

# PRIME ANCHOR-BOX REPOSITIONING OPPORTUNITIES

## TWO FORMER SEARS PROPERTIES

at NorthTown Mall & Spokane Valley Mall  
Offered Together or Individually

JCPenney

★ macy's

REGAL  
CINEMAS

### SPOKANE VALLEY MALL

14720 E INDIANA AVE, SPOKANE VALLEY, WA

±6.4 MILLION ANNUAL VISITS



KOHL'S

REGAL  
CINEMAS

JCPenney

### NORTHTOWN MALL

4750 N DIVISION ST, SPOKANE, WA

±3.6 MILLION ANNUAL VISITS

NEWMARK

BROCHURE

# TERMS OF THE OFFERING

## TWO FORMER SEARS PROPERTIES

at NorthTown Mall & Spokane Valley Mall  
Offered Together or Individually

Two former Sears anchor boxes located within Spokane Valley Mall and NorthTown Mall—two of the Spokane MSA's most established retail destinations. Each asset delivers large-format scale, high visibility, parking infrastructure, and established co-tenancy, supporting multiple forward strategies: retail backfill, adaptive reuse, medical/education, service, or phased redevelopment.

Available individually or as a combined acquisition, the properties offer entry at a basis materially below replacement cost, with zoning and reciprocal easements that preserve access, parking, circulation, and site operations. These factors position the sites for a range of future use strategies.



## FORMER SEARS DEPARTMENT STORE / RETAIL BOX / REDEVELOPMENT OPPORTUNITY

# SPOKANE VALLEY MALL

14720 E INDIANA AVE, SPOKANE VALLEY, WA

PRICE

**BEST OFFER**

TOTAL BUILDING AREA

**134,982 SF\***

LAND SIZE

**8.93 ACRES\***

PARKING

**620 STALLS**

The former Sears building at Spokane Valley Mall offers a rare opportunity to acquire a flexible, institutional-quality big-box asset at a basis below replacement cost within the region's dominant retail destination. The property supports multiple backfill, value-add, or owner/user strategies and includes a  $\pm 12,000$  SF free-standing former Sears Auto Center, providing additional future break-up value. Located at Spokane Valley Mall—drawing 6.5 million annual visits and serving over 700,000 residents within 30 miles—the site benefits from strong co-tenancy, high visibility, and access in a proven, fast-growing retail corridor.

\* Land area and building square footages are based on the 2023 ALTA Land Title Survey.

# SPOKANE VALLEY MALL



## SITE DESCRIPTION

Address	14720 E Indiana Ave
Parcel	45115.0303
Land Area	8.93 Acres (388,923 SF)*
Two-Story Main Building	±124,014 SF (Two-Story)*
Single-Story Auto Center	±10,968 SF*
Total Improvements	±134,982 SF*
Parking Count	620 Stalls (607 Regular / 13 ADA)*
Zoning	Regional Commercial (RC)

\* Based on the 2023 ALTA Land Title Survey



# SPOKANE VALLEY MALL HIGHLIGHTS



## FLEXIBLE BIG-BOX ASSET

Well-located large-format box at Spokane Valley Mall with multiple backfill uses.



## BELOW REPLACEMENT COST BASIS

Institutional-quality construction supports recapitalization at a cost below replacement value.



## FREE-STANDING PAD INCLUDED

±12,000 SF free-standing building (former Sears Auto Center) provides optional future break-up value.



## VALUE-ADD OR OWNER/USER OPPORTUNITY

Rare chance to control a high-visibility, accessible site in a proven retail corridor at a discounted basis.



## SPOKANE VALLEY MALL - DOMINANT REGIONAL DESTINATION

Spokane Valley Mall draws 6.5M annual visits from 1.2M unique shoppers and is the leading regional mall within a 100+ mile radius. The 700K+ SF center hosts 80+ retailers, including multiple national credit tenants, providing strong co-tenancy and demand for any replacement anchor or large-format user.



## STRONG MARKET & GROWTH FUNDAMENTALS

Located in the fast-growing Spokane–Spokane Valley MSA, supported by in-migration, diversified employment, and more affordable housing relative to coastal metros.

