

# FOR SALE

PRICE REDUCTION!

DOLLAR TREE

BOOT BARN  
WESTERN & WORK WEAR

COUNTRY STORE  
FARM - PET - HOME

## COSTCO OUTPARCEL NNN RETAIL INVESTMENT

5605 E Sprague Avenue | Spokane Valley, WA 99212

**KIEMLEHAGOOD**

**ERIK NELSON, SIOR**

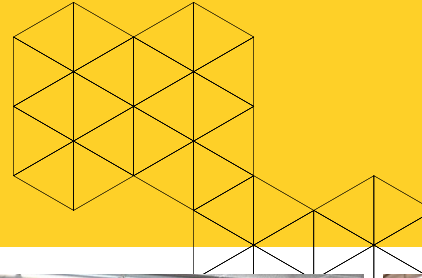
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## PROPERTY OVERVIEW

## COSTCO OUTPARCEL RETAIL INVESTMENT **FOR SALE**

**OFFERING PRICE**     **\$8,150,000**  
**NOI**                     **\$580,814**  
**CAP RATE**             **7.13 %**



**BUILDING SIZE**     |     ±37,480 SF  
**LOT SIZE**             |     ±4.22 AC  
**PARCEL NO.**         |     35144.9099  
**YEAR BUILT**         |     1999



**Boot Barn**



**Dollar Tree**



**Aslin Finch**

Exceptional fully leased investment opportunity positioned as an outparcel to Costco, offering strong visibility and traffic counts along Sprague Avenue. The property is anchored by a complementary mix of national and regional tenants, including Dollar Tree, Boot Barn, and Aslin Finch, providing stable income and long-term appeal.

The site also offers future upside with the potential to develop an additional pad fronting Sprague Avenue, enhancing value through expansion or redevelopment. Strategically located within a high-demand retail corridor, this asset presents an attractive opportunity for investors seeking reliable cash flow with built-in growth potential.

 **DISTANCE AND DRIVE TIMES**

**WEST**

SPOKANE AIRPORT | ±11 Miles, ±13 Minutes  
 CHENEY, WA | ±21 Miles, ±25 Minutes

**EAST**

LIBERTY LAKE, WA | ±11 Miles, ±16 Minutes  
 COEUR D'ALENE, ID | ±28 Miles, ±35 Minutes

**NORTH**

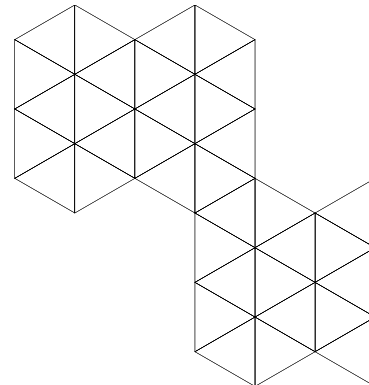
DEER PARK, WA | ±25 Miles, ±34 Minutes

**SOUTH**

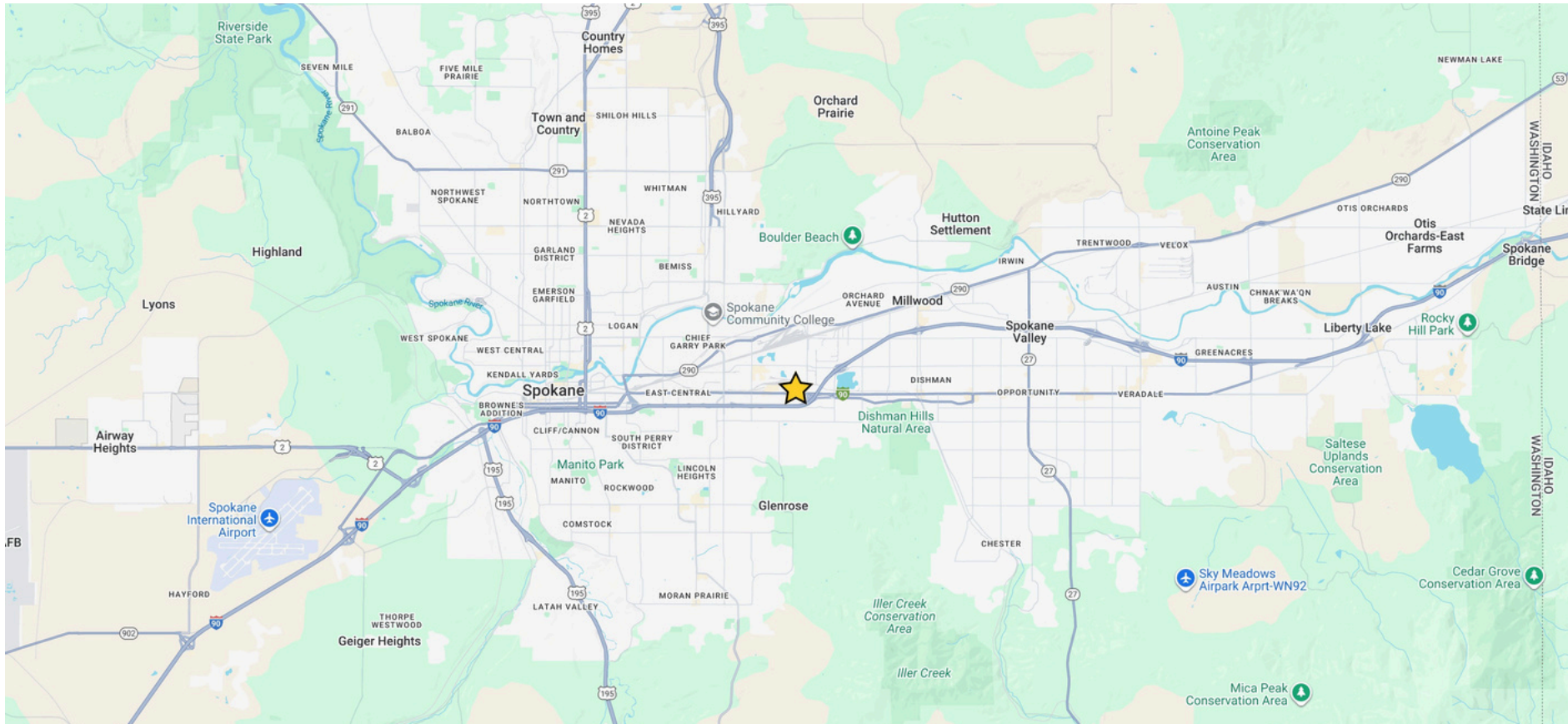
PULLMAN, WA | ±79 Miles, ±1 Hour 24 Minutes



DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	5,193	66,343	220,738
PROJ. POPULATION 2030	5,567	65,925	219,469
ADJ. DAYTIME DEMO	9,709	55,001	194,800
2025 AVERAGE HHI	\$67,554	\$93,287	\$98,898
2025 MEDIAN HHI	\$55,521	\$72,307	\$74,189







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