

1300-1312 N Mullan Rd, Spokane Valley, WA 99206



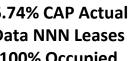
N Mullan Retail Center

1300-1312 N Mullan Rd, Spokane Valley, WA 99206 For Sale | 13,419 SqFt | 10 Units | NNN Leases



Asking Price \$2,500,000 6.74% CAP Actual **Data NNN Leases** 100% Occupied

Additional Information Please Call: (509) 842-2672





KPS Realty, LLC

15704 E Sprague Ave Spokane Valley, WA 99037 Ph: (509) 842-2322 Fx: (509) 893-2202 Sales@KPSOnline.net www.kpsonline.net

"Another Quality Commercial Property " Offered by:





Karla Kalev (509)842-2672





- 13,419 SqFt Retail Center, 1 Building, 0.98 acres
- Premium Spokane Valley Location, Easy I-90 Access, High Visibility, 22,000+ VDT, Superior Parking @ 4.2/1000, Convenient Ingress/Egress (3 curb cuts), New Roof, Paint & Parking Surface
- All Ground Floor Suites w/ ADA Parking & ADA Compliant Restrooms, Front & Rear Access to Suites, Corner Property
- Gas Forced Air Heat, Electric Utilities | Separately Metered
- **Excellent Signage | Pylon & Building, Lighted**
- Shadow Anchored by National Tenants | Rite Aid ACE Hardware, Holiday & Fairfield Inns, Union 76, Little Caesars, CENEX, Eden Home Health

Disclosure: Listing Agent has an ownership interest in Property

All data/values are provided for convenience only. Buyer/Investor should conduct their own critical assessment. Information is deemed reliable but is not guaranteed and no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. (Rev 10/15/2022)

NM3 | 1300-1312 N Mullan Rd, Spokane Valley, WA 99216 Annual Performance Operating Data (APOD) | 13,419 SqFt Retail Center | NNN Leases

		ProRata	Rent	Rent	Taxes	Ins	CAM	Rent	Txs	Ins	CAM	Lease	Lease
Tenant	SqFt	%	per Yr	sqft/yr	per Yr	per Yr	per Yr	per Mo	per Mo	per Mo	per Mo	Start	Thru ¹
NM3 1300A&B: Iglesia de Cristo Church	2879	21.45%	31,669.00	11.00	4421.38	1476.72	6193.53	2,400.00	343.47	114.72	516.13	10/1/2025	10/31/2028
NM3 1302:Appliance Parts Mart	1200	8.91%	15,735.24	13.11	1836.17	613.28	2572.14	1,311.27	153.01	51.11	214.34	2/26/2022	3/31/2026+
NM3 1304/1306:Dragon Parlor Games	3661	27.67%	43,246.56	11.81	5702.23	1904.53	7987.78	3,603.88	475.19	158.71	665.65	6/21/2019	6/30/2028+
NM3 1308:Great Clips Inc (Mod Gross)	1071	8.13%	13,987.32	13.06	0.00	0.00	0.00	1,165.61	0.00	0.00	0.00	10/1/2020	3/31/2026+
NM3 1310A:Lily Foot Massage	1625	12.11%	23,562.48	14.50	2495.63	833.53	3495.91	1,963.54	207.97	69.46	291.33	12/1/2024	6/30/2028+
NM3 1310B: The Hive Salon	1433	10.63%	18,007.56	12.57	2190.63	731.66	3068.67	1,500.63	182.55	60.97	255.72	9/1/2022	8/31/2027
NM3 1312:H& H Collective	1550	11.55%	22,475.04	14.50	2380.22	794.99	3334.25	1,872.92	198.35	66.25	277.85	12/1/2016	7/31/2028+
	13419	100%	168,683	12.94	19,026	6,355	26,652	13,818	1,586	530	2,221		

\$20,608

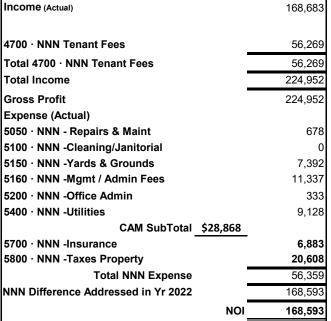
\$6,883

\$28,868

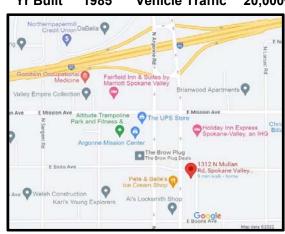
Parcel #: 45172.0834

ncome (Actual)	168,683	SqFt Bldg	13,419	Occupancy	80%
		# Units	10	Land (ac)	0.9
1700 · NNN Tenant Fees	56,269	# Tenants	8	Parking/1000 sqft	5.2
Total 4700 · NNN Tenant Fees	56,269	Yr Built	1985	Vehicle Traffic	20,000+
Total Income	224,952	Northermography	nill a		

Jan - Dec 24



Asking Price	\$2,500,000
Actual CAP %	6.74
Gross Inc	\$220,716
NOI	\$168,593
Lease Structure	NNN



Comments: Bread & Butter NNN Investment in Premium location on N Mullan Cooridor, main thoroughfare in heart of rapidly growing Spokane Valley. Excellent street frontage, high vehicle traffic exposure, easy ingress/egress, superior parking, 1 Block S of I-90 Argonne Exit. New roof & paint, maintained, Upside in Rents. **Listing Agent Karla Kaley has an Ownership Interest in property.



