



**FOR SALE**  
**\$1,795,000**

**10020 E Sprague Ave**  
**Spokane Valley, WA 99206**

## Property Key Facts

**Sale Price:** \$1,795,000

**Building Size:** 8,462 SF

**Lot Size:** 33,300 SF

**Overhead Doors:** 3 - 12' doors

**Zoning:** CC (Corridor Commercial)

**Parcels:** 45201-0414

**Year Built:** 1979

**Building Expanded:** 2022

## Exclusively listed by:

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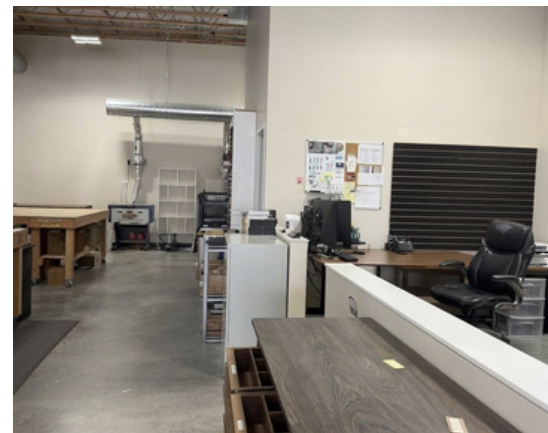
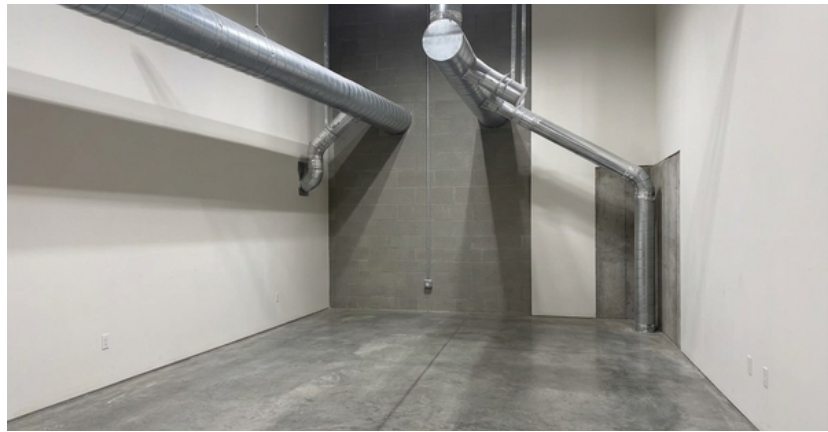
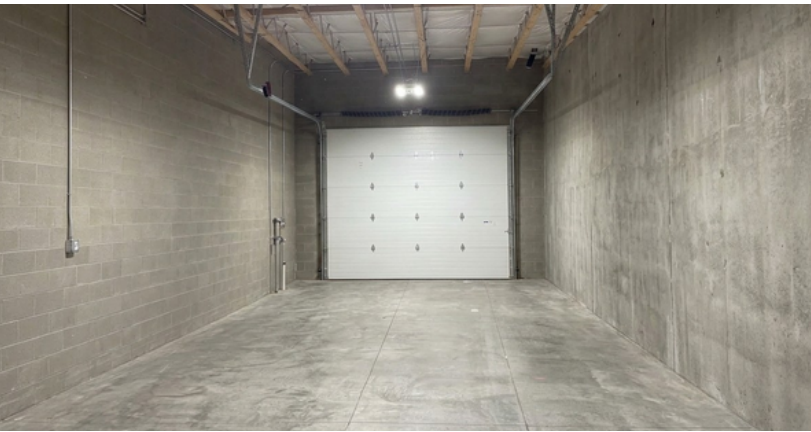
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# Prime Retail Building For Sale

Elevate your business at **10020 E Sprague Ave**, a retail location in the heart of Spokane Valley. This impressive 8,462 SF building **offers unbeatable visibility on the high-traffic Sprague Avenue corridor**, featuring pylon signage, a massive open showroom, and one level of versatile office and warehouse space. Sitting on a generous 33,300 SF lot with a sprawling private parking lot, **the property is perfectly positioned near City of Spokane Valley City Hall**. Whether you're looking to capture the attention of thousands of daily commuters or provide easy accessibility for a large-scale operation, this Corridor Commercial-zoned site delivers the space, history, and exposure your brand deserves.



