

# LAND AVAILABLE FOR GROUND LEASE



## BARKER RETAIL LAND

1204 - 1320 N Barker Road  
Spokane Valley, WA 99016

RICHARD FOX  
Broker

509.755.7580

[richard.fox@kiemlehagood.com](mailto:richard.fox@kiemlehagood.com)

KIEMLE  
HAGOOD

# BARKER RETAIL LAND

GROUND LEASE OPPORTUNITY

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## GROUND LEASE DETAILS

Price: Contact Broker for Pricing

Land Size: ±53,992 SF

Land Acres: ±1.24 Acres

Zoning: Corridor Mixed-Use (CMU)

Parcel #s: 55172.0112

55172.0013

55172.0161

*\*Parcels are combined as one lot*

- Ideal for QSR, Car Wash, Bank or Credit Union
- Nearby Businesses include Dutch Bros, Circle K, Wendy's
- Excellent Access to I-90
- Utilities On-Site
- Frontage & Access along Barker Road

## DISTANCE TO

Spokane Valley Amazon Facility:

4 Minutes | 1.8 Miles

Ridgeline High School:

4 Minutes | 2.1 Miles

Spokane Valley Mall:

5 Minutes | 3.3 Miles

Spokane Industrial Park:

8 Minutes | 4.2 Miles

## AVERAGE DAILY TRAFFIC

North & South Bound N Barker Road

±12,300 ADT

East & West Bound I-90

±72,800 ADT



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NEWEST BARKER TENANTS!  
CIRCLE K & DUTCH BROS

SITE

CIRCLE K

DUTCH BROS

Wendy's

CONOCO

90

90

BARKER ROAD

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\*LOT LINES ARE APPROXIMATE



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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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