26,652 Totals Check (Yr)

19,026



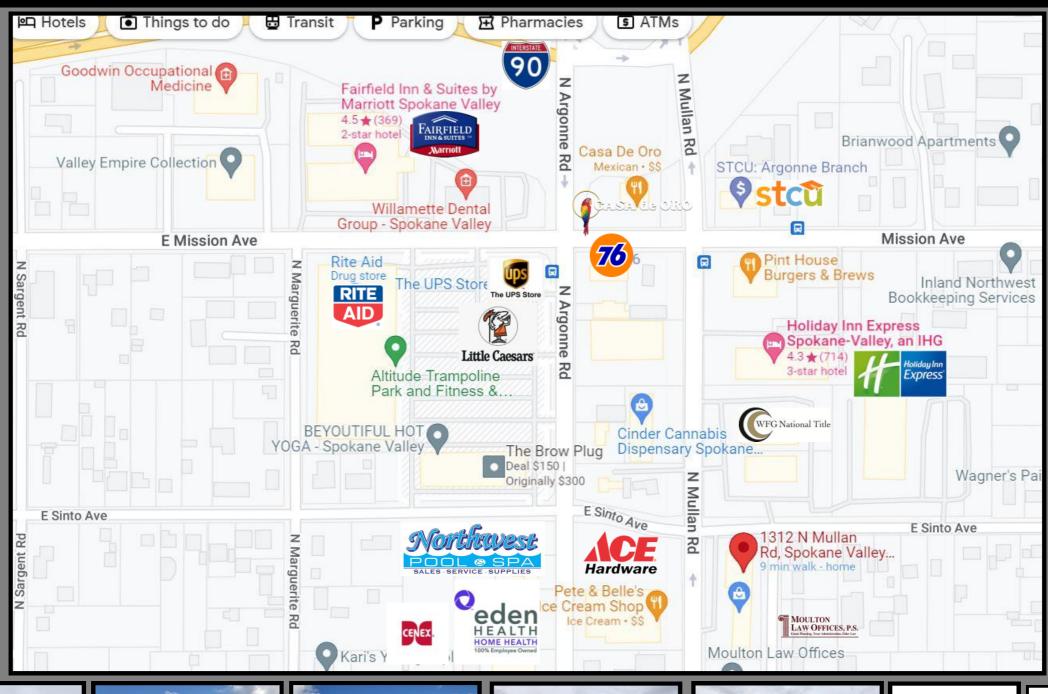


Sales, Acquisitions, Leasing Karla Kaley, PhD,CCIM,Des.Brkr 15704 E Sprague Ave Spokane Valley, WA 99037 (509)842-2672 Karla@KPSOnLine.net

¹ Thru Dates do not Include Option Yrs (+=renewal opts)

N Mullan Retail Center

1300-1312 N Mullan Rd, Spokane Valley, WA99206













NNN Leases 13,419 sqft 10 Units 8 Tenants



Karla Kaley
PhD, CCIM, Des. Broker
(509) 842-2672

N Mullan Retail Center 1300-1312 N Mullan Rd, Spokane Valley, WA 99206













NNN Leases 13,419 sqft 10 Units 8 Tenants







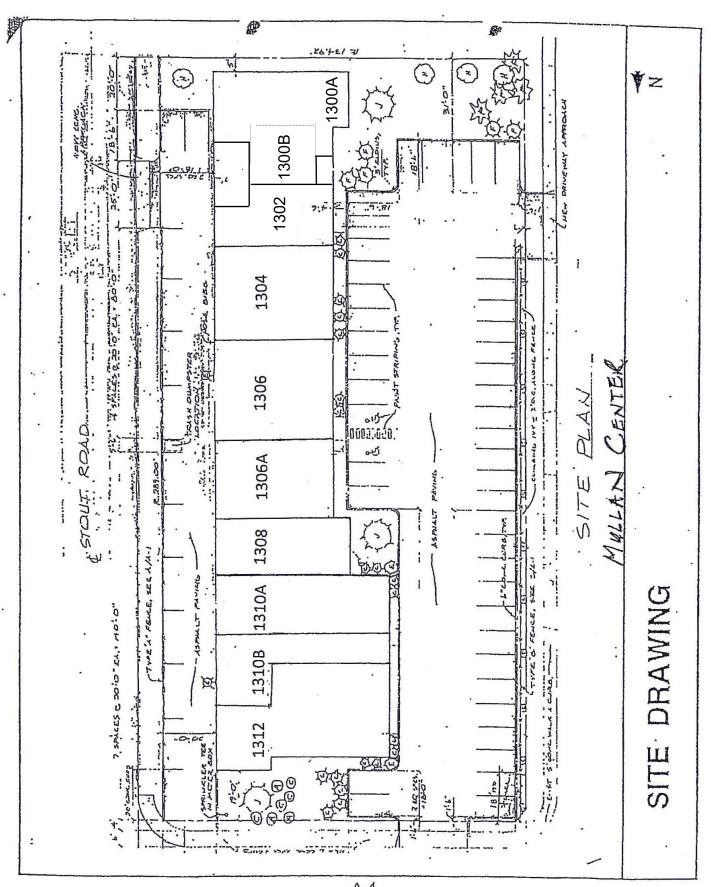






EXHIBIT A

Site Plan



1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Details

Price: \$2,500,000

• Excellent Visibility, High Traffic Counts, Great Parking

Corner Lot, Easy Freeway Access, Rapidly Growing Cooridor

• Well Established Tenant Base, Some Upside in Rents

View the full listing here: https://www.loopnet.com/Listing/1300-1312-N-Mullan-Rd-Spokane-Valley-WA/33612136/

