



# VALUE-ADD REDEVELOPMENT OPPORTUNITY



**1625 W Broadway Ave**

**SPOKANE, WA 99201**

**PRESENTED BY:**

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WA #23007080

# OFFERING SUMMARY

## 1625 W BROADWAY AVE

SPOKANE, WA 99201

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$525,000
<b>BUILDING SIZE:</b>	4,910 SF
<b>LOT SIZE:</b>	0.14 Acres
<b>PRICE / SF:</b>	\$106.92
<b>PROPERTY TYPE</b>	Retail/Office/Warehouse
<b>APN:</b>	25134.0301
<b>ZONING:</b>	CC1-NC

## OVERVIEW

This is a rare chance to acquire a building at a low basis in one of Spokane's best growth corridors and create value through renovation or redevelopment. 1625 W Broadway Ave is a 4,910 SF retail, office, and warehouse property that is currently vacant and ready for renovations, offering significant upside for investors or owner-users.

Located at the gateway to Kendall Yards, downtown Spokane, and the Spokane County Courthouse, the property sits in one of the city's most active urban corridors and benefits from visibility and access near N Maple Street ( $\pm 40,000$  VPD). With flexible CC1-NC zoning, this is a prime opportunity to reposition or redevelop in a supply-constrained market.



# PROXIMITY TO KENDALL YARDS



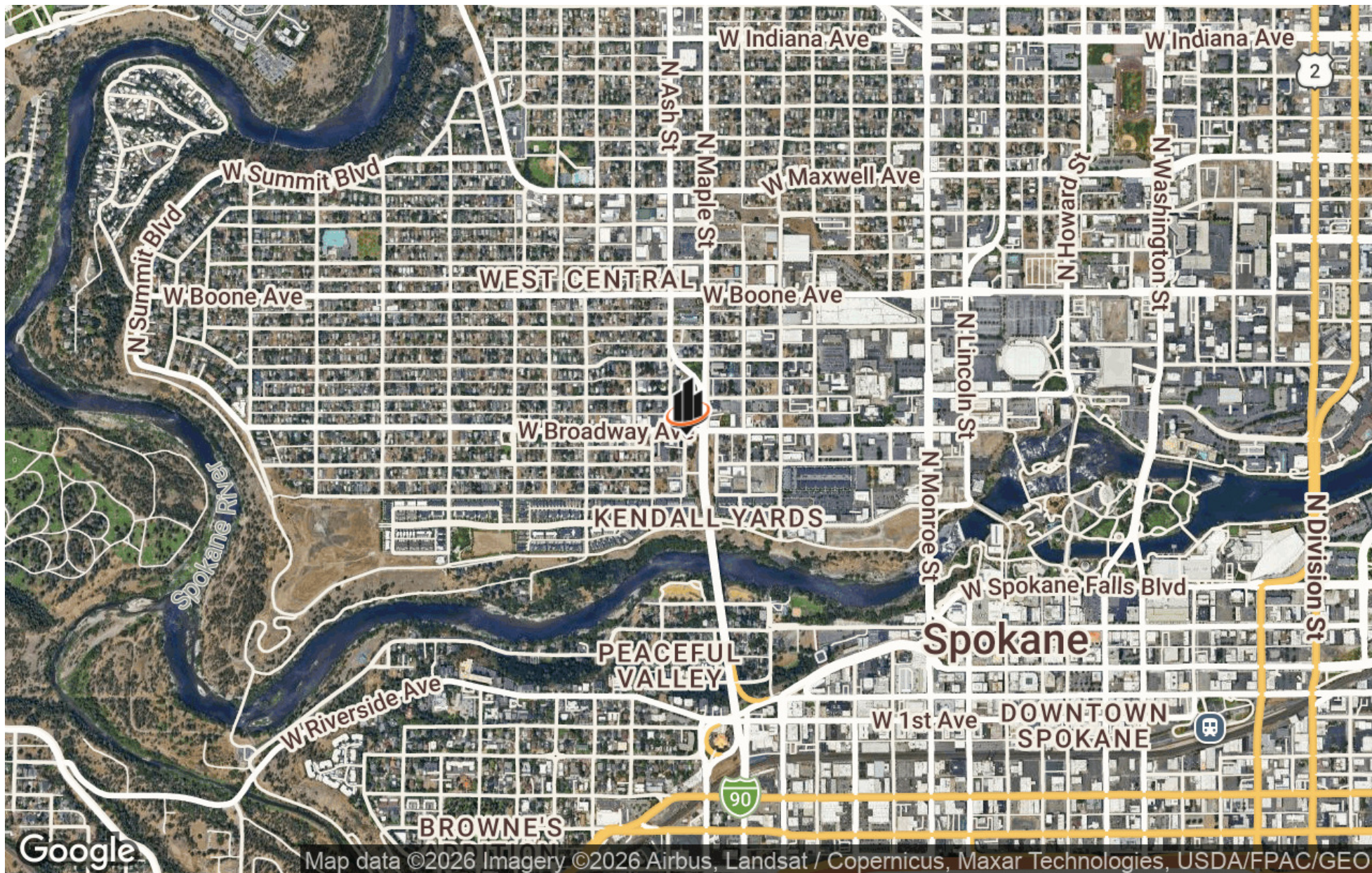
# PROXIMITY TO SPOKANE COUNTY COURTHOUSE



# CONCEPTUAL RENDERINGS



# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,338	105,673	218,426
AVERAGE AGE	41	39	40
AVERAGE AGE (MALE)	40	38	39
AVERAGE AGE (FEMALE)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,656	45,160	90,809
# OF PERSONS PER HH	2	2.3	2.4
AVERAGE HH INCOME	\$65,456	\$80,198	\$86,340
AVERAGE HOUSE VALUE	\$412,579	\$416,339	\$417,196

Demographics data derived from AlphaMap



DOWNTOWN  
SPOKANE



# Collective Strength, Accelerated Growth

1311 N. WASHINGTON STREET  
SUITE D  
SPOKANE, WA 99201



[HTTP:SVNCORNERSTONE.COM](http://svncornerstone.com)

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