

15920 E Indiana Avenue, Spokane Valley, WA 99216

SALE PRICE: \$7,400,000 (\$267 PSF)

TOTAL BUILDING SIZE: ±27,668 SF TOTAL PARKING: 131 STALLS Freeway visible signage & pylon monument **DANNY PATTERSON, BROKER |** 

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KIEMLEHAGOOD

### Premier Building in Spokane:

**Indiana Professional Center** 

#### **SALE DETAILS**

Sale Price: \$7.400.000

Price Per SF: \$267 PSF

CAP Rate: 5.6%

NOI: \$415,096

#### PROPERTY DETAILS

Parcel Number: 45132.0417

Building Size: ±25,538 RSF

Occupancy: 92.5%

Vacancy Factor: 7.5% (±1,927 RSF)

Lot Size: ±1.87 AC

Zoning: Mixed-Use

Year Built: 2005

Signage: Monument

Parking Stalls: 131 stalls

Parking Ratio: 5.1 / 1,000 RSF

Floors: 2 Floors

Construction Type: Steel Frame with Concrete

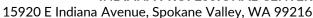
docks & brick;

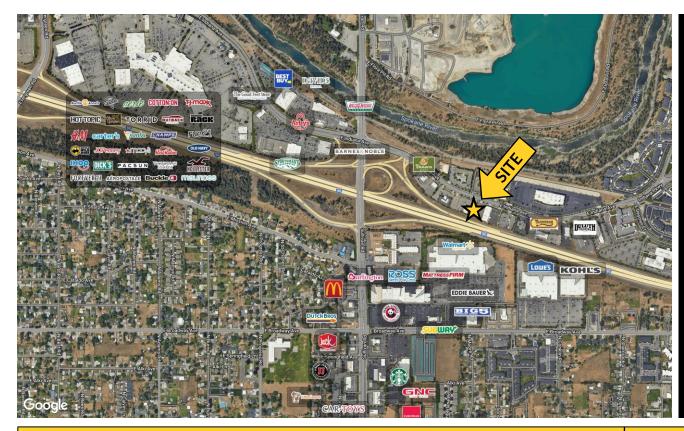
Ground face stone exterior

Anchor Tenant has invested over 2 million into this property

This exceptional building is built and owned by a premier builder, offering a strong investment opportunity. Ideally situated with prominent freeway signage, it provides convenient access to Spokane, Spokane Valley, and Liberty Lake. This Class A Medical Office Building is meticulously maintained, featuring brand-new interior and exterior paint completed this year. Financial details are available upon signing a non-disclosure agreement (NDA)







#### **NEARBY BUSINESSES**

Arby's AT&T Barnes and Noble Best Buy **Duluth Trading** HomeGoods Jo-Ann Fabric and Craft Stores Krispy Kreme Doughnuts Olive Garden **Outback Steakhouse** Panera Bread Sportsman's Warehouse The Good Feet Store Vaqueros Mexican Restaurant & Taqueria Verizon Wireless

#### DEMOGRAPHICS TRAFFIC COUNTS

<b>ATAT</b>	1 MILE	3 MILES	5 MILES
POPULATION 2024	7,664	68,407	121,499
PROJ POPULATION 2029	8,172	69,906	122,940
AVERAGE HHI	\$77,738	\$103,824	\$110,335
MEDIAN HHI	\$64,504	\$80,504	\$84,245
MEDIAN AGE	33.8	37.5	38.6
DAYTIME DEMOS	7,199	47,408	84,348



 INDIANA AVENUE
 ±12,549 ADT

 SULLIVAN ROAD
 ±37,907 ADT

 I-90
 ±93,153 ADT

# FOR SALE

#### **INDIANA PROFESSIONAL CENTER**

15920 E Indiana Avenue Spokane Valley, WA 99216

#### DANNY PATTERSON BROKER

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