Price: \$2,500,000

Property Type: Retail

Property Subtype: Freestanding

Building Class:

Investment

Sale Type: 6.75% Cap Rate: 0.98 AC Lot Size:

Gross Building Area: 13,419 SF

Sale Conditions: 1031 Exchange

No. Stories:

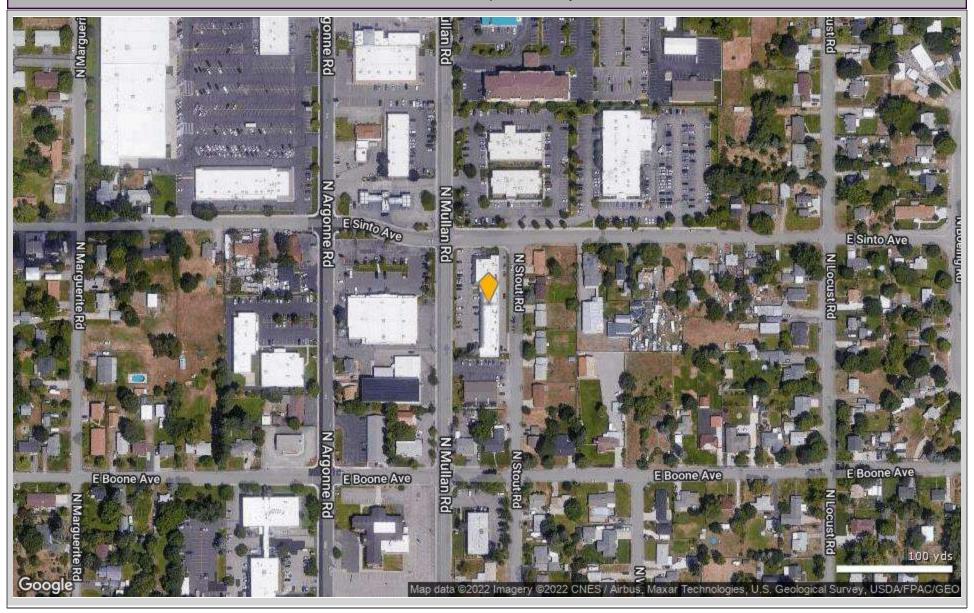
Year Built: 1985 Tenancy: Multi

Parking Ratio: 4.69/1,000 SF

Zoning Description: GO

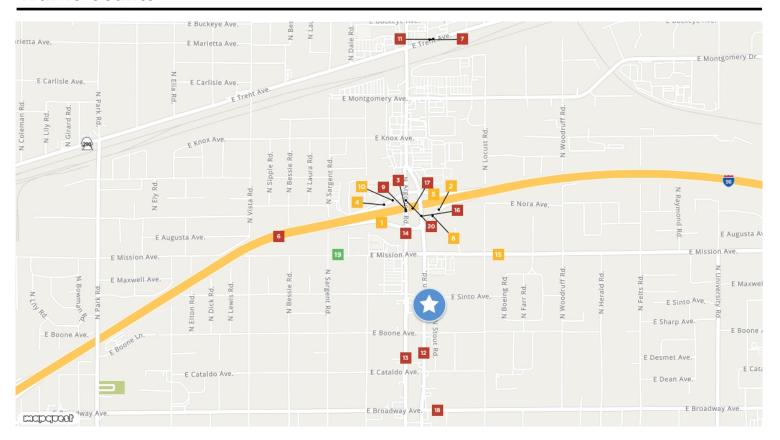
45172.0834 APN / Parcel ID:

