

# Astria Pickleball-Prev. Country Store

10505 N Newport Hwy, Spokane, WA 99218

 Presented By:  
KPS Realty, LLC.





# Astria Pickleball-Former Country Store

10505 N Newport Hwy, Spokane, WA 99218

## Property Details

**Price: \$3,245,000**

- Excellent Mix of Retail, Office & Warehouse Space (Conditioned)
- Great Signage: Monument & Pylon, Digital/Lighted
- Loading Doc, Recessed Flush
- 0% Occupied, Currently Seeking Tenant

View the full listing here: <https://www.loopnet.com/Listing/10505-N-Newport-Hwy-Spokane-WA/28865207/>

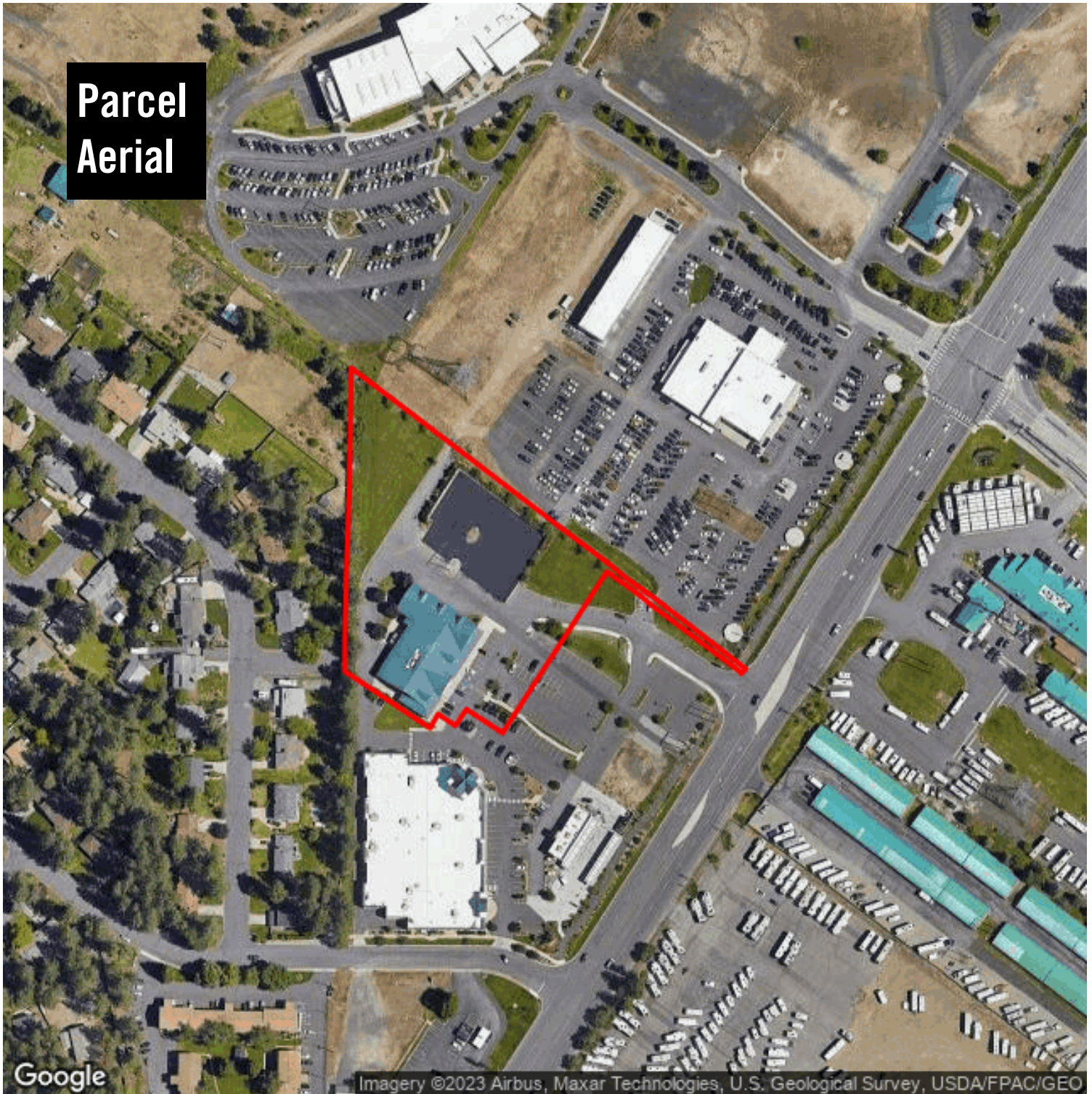
Price:	\$3,245,000
Property Type:	Retail
Property Subtype:	Freestanding B Investment
Building Class:	5.50% proforma 3.23 AC
Sale Type:	
Cap Rate:	
Lot Size:	
Gross Leasable Area:	14,558 SF
No. Stories:	1
Year Built:	2005
Tenancy:	Single
Parking Ratio:	3.85/1,000 SF
Clear Ceiling Height:	14 FT
No. Dock-High Doors/Loading :	1
APN / Parcel ID:	36171.0208

