



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

PRELIMINARY SITE PLAN LOT #2 & 3

Phase 2 SFT	12,00 SFT
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Phase 3 SFT	18,000 SFT
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Lease Rate	Call Broker
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Parking Ratio	5.17/1000
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Est. Breaking Ground	2028
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- 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 Phase 2 & 3, Liberty Lake, WA



PROPERTY DETAILS

- High Visibility Location
- I-90 Frontage
- TI Allowance Negotiable
- **Phase 2 - 19615 E. Broadway Ave.**
 - 12,000 SFT building
 - 65,620 SFT lot
 - 68 Parking Stalls
 - 2.02 AC
 - APN: 55175.1002
- **Phase 3 - 19645 E. Appleway Ave.**
 - 18,000 SFT building
 - 62,408 SFT lot
 - 92 Parking Stalls
 - 2.12 AC
 - APN: 55175.1003



NOW PRE-LEASING - BUILD TO SUIT

Ridgeline Center Phase 2 & 3, Liberty Lake, WA



- Excellent amenities nearby

- Easy I-90 access from Broadway or Appleway

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

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
I-90	I-90	75,608
E. Appleway Ave. W	E. Appleway Ave. E	23,406
E. Appleway Ave.	E. Country Vista Dr.	21,750

- **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.

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