1300-1312 N Mullan Rd - Spokane Valley, WA 99206





Traffic Counts



	1		2	North Argonne Roa	d 3		4		5
I- 90		I- 90		I- 90		I- 90		N Mullan Rd	
Year: 2021	8,087 est	Year: 2021	19,081 est	Year: 2021	19,090 est	Year: 2021	8,968 est	Year: 2021	8,413 est
Year: 2019	8,000	Year: 2019	8,900	Year: 2019	19,000	Year: 2019	8,900	Year: 2019	8,800
Year: 2018	7,900	Year: 2006	18,000	Year: 2018	19,000			Year: 2018	8,700
Spokane Valley Fro	eeway 6	East Trent Avenue	7		8	Spokane Valley Fr	eeway 9	I- 90	10
E Nora Ave		N Stout Rd				I- 90	_	N Argonne Rd	
Year: 2021	112,904 est	Year: 2021	21,082 est	Year: 2021	8,329 est	Year: 2021	94,410 est	Year: 2021	8,987 est
Year: 2019	111,000	Year: 2019	21,000	Year: 2018	8,800	Year: 2018	92,000	Year: 2018	8,800
Year: 2018	110,000			Year: 2017	8,100			Year: 2017	9,000
East Trent Avenue	11	N Mullan Rd	12	N Argonne Rd	13	N Argonne Rd	14	E Mission Ave	15
N Stout Rd		E Cataldo Ave		E Cataldo Ave		E Mission Ave		N Locust Rd	
Year: 2021	21,123 est	Year: 2021	13,437 est	Year: 2021	13,657 est	Year: 2021	18,160 est	Year: 2021	7,287 est
Year: 2021 Year: 2018	21,123 est 21,000	Year: 2021 Year: 2017	13,437 est 12,400	Year: 2021 Year: 2017	13,657 est 12,600	Year: 2021 Year: 2017	18,160 est 16,600	Year: 2021 Year: 2017	7,287 est 7,300
	,		,		,		,		,
	,	Year: 2017	12,400	Year: 2017	12,600	Year: 2017	16,600	Year: 2017	7,300
Year: 2018	21,000	Year: 2017 Year: 2014	12,400 12,400	Year: 2017 Year: 2014	12,600 13,100	Year: 2017 Year: 2015	16,600 17,100	Year: 2017 Year: 2015	7,300 7,000
Year: 2018 N Mullan Rd	21,000	Year: 2017 Year: 2014	12,400 12,400	Year: 2017 Year: 2014 E Broadway Ave	12,600 13,100	Year: 2017 Year: 2015 E Mission Ave	16,600 17,100	Year: 2017 Year: 2015 N Argonne Rd	7,300 7,000
Year: 2018 N Mullan Rd I- 90	21,000	Year: 2017 Year: 2014 I- 90 N Argonne Rd	12,400 12,400 17	Year: 2017 Year: 2014 E Broadway Ave N Willow Rd	12,600 13,100 18	Year: 2017 Year: 2015 E Mission Ave N Sargent Rd	16,600 17,100 19	Year: 2017 Year: 2015 N Argonne Rd I- 90	7,300 7,000 20





Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1300-1312 N Mullan Rd, Spokane, WA 99206-4089

CITY, STATE

Spokane, WA

POPULATION

93,342

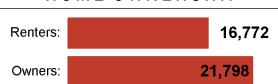
AVG. HHSIZE

2.39

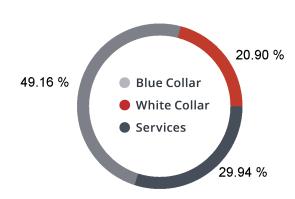
MEDIAN HHINCOME

\$47,641

HOME OWNERSHIP



EMPLOYMENT



45.57 % Employed

1.93 % Unemployed

EDUCATION

High School Grad: 29.33 %

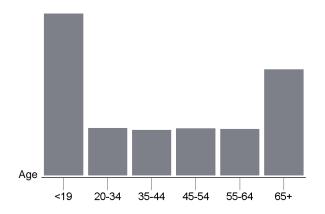
Some College: 27.97 %

Associates: 10.81 %

Bachelors: 21.87 %

GENDER & AGE

49.12 % 50.88 %

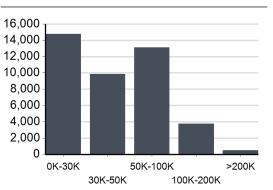


RACE & ETHNICITY

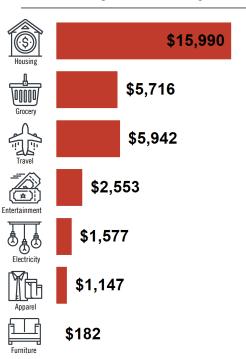
White: 88.45 %
Asian: 0.34 %
Native American: 0.36 %
Pacific Islanders: 0.17 %
African-American: 0.64 %
Hispanic: 5.24 %
Two or More Races: 4.80 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

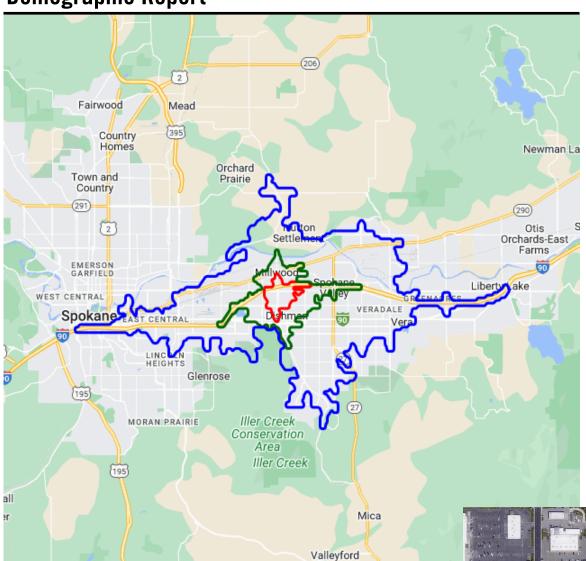




\$353



Demographic Report



1300 N Mullan Road

Population

Google

(195)