# Country Store Feed & Pet - Former

KPS Realty, LLC.

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

**Parcel  
Aerial**



Google

Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

## 10505 N Newport Hwy-Astria Pickleball

10505 N Newport Hwy  
Spokane, WA 99218

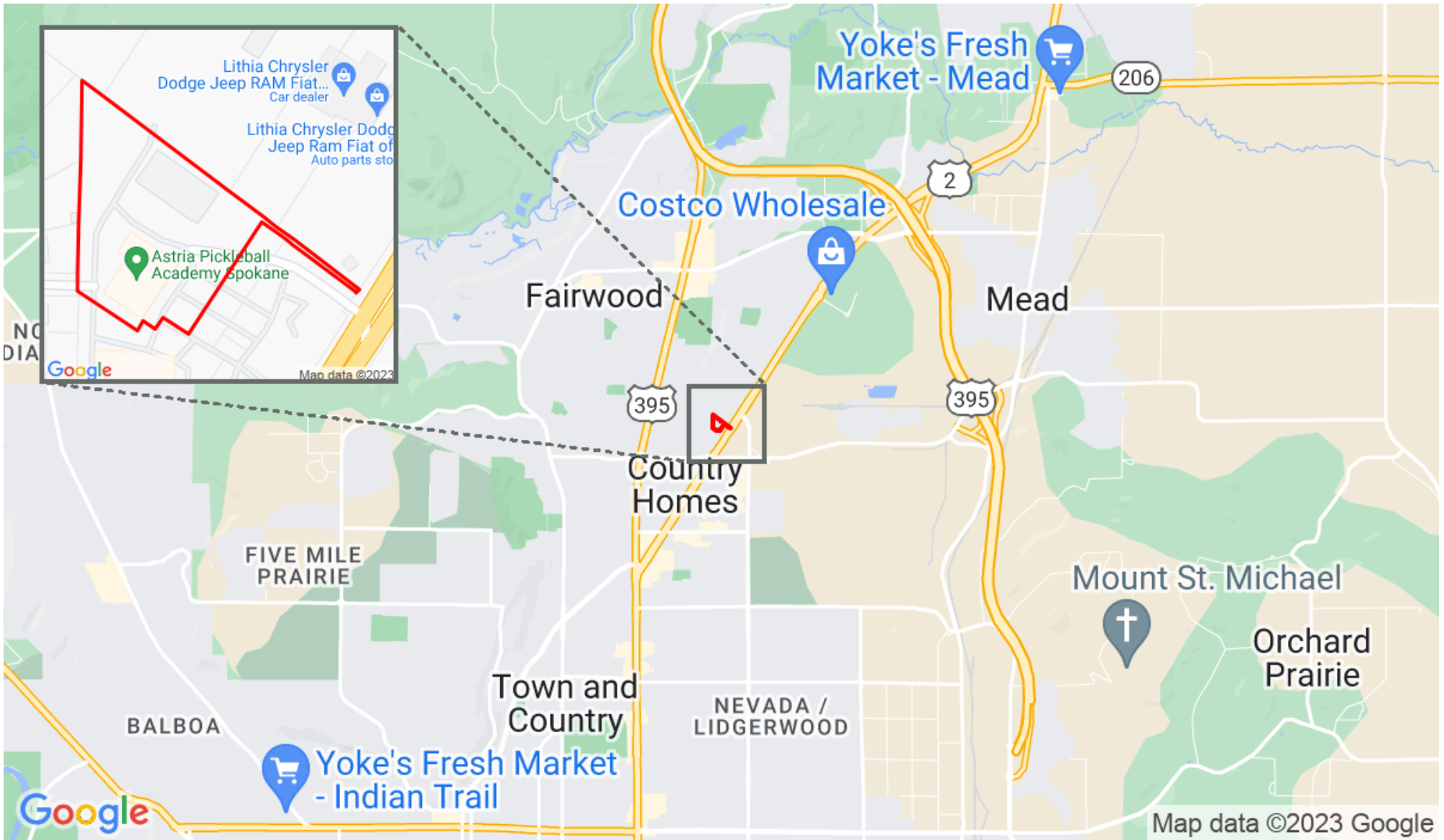


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Nearby  
Retail



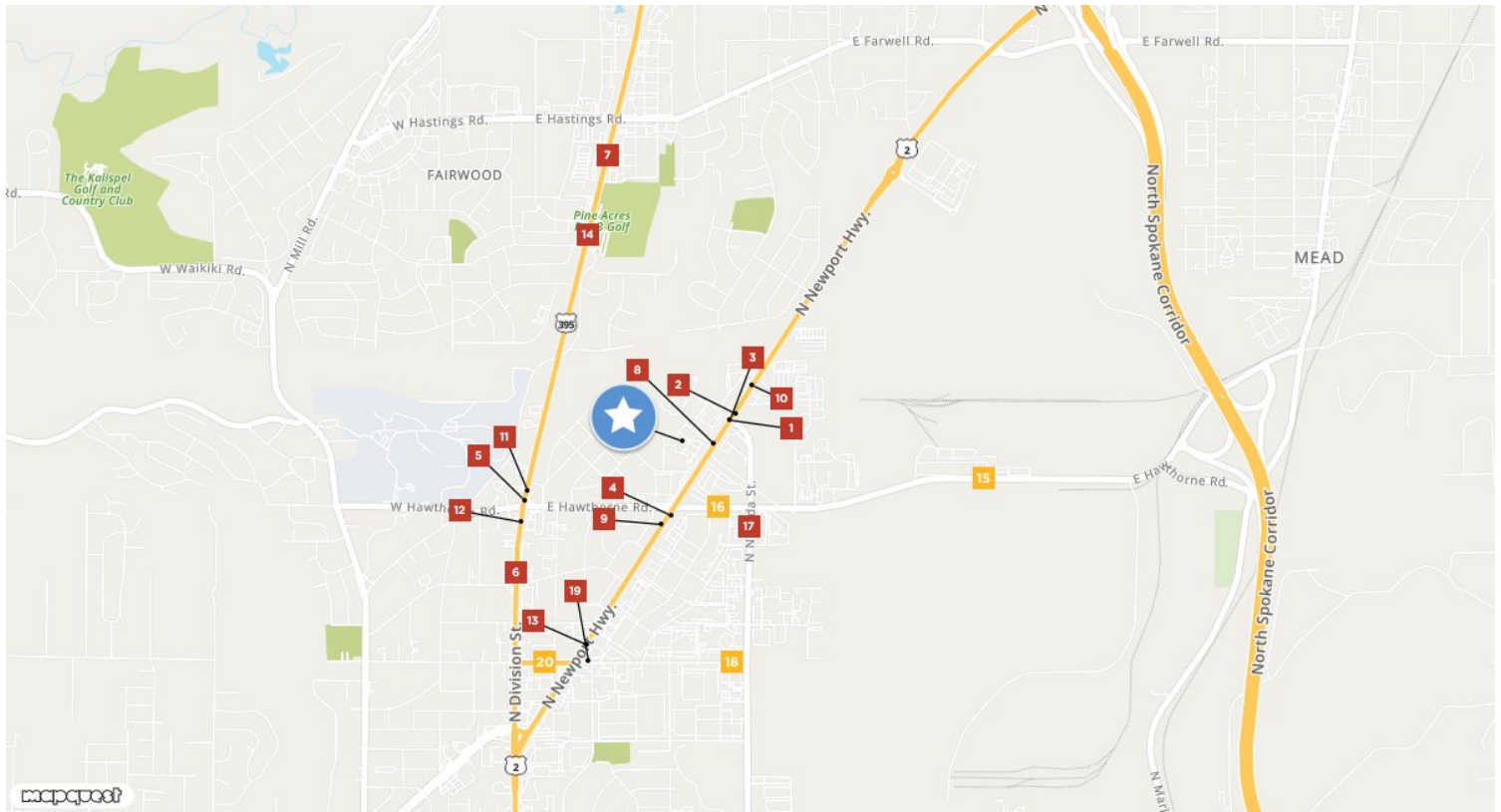
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## Traffic Counts