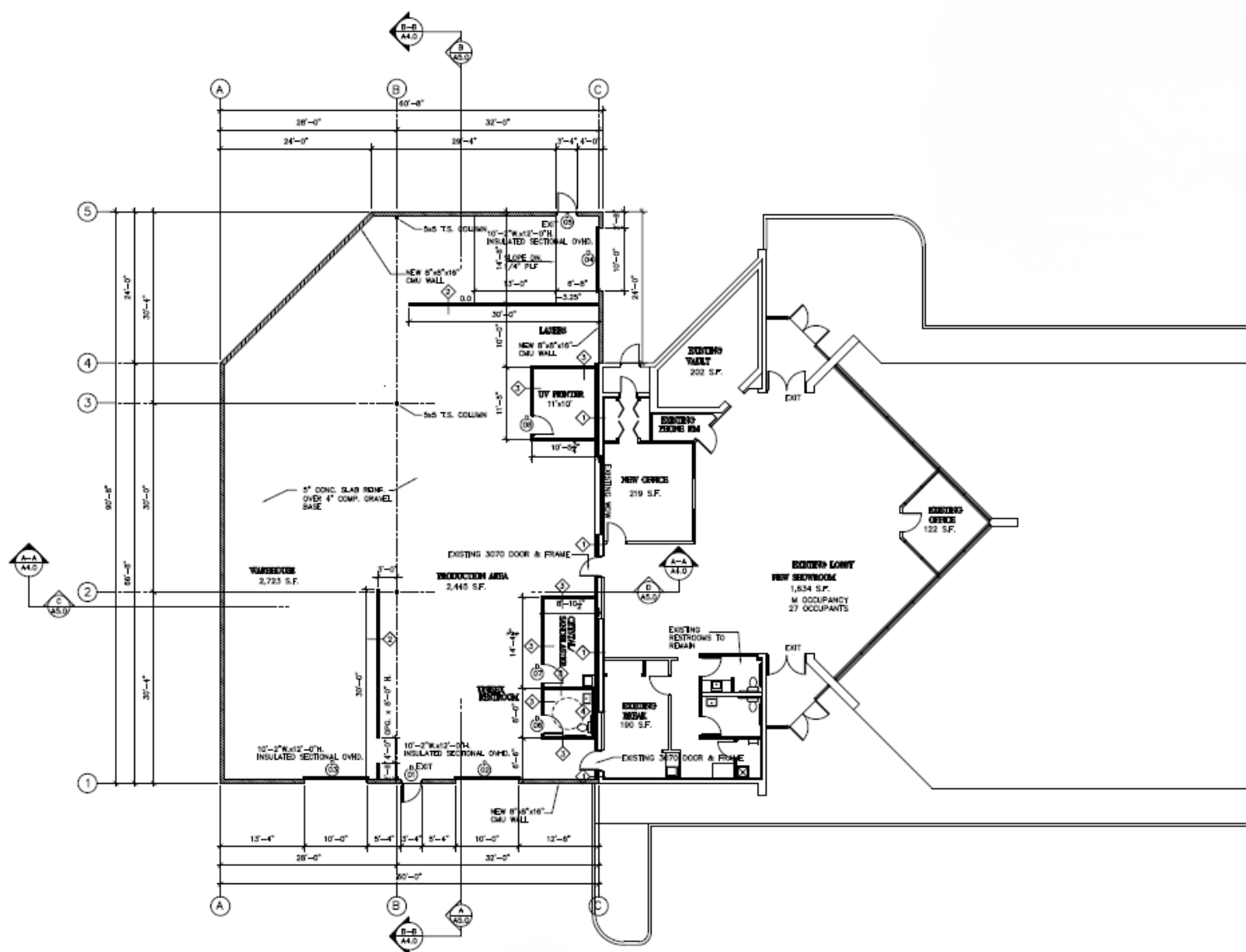


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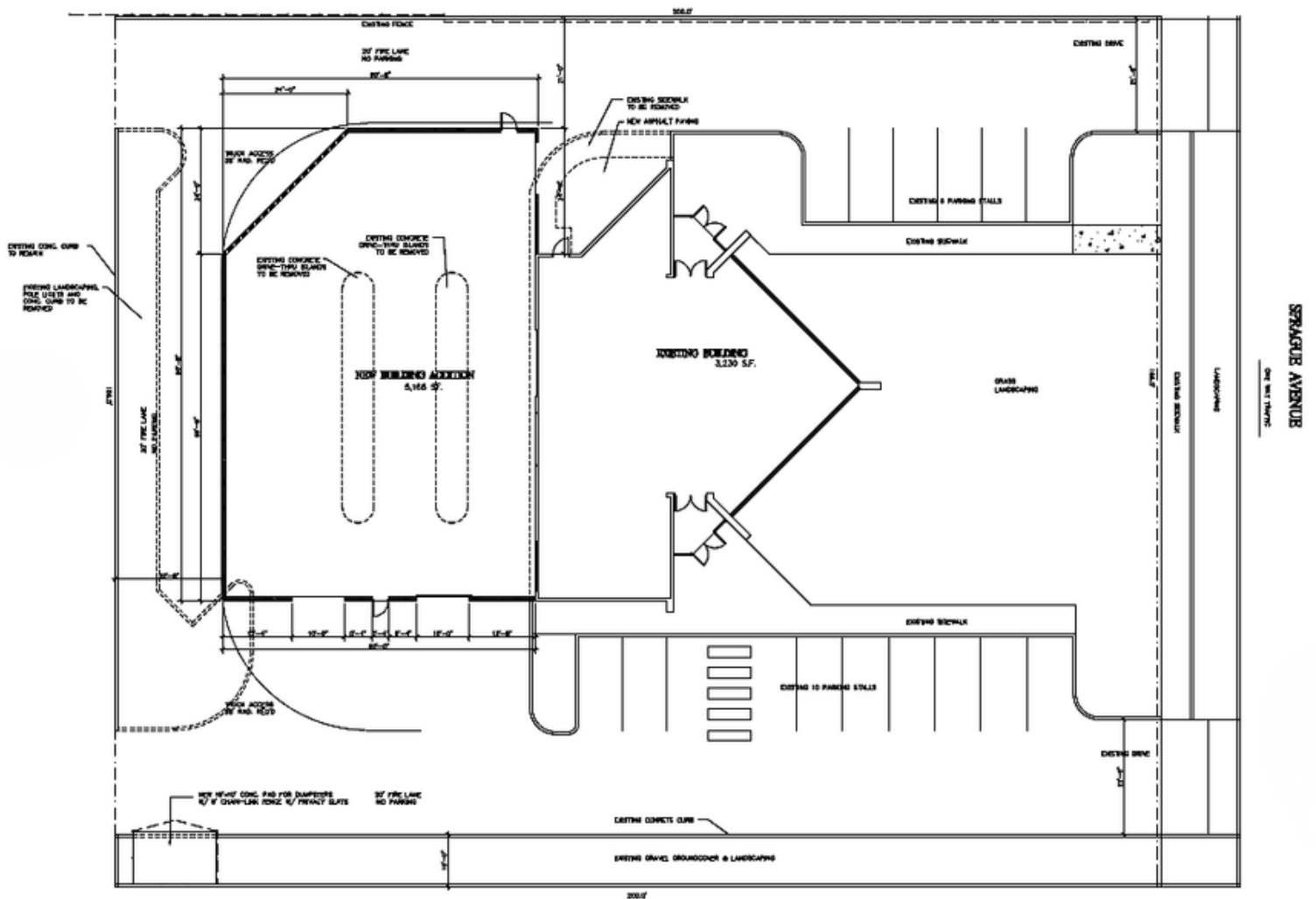






# SITE PLAN

10020 E Sprague Ave | Spokane Valley, WA 99206



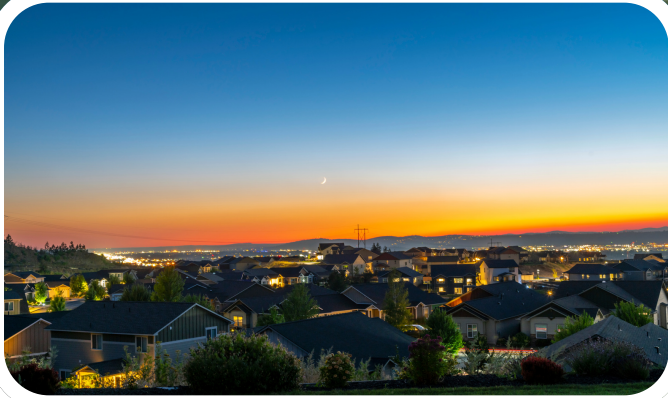
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# LOCATION OVERVIEW

Spokane Valley,  
Washington



**Spokane Valley, Washington, is a thriving community east of Spokane, offering a strong mix of residential neighborhoods, retail, recreation, and business opportunities.**



**Home to more than 108,000 residents,** Spokane Valley is one of Washington's largest cities and continues to grow as a regional hub for business and commerce.



**A major retail and business destination,** Spokane Valley is home to Spokane Valley Mall, more than 11,000 registered businesses, and a strong commercial corridor along Sprague Avenue and Interstate 90.



**Outdoor recreation is just minutes away,** with the Spokane River, Centennial Trail, Appleway Trail, Dishman Hills Natural Area, and more than 373 acres of city parks and open spaces.



**A growing community with convenient regional access,** Spokane Valley sits along I-90 and serves as a gateway between Spokane and northern Idaho, making it an attractive location for residents, businesses, and visitors.

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