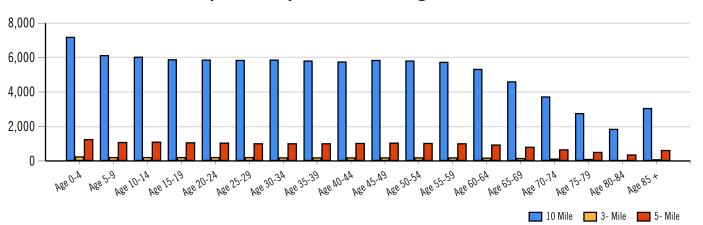
Distance	Male	Female	Total
3- Minute	1,737	1,768	3,504
5- Minute	8,295	8,637	16,931
10 Minute	45,851	47,492	93,342



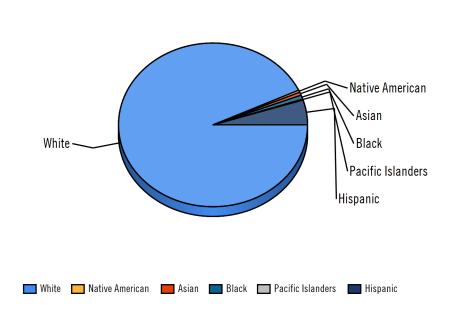


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Population by Distance and Age (2020)

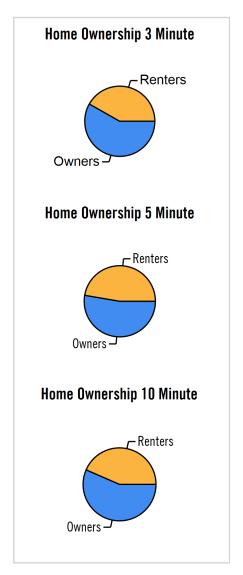


Ethnicity within 5 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,660	87	1.45 %
5-Minute	7,934	372	2.17 %
10-Minute	42,540	1,800	2.92 %







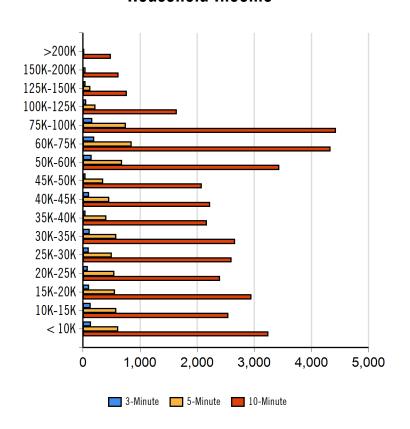


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	4	4	91	192	141	231	46	48	151	260	173	48	183
5-Minute	36	11	498	879	479	1,098	396	102	682	1,596	773	222	659
10- Minute	186	56	2,850	4,539	1,896	5,842	2,346	736	3,841	9,833	3,824	1,246	2,878

Household Income



Radius	Median Household Income
5-Minute	\$39,857.90
3-Minute	\$41,548.50
10-Minute	\$47,641.11
Radius	Average Household Income
5-Minute	\$44,445.62
3-Minute	\$45,959.75
10-Minute	\$54,940.20
Radius	Aggregate Household Income
3-Minute	\$70,056,951.43
5-Minute	\$332,456,260.89
10-Minute	\$1,975,698,971.11

Education

3-Minute	5-Minute	10-Minute
2,327	11,302	62,170
787	3,624	18,232
628	3,040	17,392
233	1,214	6,723
311	1,363	8,300
26	284	2,558
14	77	851
3	21	180
	2,327 787 628 233 311 26	2,327 11,302 787 3,624 628 3,040 233 1,214 311 1,363 26 284 14 77

Tapestry

3-Minute	5-Minute	10-Minute
33 %	50 %	69 %
34 %	50 %	67 %
0 %	0 %	9 %
11 %	36 %	41 %
26 %	20 %	32 %
39 %	64 %	83 %
29 %	33 %	34 %
40 %	58 %	82 %
15 %	26 %	44 %
6 %	29 %	50 %
	33 % 34 % 0 % 11 % 26 % 39 % 29 % 40 % 15 %	33 % 50 % 34 % 50 % 0 % 0 % 11 % 36 % 26 % 20 % 39 % 64 % 29 % 33 % 40 % 58 % 15 % 26 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.





KPS Realty, LLC.