<b>North Newport Highway</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">1</span> E Winchester Ave Year: 2021 22,294 est Year: 2019 20,000 Year: 2013 23,000	<b>North Newport Highway</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">2</span> N Newport Hwy Year: 2021 27,145 est Year: 2019 27,000 Year: 2018 27,000	<b>North Newport Highway</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">3</span> N Newport Hwy Year: 2021 20,117 est Year: 2018 20,000	<b>North Newport Highway</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">4</span> E Hawthorne Rd Year: 2021 20,117 est Year: 2018 20,000	<b>N Division St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">5</span> E Hawthorne Rd Year: 2021 28,186 est Year: 2018 28,000
<b>N Division St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">6</span> E Graves Rd Year: 2021 25,841 est Year: 2018 25,000 Year: 2004 27,000	<b>N Division St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">7</span> E Hastings Rd Year: 2021 27,840 est Year: 2018 28,000 Year: 2017 28,000	<b>N Newport Hwy</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">8</span> Transmission Line Rd Year: 2021 19,217 est Year: 2017 20,000 Year: 2015 19,000	<b>N Newport Hwy</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">9</span> E Hawthorne Rd Year: 2021 19,181 est Year: 2017 20,000 Year: 2016 19,000	<b>N Newport Hwy</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">10</span> N Nevada St Year: 2021 25,200 est Year: 2017 26,000 Year: 2015 25,000
<b>N Division St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">11</span> E Humboldt Ave Year: 2021 29,227 est Year: 2017 29,000	<b>N Division St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">12</span> E Hawthorne Rd Year: 2021 27,443 est Year: 2017 28,000 Year: 2015 27,000	<b>N Newport Hwy</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">13</span> E Holland Ave Year: 2021 23,225 est Year: 2017 24,000 Year: 2016 23,000	<b>N Division St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">14</span> E Regina Ave Year: 2021 29,227 est Year: 2017 29,000	<b>E Hawthorne Rd</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">15</span> N Parksmith Dr Year: 2021 8,417 est Year: 2017 8,438 Year: 2012 5,712
<b>E Hawthorne Rd</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">16</span> N Nevada St Year: 2021 9,601 est Year: 2016 9,800 Year: 2015 9,100	<b>N Nevada St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">17</span> E Hawthorne Rd Year: 2021 15,925 est Year: 2016 17,300 Year: 2015 14,400	<b>E Holland Ave</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">18</span> N Nevada St Year: 2021 7,836 est Year: 2016 7,600 Year: 2015 7,400	<b>E Holland Ave</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">19</span> N Colton St Year: 2021 12,115 est Year: 2016 11,200 Year: 2015 12,600	<b>E Holland Ave</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">20</span> N Colfax Rd Year: 2021 7,784 est Year: 2016 8,200 Year: 2015 7,900



