



**ARCHITECTURAL RENDERING –  
CONCEPTUAL DESIGN BY BERNARDO WILLS**

## PRELIMINARY SITE PLAN

### LOT #1

**Total Available SFT** 12,500 SFT

**Minimum Lease SFT** 2,000 SFT

**Lease Rate** Call Broker

**Parking Ratio** 5.17/1000

**Lot #1 Est. Completion** May 2027

- Office/Medical Office Focus
- Unbeatable I-90 frontage and access
- Zoning: C-2 Freeway Commercial
- Robust economic growth attracting a wide range of industries

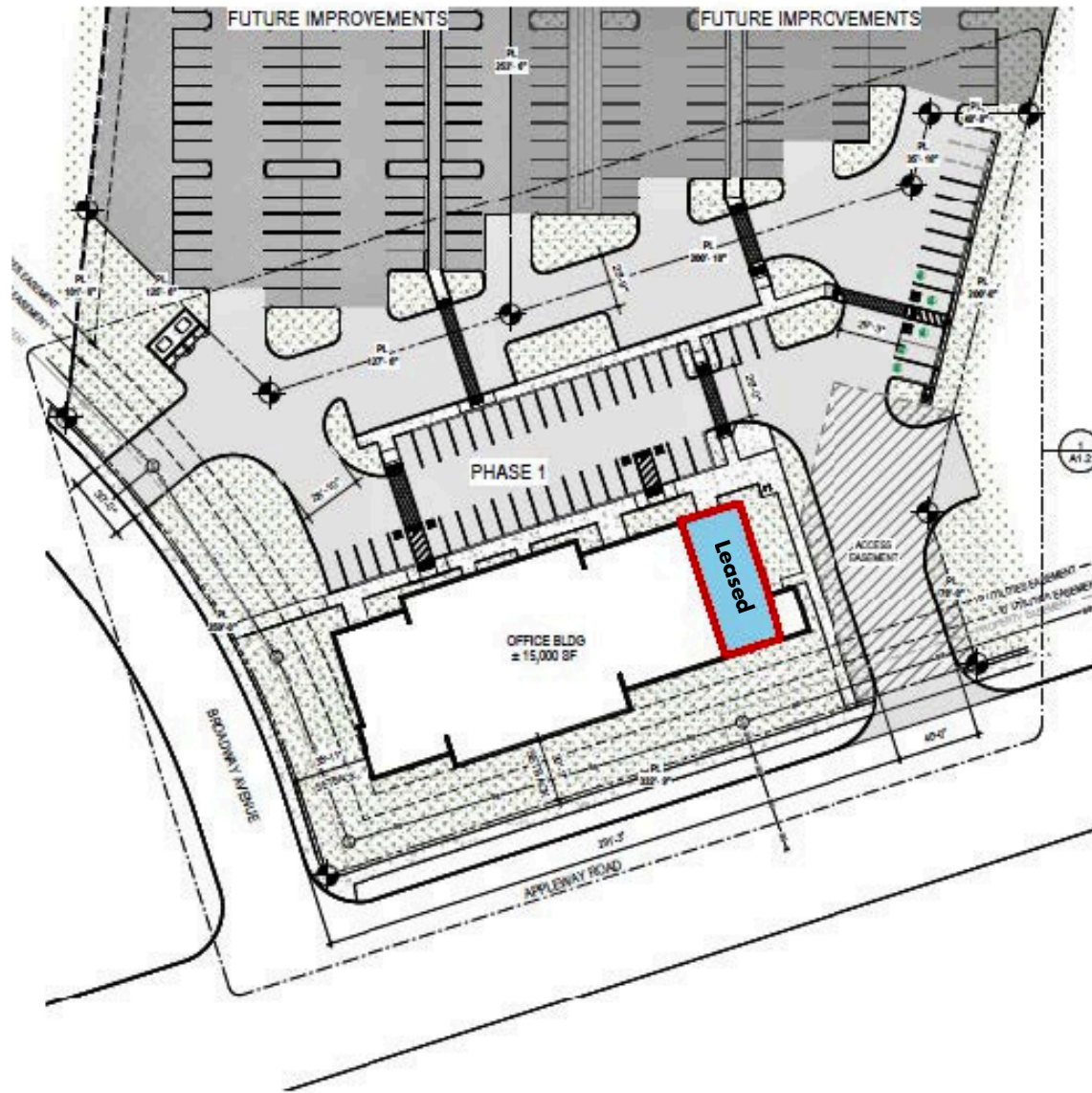
Subject site is in the path of progress to future Topgolf & numerous housing projects in Liberty Lake!

 [CLICK TO SEE PROPERTY VIDEO](#)



# NOW PRE-LEASING - BUILD TO SUIT

Ridgeline Center - 19601 E. Appleway Ave. Liberty Lake, WA



## PROPERTY DETAILS

- **+/- 12,500 SFT Available**
  - Suite 100 - Leased (2,500 SFT)
- **52 Parking Stalls**
  - 6 ADA parking stalls
  - 5 EV parking stalls
- **High Visibility Location**
- **I-90 Frontage**
- **TI Allowance Negotiable**
- **Phase 1**
  - Est. Completion Spring 2027
- **Phase 2 & 3 Coming Later**
- **2.16 AC**
- **APN #55175.1001**

**STEVEN DAINES**  
**SETH PETERSON**

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WWW.DAINESCAPITAL.COM



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• Excellent amenities nearby

• Easy I-90 access from Broadway or Appleway

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Henry Overpass

I-90 & Liberty Lake Exit  
(20,000 VPD)

New Development  
(Golftec, Mane Collective, Palenques, Bangkok Thai)



6.3 acres



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Ridgeline High School



Exxon



Allsport Powersports

6.3 acres



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## 19701 E. APPLEWAY AVE. LIBERTY LAKE, WA

Size: 15,000 SFT (proposed)

Lease Rate: TBD

Lease Type: NNN

Land Area: 6.27AC

Breaking Ground: 2026

Available: Spring 2027



## 606 N. EVERGREEN RD. SPOKANE VALLEY, WA

Size: 24,000 SFT (proposed)

Lease Rate: \$40/SFT

Lease Type: NNN

Land Area: 1 AC

Breaking Ground: 2026

Available: Spring 2027



## 1303 N. MCDONALD RD. SPOKANE VALLEY, WA

Size: 32,000 SFT (proposed)

Lease Rate: Withheld

Lease Type: NNN

Land Area: 0.92 AC

Breaking Ground: 2026

Available: Winter 2028



## 16009 E. INDIANA AVE. SPOKANE VALLEY, WA

Size: 2,230 SFT

Lease Rate: \$25/SFT

Lease Type: MG

Land Area: 1.55 AC

Built: 2020



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6.3 acres

DEMOGRAPHICS	1 MILE	3 MILE
Population	7,792	43,577
Households	3,090	17,214
Median Age	41	40
Median HH Income	\$89,546	\$86,114
Daytime Employees	1,058	16,022
Population Growth '25 - '30	4.41%	3.51%
Household Growth '25 - '30	4.37%	3.49%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Spokane Valley Freeway	N. Barker Rd. W	72,889
E. Appleway Ave.	I-90	21,750
E. Appleway Ave.	N. Michigan Rd. W	12,574

- **Unbeatable Location:** Thousands of potential customers exposed to your business every day.
- **Proximity To Key Markets:** Spokane & Coeur d' Alene
- **Development Flexibility:** Light Industrial friendly with BTS or ground lease options.

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice.

Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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