

FOR SALE OFFICE & RETAIL INVESTMENT

11707 E. SPRAGUE AVE
SPOKANE VALLEY, WA 99206

CONTACT LISTING BROKERS
FOR DETAILS ON
OFFERING MEMORANDUM



CAP RATE 7.77% ON ACTUALS

NAIBlack

SALE PRICE \$13,500,000

NAIBLACK.COM

801 W RIVERSIDE AVE STE 300 SPOKANE, WA

O: (509) 623-1000

FOR SALE

SALE PRICE \$13,500,000
CAP RATE 7.77% ACTUAL

The Redwood Plaza located in Spokane Valley, WA is a modern, well-maintained commercial property featuring a four-story office building and two single-story retail buildings with easy access, and ample parking. The Plaza's clean contemporary aesthetic and functional layout make it a practical and inviting space for both tenants and customers.



JON JEFFREYS, SIOR
Telephone (509) 622-3566
jjeffreys@naiblack.com

DEVIN MECHAM, CCIM
Telephone (509) 622-3546
devin.mecham@naiblack.com

 naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300 Spokane, WA 99201
509 623 1000 tel
naiblack.com

FOR SALE

11707 E. SPRAGUE AVE
SPOKANE VALLEY, WA 99206

PROPERTY DESCRIPTION

THREE BUILDINGS

- Office Building: Four Stories approx. 73,446 SF
 - West Retail Building: One story 25,262 SF
 - East Retail Building: One story approx. 9,000 SF
- Two parcels totaling 6.16 acres

SALE PRICE

- \$13,500,000
 - Cap Rate on Actuals 7.77%
- Plus Additional TI + Cap Ex Income for the next 4 yrs

MAJOR UPGRADES

- Major Recent Cap Ex Upgrades Include:
 - Office Building Boiler
 - Office + East Retail Building Roofs
 - Common Areas
 - LED Lighting
 - Large Tenant improvement investments
- Pylon Signage Available
- Easy Access from multiple areas of Spokane
- Zoned Corridor Mixed Use



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201



naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. §12(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows: By e-mail: maryl@commercialmis.com | Subject Line: Copyright Concern By mail: Commercial Brokers Association | Attention: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR SALE

SALE PRICE \$13,500,000
CAP RATE 7.77% ACTUAL



PROPERTY FEATURES

The Redwood Plaza, situated at 11707 E Sprague Avenue in Spokane Valley, is a three-building commercial complex anchored by the distinctive Clocktower Building. Initially developed in the mid 1980s and later completed in the early 90s, the plaza features a prominent four-story office structure flanked by two single story Retail Buildings, offering a total of approximately 108,000 SF of Office and Retail Building space.

With ample parking, the site caters to businesses seeking combined office, retail, and dining presence on one of Spokane Valley's main commercial corridors.

The property has undergone numerous upgrades to maintain its relevance and functionality in today's commercial real estate market. The plaza features a reinforced concrete structure with masonry and steel framing, offering strong foundational integrity and adaptability for a variety of tenants.

The strong mix of existing tenants, and growing demand in the Spokane Valley commercial market make this a compelling investment for cash flow and future Appreciation.



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201



naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party; if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows: By e-mail: maryl@commercialmls.com | Subject Line: Copyright Concern By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR SALE

11707 E. SPRAGUE AVE
SPOKANE VALLEY, WA 99206

LOCATION FEATURES

The Redwood Plaza is ideally located along East Sprague Avenue, one of Spokane Valley's busiest and most recognizable commercial corridors. This highly visible and easily accessible location places the property at the heart of the city's retail and professional district, surrounded by a strong mix of national retailers, local businesses, and dining establishments. The site benefits from excellent traffic counts, strong signage potential and multiple points of ingress and egress, making it convenient for both daily commuters and destination visitors. Additionally, proximity to major arterial routes - including I-90 just minutes to the south, offers seamless connectivity to downtown Spokane, Liberty Lake, and Coeur d'Alene.

In addition to its strategic location on Sprague Avenue, the Redwood Plaza benefits from its close proximity to several key community services and institutions. Just minutes away are schools, medical facilities like MultiCare Valley Hospital, and municipal buildings, creating steady daytime traffic and business synergy for professional and service oriented tenants. The property is near University Road and Pines Road intersections, both important north-south connectors that enhance regional access and attract a broad customer base from surrounding neighborhoods.

