



[VIEW FULL OFFERING MEMORANDUM](#)

ASH & ROWAN SHOPPING CENTER

[KIEMLEHAGOOD]

THE OFFERING

Ash & Rowan Shopping Center

Ash & Rowan Shopping Center is a ±31,462 square foot retail property situated on over two acres in Spokane's thriving Northwest Corridor. This professionally managed and well-maintained center hosts a diverse mix of national, regional, medical, and local tenants, offering a well-balanced selection of daily needs retailers, restaurants, and essential services. With excellent visibility, consistent traffic flow, multiple access points, approximately 108 parking stalls and two prominent pylon signs, the property benefits from strong consumer traffic. Ash & Rowan Shopping Center boasts a long-standing history of high occupancy and stable rental income, making it a compelling investment opportunity in a rapidly growing commercial corridor.

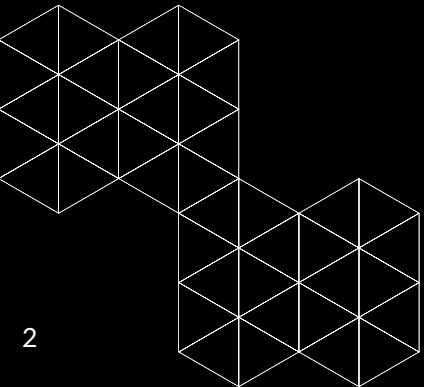


6
Tenants

3
Parcels Included

6.5%
Capitalization Rate

\$5,850,000



SITE DESCRIPTION

PROPERTY ADDRESS(S)

5528 N Ash St Spokane, WA 99205

1608 W Rowan Ave Spokane, WA 99205

5520 N Maple St Spokane, WA 99205

BUILDING SIZE (SF) ±31,841 SF

BUILDINGS 2 Buildings

LAND AREA ±96,703 SF | ±2.22 AC

PARCELS 3 Parcels

PARCEL NUMBERS

26361.4001

26361.4002

26361.4208

ZONING Neighborhood Retail (NR-35)

PARKING STALLS 108 Stalls

SIGNAGE Facade & Pylon





ESTABLISHED INVESTMENT

- Longstanding community presence with consistent customer traffic
- Stable income generation from diversified tenancy
- Strong visibility and frontage along Ash & Rowan corridors



STRONG TENANT ROSTER

- Anchored by trusted national retailers
- Complemented by local services providers and dining tenants
- Balanced roster of national, regional, and local operators



HIGH TRAFFIC COUNTS

- ±13,286 ADT (NB) N Maple St
- ±11,605 (NB) N Ash St
- ±13,306 ADT (WB, EB) W Rowan Ave
- ±199 (EB) W Nebraska Ave

2025 DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	16,454	121,078	209,318
2030 Projected Population	16,101	119,505	209,169
2025 - 2030 Projected Annual Growth	-353	-1,573	-149
2020 - 2025 Historic Annual Growth	-304	-175	4,207
2025 Estimated Households	6,892	49,823	88,138
2025 Estimated Average Household Income	\$97,801	\$94,625	\$94,673
2025 Estimated Median Household Income	\$76,072	\$72,656	\$70,478
2025 Annual Household Expenditure	\$643.8 M	\$4.58 B	\$8.01 B
2025 Annual Household Retail Expenditure	\$335.78 M	\$2.35 B	\$3.95 B



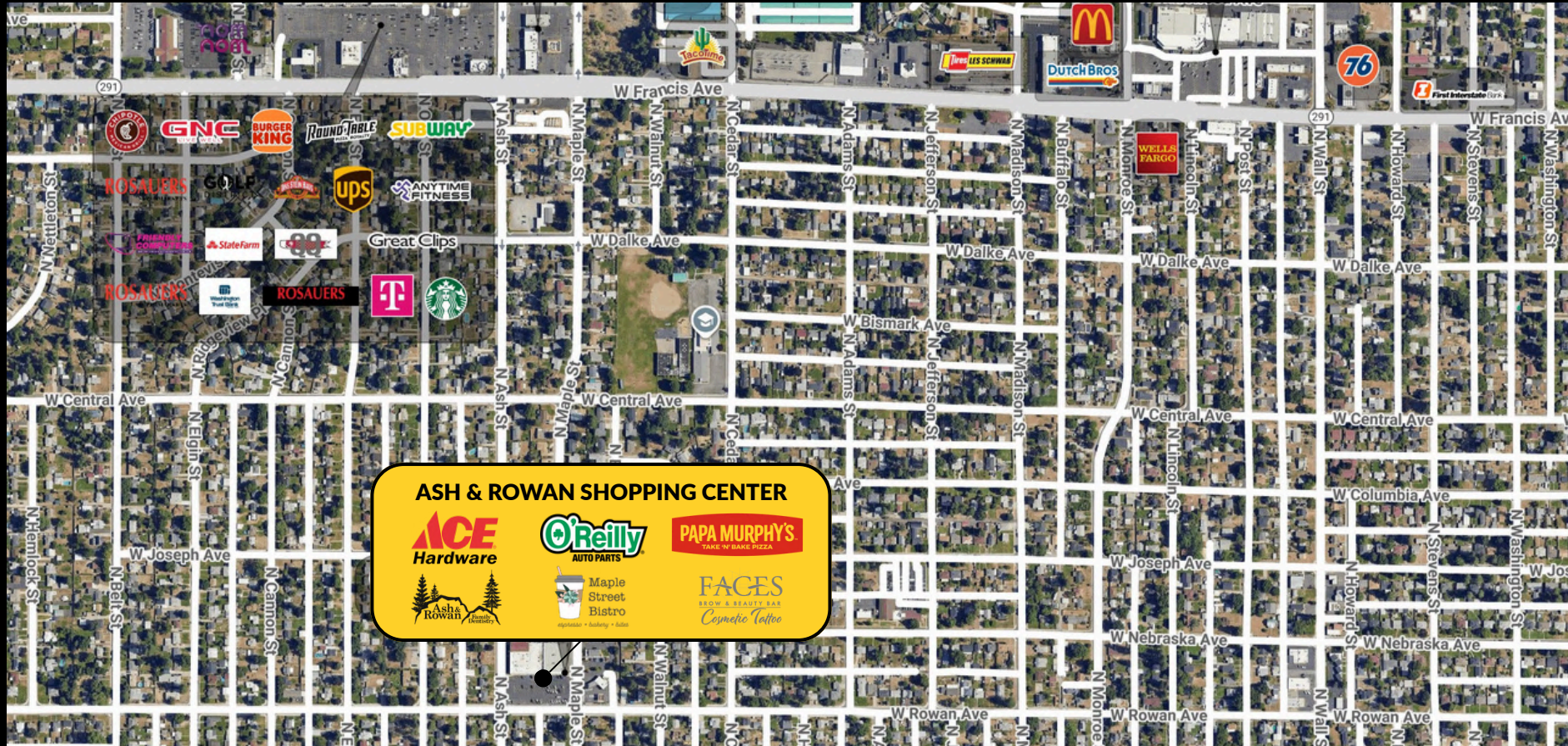
PARCEL GUIDE



PROPERTY PHOTOS



PROPERTY LOCATION



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