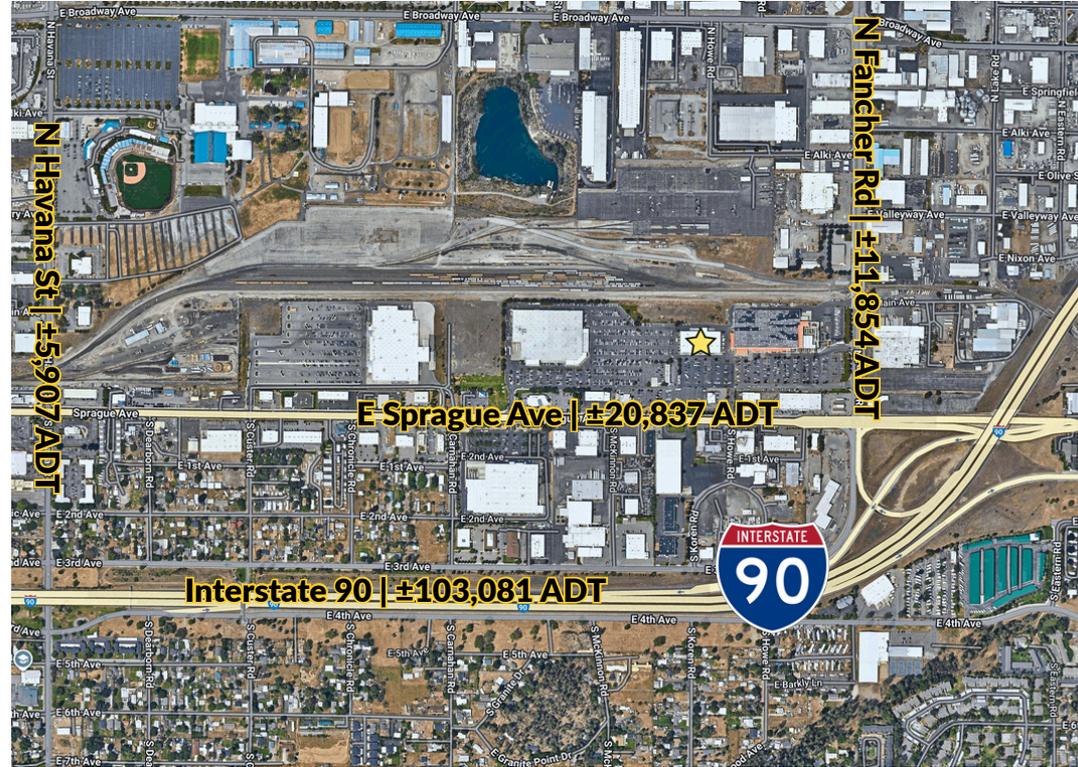
COEUR D'ALENE, ID | ±28 Miles, ±35 Minutes

NORTH

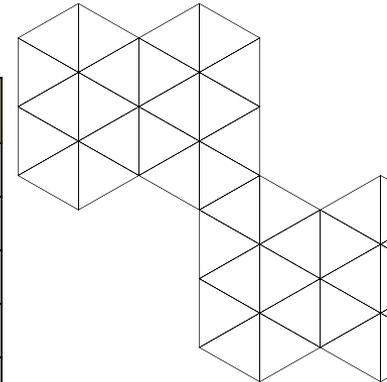
DEER PARK, WA | ±25 Miles, ±34 Minutes

SOUTH

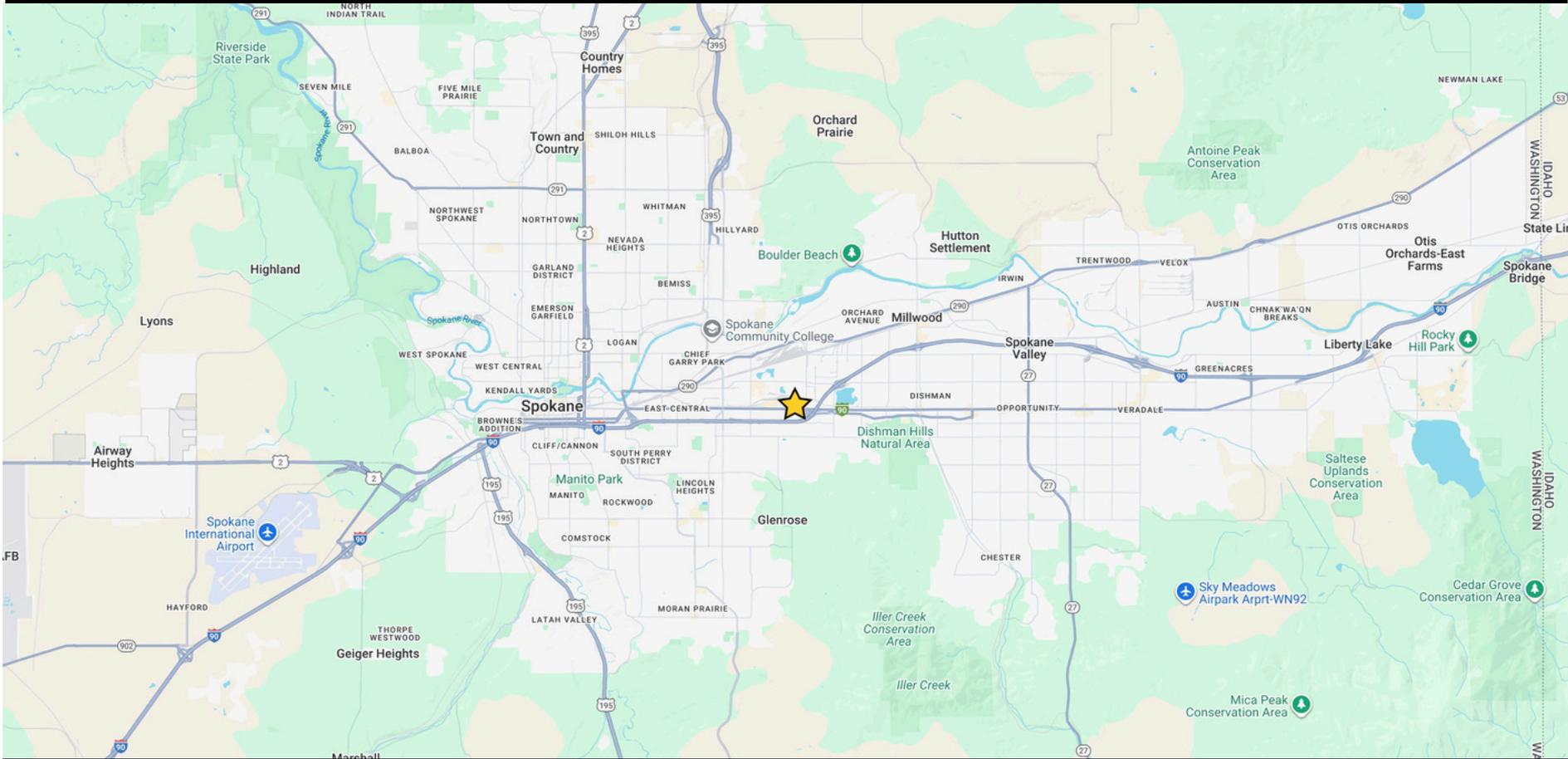
PULLMAN, WA | ±79 Miles, ±1 Hour 24 Minutes



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







No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

ERIK NELSON, SIOR

D | 509.220.4042

erik.nelson@kiemlehagood.com