The area surrounding Redwood Plaza is experiencing continued growth, with new residential developments, infill retail, and infrastructure improvements enhancing both property values and overall market activity. Being centrally located in Spokane Valley, one of the fastest growing submarkets in Eastern Washington, the Redwood Plaza is positioned to benefit from long-term demographic and economic expansion.



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201



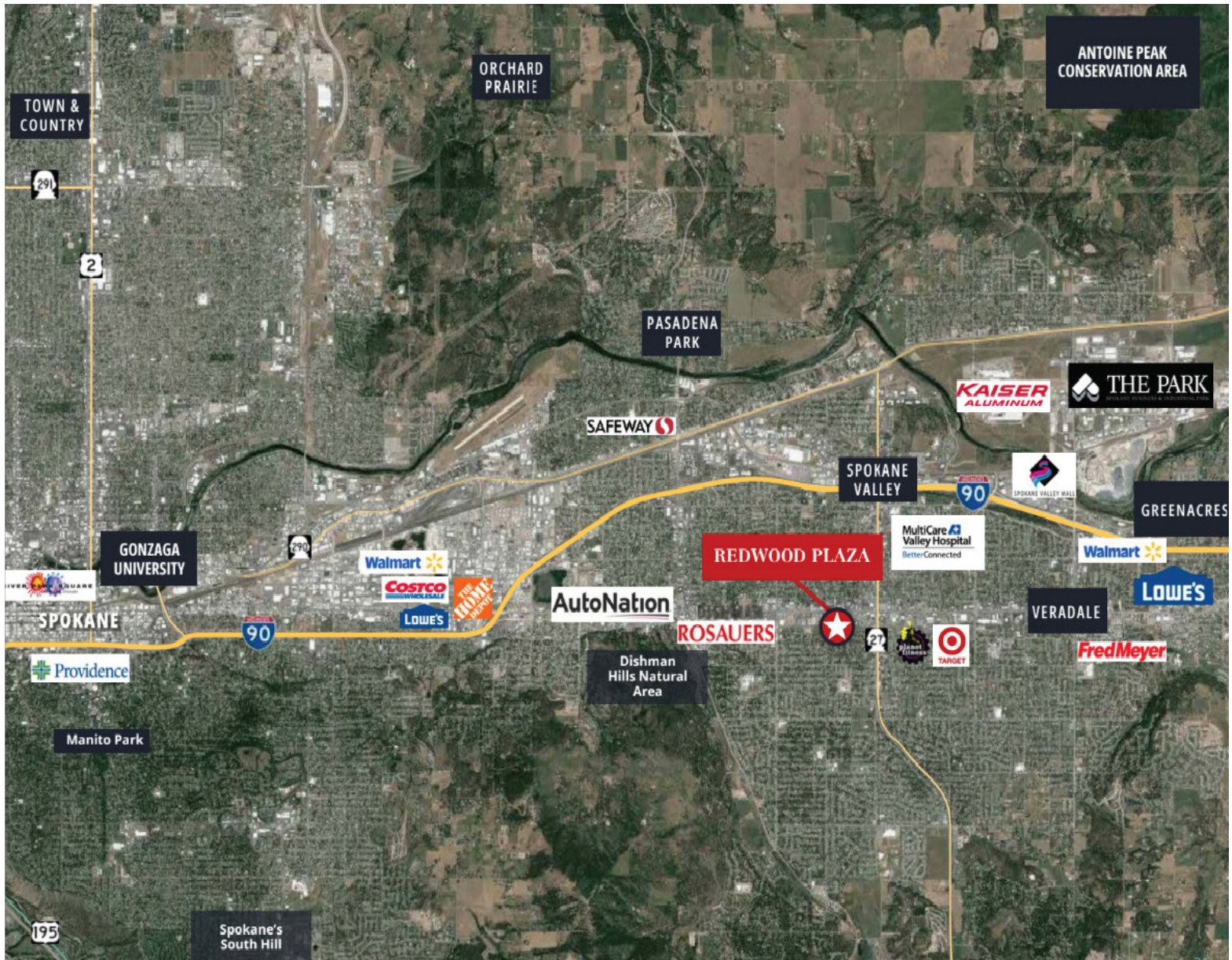
naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows: By e-mail: maryl@commercialmis.com | Subject Line: Copyright Concern By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR SALE

SALE PRICE \$13,500,000
CAP RATE 7.77% ACTUAL



JON JEFFREYS, SIOR

Telephone (509) 622-3566

jjeffreys@naiblack.com

DEVIN MECHAM, CCIM

Telephone (509) 622-3546

devin.mecham@naiblack.com



naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300 Spokane, WA 99201
509 623 1000 tel

naiblack.com