- \$103K Avg. Household Income within 5 miles
- 3,600+ housing units permitted in 2024 (+5.5% YoY)
- 47% YoY increase in construction permit activity
- 700,000+ residents within 30 miles

# SPOKANE VALLEY MALL AERIAL



The Spokane Valley Mall is one of the highest-visited retail destinations in Eastern Washington, drawing millions of annual visits from across the Spokane-Coeur d'Alene region

**Spokane Valley Mall**  
 6.4M+ Annual Visitors  
 70-Minute Avg. Dwell Time  
 Dominant Regional Shopping Center  
 700,000 + SF of Retail  
 80+ Retailers

**Expanding Residential Base**  
 132K residents within 5 miles  
 Avg. HH Income \$103K

**Top-Performing Anchors**  
 Macy's (Top 12%) and T.J. Maxx (Top 18%)  
 Statewide by Annual Visits

Serving a trade area of 600,000+ consumers,  
 with excellent exposure and connectivity along I-90

**Former Sears at the  
 Spokane Valley Mall**

93,000+ VPD

# SPOKANE VALLEY MALL SITE PLAN



# FORMER SEARS DEPARTMENT STORE / RETAIL BOX / REDEVELOPMENT OPPORTUNITY

## NORTHTOWN MALL

4750 N DIVISION ST, SPOKANE, WA

PRICE

**BEST OFFER**

BUILDING SIZE

**±160,538 SF\***

LAND SIZE

**7.35 ACRES\***

PARKING STALLS

**2,272**

The former Sears at NorthTown Mall represents a rare opportunity to acquire a ±160,500 SF, two-level large-format asset at a basis below replacement cost in a proven Spokane retail corridor. The vertical layout supports flexible redevelopment, stacked uses, or owner/user occupancy, offering meaningful value-add and exit optionality. Located at NorthTown Mall—Spokane's second-strongest regional mall with 3.4 million annual visits from approximately 770,000 unique customers—the property benefits from consistent traffic, strong visibility, and accessibility. The offering is supported by strong regional growth fundamentals and limited large-format availability.

\* Land area and building square footages are based on the 2023 ALTA Land Title Survey.

# NORTHTOWN MALL

## SITE DESCRIPTION

<b>Address</b>	4750 N. Division Street
<b>Parcels</b>	36323.0027 & 36323.0031
<b>Land Area</b>	7.35 Acres (320,370 SF)*
<b>Building Area</b>	±160,538 SF (Two-Story)*
<b>Structured Parking Garages</b>	Four-Story Garage: ±101,511 SF   1,279 Stalls* Three-Story Garage (portion of structure within parcel boundary): ±98,319 SF   905 Stalls*
<b>Total Parking Count</b>	2,272 stalls (2,254 Regular / 18 ADA)*
<b>Zoning</b>	GC-70 (General Commercial – City of Spokane)

\* Based on the 2023 ALTA Land Title Survey



# NORTHTOWN MALL HIGHLIGHTS



## RARE LARGE-FORMAT AVAILABILITY

Rare ±160,538 SF two-level big-box asset with a vertical layout that supports flexible redevelopment and stacked uses.



## BELOW REPLACEMENT COST ENTRY

Ability to control ±160,538 SF of institutional-quality space at a basis below replacement cost.



## VALUE-ADD OR OWNER/USER OPTIONALITY

Rare chance to control a high-visibility, accessible site in a proven retail corridor at a discounted basis.



## COMPELLING RETURN PROFILE

Strong stabilized return-on-cost driven by limited large-format supply, supporting absorption and exit flexibility.



## NORTHTOWN MALL TRAFFIC & CUSTOMER BASE

Northtown Mall generates 3.4M annual visits from ~770K unique customers, making it the region's second-strongest mall and supplying consistent daily traffic for replacement users.



## STRONG MARKET & GROWTH FUNDAMENTALS

Located in the fast-growing Spokane–Spokane Valley MSA, supported by in-migration, diversified employment, and more affordable housing relative to coastal metros.

- \$89K Avg. Household Income (5-mile radius)
- 3,600+ housing units permitted in 2024 (+5.5% YoY)
- 47% YoY increase in construction permit activity
- 700,000+ residents within 30 miles

# NORTHTOWN MALL SITE AERIAL



# NORTHTOWN MALL SITE PLAN





## DISCLAIMER

Newmark Real Estate of Washington, LLC, a Delaware limited liability company doing business as Newmark has been engaged as the exclusive sales representative for the sale of Two Former Sears Properties (the "Properties") located at 14720 E INDIANA AVE, SPOKANE VALLEY, WA and 4700 N DIVISION ST, SPOKANE, WA.

The Properties are being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Properties.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Properties from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Properties, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Properties unless and until a binding written agreement for the purchase of the Properties has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Properties without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.



★macy's

JCPenney

REGAL CINEMAS



**SPOKANE VALLEY MALL**  
14720 E INDIANA AVE, SPOKANE VALLEY, WA  
±6.4 MILLION ANNUAL VISITS



REGAL CINEMAS

**KOHL'S**

JCPenney



**NORTHTOWN MALL**  
4750 N DIVISION ST, SPOKANE, WA  
±3.6 MILLION ANNUAL VISITS



**CONTACT INFO**

**BILLY SLEETH**  
206.250.3944  
billy.sleeth@nmrk.com

**KEVIN LEMOND**  
425.466.1563  
kevin.lemond@nmrk.com

**NEWMARK**