15704 E Sprague Spokane Valley, WA 99037 I 509-842-2672

Expenditures

Total Expenditures	3-Minute 60,808,726	%	5-Minute 292,533,088	<u>%</u>	10-Minute 1,618,815,509	%
Average annual household	40,005	'-	39,577		43,236	
Food	5,335	13.34 %	5,290	13.37 %	5,716	13.22 %
Food at home	3,659	13.34 /0	3,635	13.37 /0	3,835	13.22 /0
Cereals and bakery products	518		515		543	
	185		184		194	
Cereals and cereal products						
Bakery products	333		330		349	
Meats poultry fish and eggs	743		743		774	
Beef	174		174		181	
Pork	136		137		140	
Poultry	140		140		146	
Fish and seafood	115		114		122	
Eggs	61		61		63	
Dairy products	359		354		381	
Fruits and vegetables	727		722		769	
Fresh fruits	106		105		112	
Processed vegetables	146		145		151	
Sugar and other sweets	135		135		141	
Fats and oils	116		116		122	
Miscellaneous foods	696		688		724	
Nonalcoholic beverages	323		322		333	
Food away from home	1,676		1,655		1,880	
Alcoholic beverages	263		257		296	
Housing	15,093	37.73 %	14,993	37.88 %	15,990	36.98 %
Shelter	9,057		8,997		9,631	
Owned dwellings	5,008		4,950		5,499	
Mortgage interest and charges	2,418		2,370		2,705	
Property taxes	1,675		1,654		1,840	
Maintenance repairs	913		924		954	
Rented dwellings	3,456		3,476		3,436	
Other lodging	592		571		694	
Utilities fuels	3,753		3,761		3,878	
Natural gas	334		335		353	
Electricity	1,545		1,551		1,577	
Fuel oil	139		138		146	
Telephone services	1,158		1,162		1,199	
Water and other public services	575		573		601	
Household operations	956	2.39 %	941	2.38 %	1,040	2.41 %
Personal services	249		240		281	
Other household expenses	707		701		759	
Housekeeping supplies	511		502		539	
Laundry and cleaning supplies	145		142		150	
Other household products	290		286		309	
Postage and stationery	75		73		79	
Household furnishings	814		791		900	
Household textiles	61		57		68	
Furniture	153		144		182	
	17		17		21	
Floor coverings						
Major appliances	127		132		132	
Small appliances	73		74		80	
Miscellaneous	380	2.21.2/	364	0.00.0/	416	0.05.0/
Apparel and services	1,056	2.64 %	1,028	2.60 %	1,147	2.65 %
Men and boys	189		178		210	
Men 16 and over	155		144		172	
Boys 2 to 15	34		34		38	
Women and girls	391		388		425	





1300 N Mullan Road



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Women 16 and over	320	316	353
Girls 2 to 15	71	72	71
Children under 2	84	83	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	60,808,726		292,533,088		1,618,815,509	
Average annual household	40,005		39,577		43,236	
Transportation	5,519	13.80 %	5,493	13.88 %	5,942	13.74 %
Vehicle purchases	1,165		1,142		1,319	
Cars and trucks new	582		575		670	
Cars and trucks used	549		535		613	
Gasoline and motor oil	1,872		1,879		1,961	
Other vehicle expenses	2,155		2,155		2,277	
Vehicle finance charges	142		141		152	
Maintenance and repairs	726		724		783	
Vehicle insurance	1,041		1,049		1,069	
Vehicle rental leases	246		240		272	
Public transportation	324		315		383	
Health care	3,268	8.17 %	3,262	8.24 %	3,447	7.97 %
Health insurance	2,195		2,197		2,293	
Medical services	643		634		697	
Drugs	326		327		345	
Medical supplies	102		102		110	
Entertainment	2,364	5.91 %	2,334	5.90 %	2,553	5.90 %
Fees and admissions	367		355		439	
Television radios	935		935		964	
Pets toys	858		850		931	
Personal care products	503		494		550	
Reading	45		45		49	
Education	860		819		1,028	
Tobacco products	408		411		404	
Miscellaneous	648	1.62 %	651	1.64 %	701	1.62 %
Cash contributions	1,143		1,146		1,201	
Personal insurance	3,494		3,346		4,206	
Life and other personal insurance	132		131		145	
Pensions and Social Security	3,362		3,214		4,060	

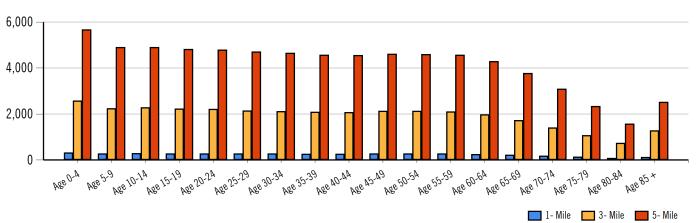
		Estima	Estimated Households		Housing Occupied By		Hous	Housing Occupancy	
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,606	1,393	39.76 %	531	944	931	674	251
5-Minute	2020	7,836	6,808	155.10 %	2,707	4,427	4,122	3,714	1,205
10-Minute	2020	41,544	36,056	836.21 %	13,313	24,645	23,387	18,157	6,161
3-Minute	2023	1,530	1,393	24.91 %	505	900	900	630	420
5-Minute	2023	7,444	6,808	93.92 %	2,570	4,206	3,937	3,507	2,078
10-Minute	2023	39,433	36,056	480.23 %	12,609	23,419	22,522	16,911	10,807



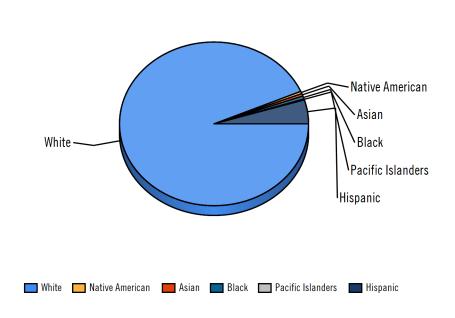


15704 E Sprague Spokane Valley, WA 99037 | 509-842-2672

Population by Distance and Age (2020)

