

Northgate Land For Sale

// SPOKANE, WA 99218



// PRESENTED BY:

CORY BARBIERI
VICE PRESIDENT
509.344.4901
CBARBIERI@G-B.COM

RYAN OBERG
COMMERCIAL LEASING & SALES BROKER
509.990.8423
RYAN.OBERG@G-B.COM



// FOR SALE



Parcel	Acres	Sq FT
	±3.26	142,005
Parcel 1: 36091.1602 *to be subdivided	±3.21	139,827
	±3.91	170,319
	±9.21	401,187
Parcel 3: 36092.2001	8.24	358,934
Parcel 4: 36093.1901 *to be subdivided	±4.5 - 19.3	196,020 - 840,708
Parcel 5: 36093.1605	12.75	555,390

THIS LAND IS LOCATED IN A PREMIER LOCATION ON THE NORTHSIDE OF SPOKANE

- Parcels For Sale in North Spokane
- Mixed-Use Zoning
- Near Costco, future 165,000 SF Retail Development, North South Freeway, Whitworth University, and Mead High School, Northwood Middle School, Mead Works Development, and MultiCare
- Offers Future Ingress & Egress
- Great future site for medical, retail, senior housing, office & industrial

Mead Works Development is a 300+ Acre project located south and east of the intersection of Farwell Road and the Newport Highway. The project will be an urban mixed-use neighborhood with a pedestrian focus, extensive trails, and open space. This community will be a walkable mixed-use neighborhood with a combination of office, retail, and residential uses, including single family, multifamily, and 55+ housing. The project is expected to home approximately 1400+ units living units.

[View Mead Works Information](#)

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// RETAILER MAP



Google

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// MARKET CONDITIONS

The North South Corridor will connect to US 395 at Wandermere and US 2 to the north and connect to I-90 near the Freya/Thor interchange to the south. This will create a 60-mile per hour, 10.5-mile-long north/south limited access facility. Interchanges will be located at Wellesley Avenue and Trent Avenue (SR 290) in addition to the ones already complete at Francis/Freya Street, Parksmith Drive, US 2 and US 395 at Wandermere.



Complete	Columbia to Freya
Complete	BNSF – 2 nd Railroad Realignment
2020-2023	NSC – Spokane River to Columbia
2021-2023	Spokane River to Columbia – Shared Use Path
2023-2025	Spokane River Crossing
2020-2023	Sprague Ave to Spokane River – Stage 1
2024-2027	Sprague Ave to Spokane River – Stage 2
2024-2026	Sprague Ave to Spokane River – Stage 3
2025-2030	I-90 to Sprague Ave

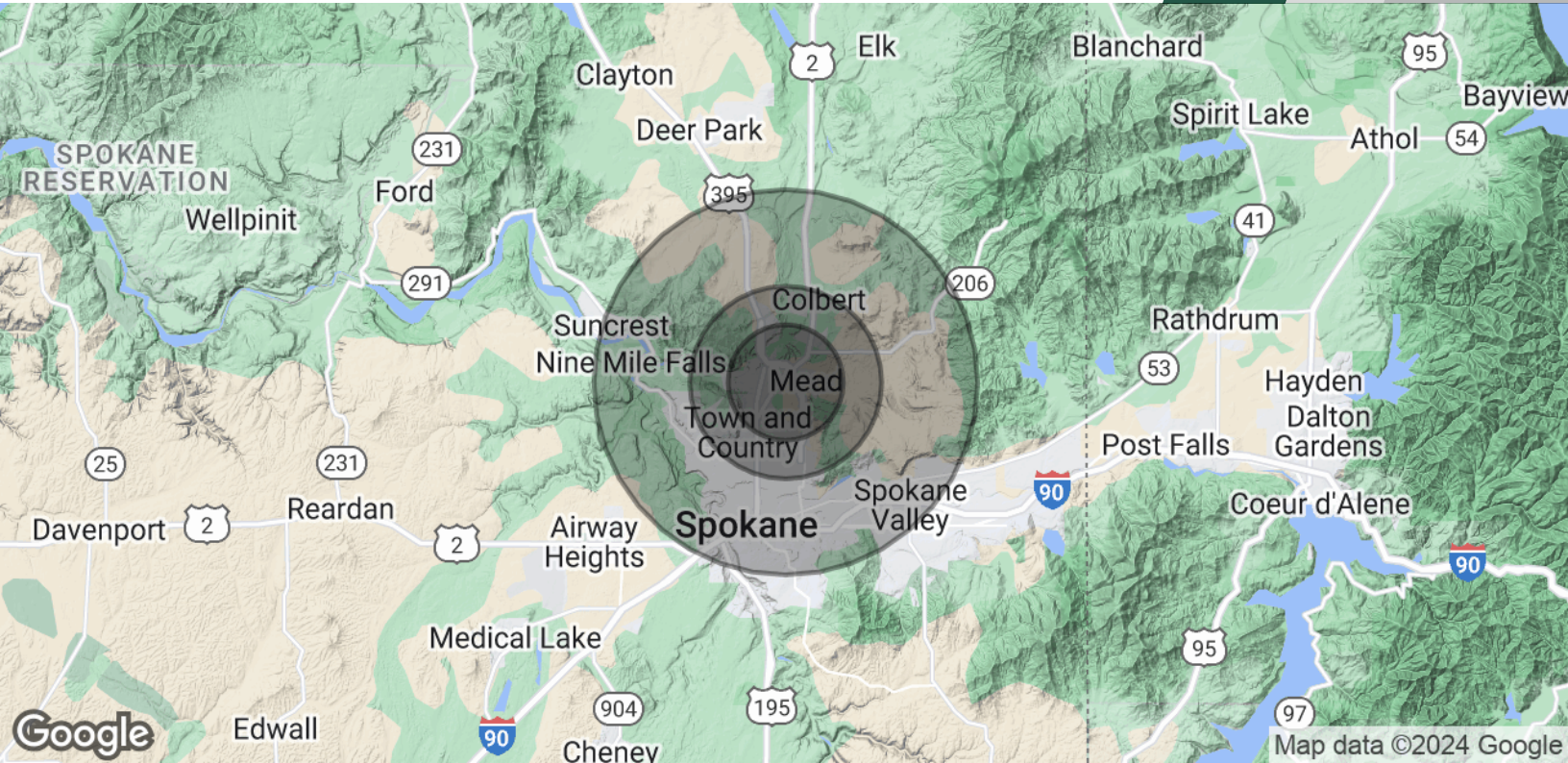
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// DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	38,868	105,855	321,209
Average Age	39.7	38.6	38.9
Average Age (Male)	38.1	37.0	37.6
Average Age (Female)	40.9	39.4	39.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,905	44,086	141,216
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$77,580	\$71,740	\$69,204
Average House Value	\$244,159	\$220,224	\$216,643

* Demographic data derived from 2020 ACS - US Census

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