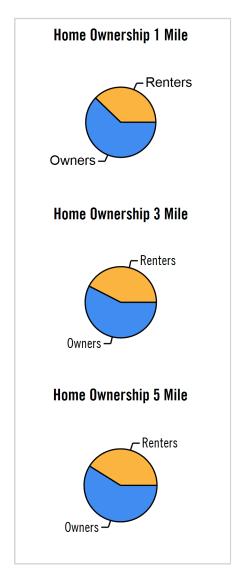


Ethnicity within 5 miles



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,129	114	2.16 %
3-Mile	16,310	732	3.13 %
5-Mile	34,970	1,455	3.02 %







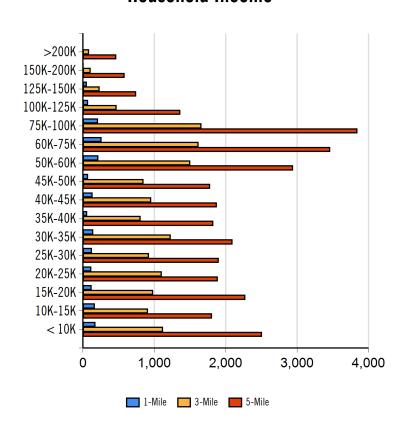


15704 E Sprague Spokane Valley, WA 99037 I 509-842-2672

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	5	121	258	189	288	61	54	176	328	219	68	241
3-Mile	59	18	1,081	1,915	827	2,382	881	207	1,366	3,340	1,531	454	1,321
5-Mile	153	35	2,309	3,713	1,584	4,750	2,040	562	2,971	8,119	3,047	1,021	2,554

Household Income



Radius	Median Household Income
1-Mile	\$39,954.00
3-Mile	\$43,931.87
5-Mile	\$50,141.73

Radius	Average Household Income
1-Mile	\$44,061.86
3-Mile	\$49,358.57
5-Mile	\$56,737.21

Radius	Aggregate Household Income
1-Mile	\$90,508,435.27
3-Mile	\$697,969,813.44
5-Mile	\$1,674,058,985.23

Education

	1-Mile	3-mile	5-mile
Pop > 25	3,020	23,085	49,953
High School Grad	1,036	7,238	14,607
Some College	809	6,461	13,845
Associates	309	2,532	5,386
Bachelors	384	2,738	6,949
Masters	37	654	2,178
Prof. Degree	13	211	724
Doctorate	3	69	180

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	50 %	68 %	66 %
Teen's	48 %	72 %	74 %
Expensive Homes	0 %	0 %	11 %
Mobile Homes	17 %	57 %	44 %
New Homes	35 %	34 %	39 %
New Households	52 %	83 %	87 %
Military Households	40 %	43 %	43 %
Households with 4+ Cars	60 %	100 %	97 %
Public Transportation Users	23 %	38 %	37 %
Young Wealthy Households	0 %	35 %	39 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.







15704 E Sprague Spokane Valley, WA 99037 I 509-842-2672

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	78,031,813		595,903,476		1,339,792,525	
Average annual household	39,460		41,313		43,939	
Food	5,260	13.33 %	5,485	13.28 %	5,775	13.14 %
Food at home	3,616		3,732		3,868	
Cereals and bakery products	512		530		549	
Cereals and cereal products	183		189		196	
Bakery products	329		340		353	
Meats poultry fish and eggs	734		757		778	
Beef	170		177		182	
Pork	136		139		142	
Poultry	139		143		146	
Fish and seafood	113		117		122	
Eggs	61		62		64	
Dairy products	352		366		384	
Fruits and vegetables	721		746		777	
Fresh fruits	106		109		114	
Processed vegetables	145		148		153	
Sugar and other sweets	134		138		143	
Fats and oils	115		119		123	
Miscellaneous foods	687		705		730	
Nonalcoholic beverages	320		327		335	
Food away from home	1,644		1,752		1,907	
Alcoholic beverages	260	27.01.0/	273	27.47.0/	302	20.00.0/
Housing	14,961	37.91 %	15,482	37.47 %	16,224	36.92 %
Shelter	8,980		9,301		9,771	
Owned dwellings	4,943		5,232		5,641	
Mortgage interest and charges	2,381		2,533		2,774	
Property taxes	1,648		1,752		1,890	
Maintenance repairs	914		947		976	
Rented dwellings	3,460		3,448		3,422	
Other lodging	576		620		707	
Utilities fuels	3,742		3,840		3,944	
Natural gas	330		346		359	
Electricity	1,545		1,571		1,598	
Fuel oil	138		143		150	
Telephone services	1,154		1,188		1,223	
Water and other public services	573		589		611	
Household operations	940	2.38 %	986	2.39 %	1,059	2.41 %
Personal services	241		256		285	
Other household expenses	698		729		773	
Housekeeping supplies	503		517		541	
Laundry and cleaning supplies	142		145		150	
Other household products	286		296		312	
Postage and stationery	74		75		78	
Household furnishings	795		836		907	
Household textiles	60		61		67	
Furniture	145		158		182	
Floor coverings	17		138		21	
Major appliances	129		136		138	
Small appliances	72		77		80	
Miscellaneous	371	0.50.0/	384	0.50.0/	417	0.50.0/
Apparel and services	1,022	2.59 %	1,067	2.58 %	1,138	2.59 %
Men and boys	175		191		208	
Men 16 and over	143		156		171	
Boys 2 to 15	32		34		36	
Women and girls	385		401		424	





1300 N Mullan Road



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Women 16 and over	315	329	352
Girls 2 to 15	69	72	72
Children under 2	83	84	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	78,031,813		595,903,476		1,339,792,525	
Average annual household	39,460		41,313		43,939	
Transportation	5,451	13.81 %	5,729	13.87 %	6,055	13.78 %
Vehicle purchases	1,128		1,230		1,340	
Cars and trucks new	570		627		690	
Cars and trucks used	525		568		611	
Gasoline and motor oil	1,872		1,929		1,998	
Other vehicle expenses	2,134		2,227		2,333	
Vehicle finance charges	144		147		158	
Maintenance and repairs	714		753		795	
Vehicle insurance	1,035		1,071		1,103	
Vehicle rental leases	239		254		275	
Public transportation	316		340		384	
Health care	3,274	8.30 %	3,383	8.19 %	3,538	8.05 %
Health insurance	2,197		2,266		2,351	
Medical services	647		671		720	
Drugs	328		339		353	
Medical supplies	101		106		112	
Entertainment	2,345	5.94 %	2,441	5.91 %	2,603	5.92 %
Fees and admissions	357		390		446	
Television radios	935		955		983	
Pets toys	851		888		946	
Personal care products	493		520		556	
Reading	45		46		49	
Education	806		883		1,009	
Tobacco products	412		410		408	
Miscellaneous	649	1.64 %	677	1.64 %	722	1.64 %
Cash contributions	1,134		1,193		1,250	
Personal insurance	3,343		3,718		4,302	
Life and other personal insurance	132		138		149	
Pensions and Social Security	3,210		3,579		4,152	

Distance		Estimated Households			Housing Occupied By		Housing Occupancy		
	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,381	3,856	13.41 %	1,480	2,545	2,748	1,633	701
3-Mile	2020	21,867	18,795	15.35 %	7,057	12,848	12,175	9,692	3,082
5-Mile	2020	42,891	36,812	15.15 %	12,310	27,171	27,057	15,834	5,173
1-Mile	2023	4,163	3,856	7.82 %	1,406	2,418	2,668	1,495	1,176
3-Mile	2023	20,746	18,795	9.46 %	6,694	12,189	11,680	9,066	5,523
5-Mile	2023	40,729	36,812	9.35 %	11,688	25,794	26,248	14,481	9,888





1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Main Photo Mullan Rd Frontage

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Parking Lot South End Parking Lot Street View

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Parking Lot N End Street Shot w Signage

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Building South End Corner Property

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Parking Lot N End Green Space S End

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





1300 Suite S End Aerial Google 10'6'22

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Aerial 2 Google Maps 10'22'22

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos



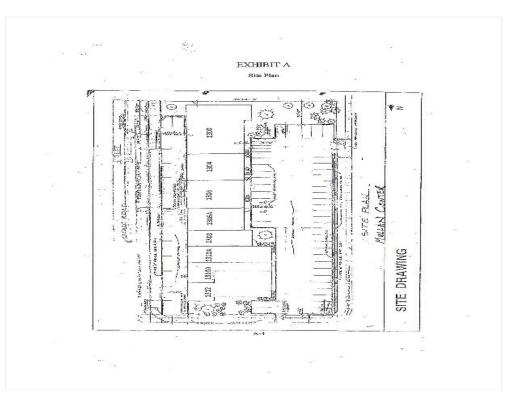


Curb Cut N End Building MidLine

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos

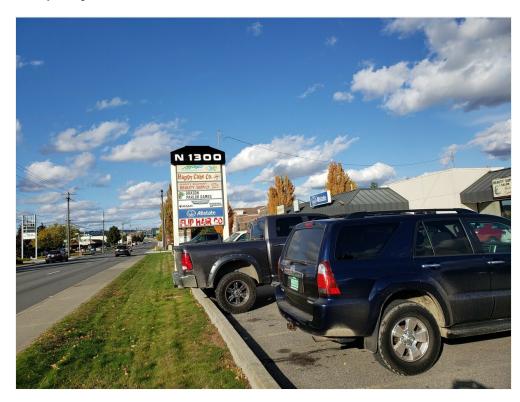




Back of Building Original Building Layout

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

Property Photos





Street View North Building Photo

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

KPS Realty, LLC. is a Full Service Commercial Real Estate Brokerage offering Outstanding Real Estate Investment, Sales, Acquisition & Commercial Property Management Services to a select clientele. Karla Kaley, PhD, CCIM, the Designated Broker for KPS Realty, has more than 35 years experience as a private Real Estate Investor and more than 14 years experience as a licensed Real Estate Broker in multiple States.



Karla Kaley karla@kpsonline.net (509) 842-2672

KPS Realty LLC 15704 E Sprague Ave Spokane Valley, WA 99206