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# Astria Pickleball-Former Country Store

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## Property Photos



Building Front



Building Front

# Astria Pickleball-Former Country Store

10505 N Newport Hwy, Spokane, WA 99218

## Property Photos



Building Side



Entrance

# Astria Pickleball-Former Country Store

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## Property Photos



Interior Prior



Interior Current

# Astria Pickleball-Former Country Store

10505 N Newport Hwy, Spokane, WA 99218

## Property Photos



Outdoor Courts



Interior Court

# Astria Pickleball-Former Country Store

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## Property Photos



Interior Photo



Back Driveway

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## Property Photos



Building Photo



NN Loading Doc Pic 1

# Astria Pickleball-Former Country Store

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## Property Photos



Primary Historical



Building N Side

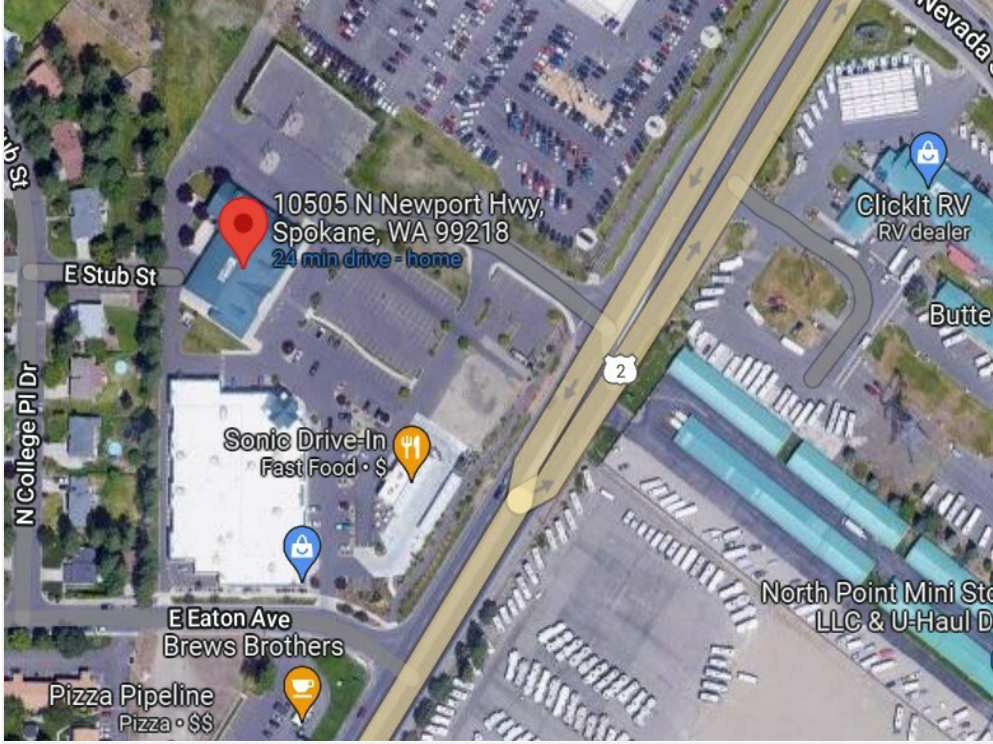
# Astria Pickleball-Former Country Store

10505 N Newport Hwy, Spokane, WA 99218

## Property Photos



Building Signage 1 of 2 Pylon



Aerial



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 10505 N Newport Hwy, Spokane, WA 99218

## CITY, STATE

**Spokane, WA**

## POPULATION

**50,661**

## AVG. HHSIZE

**2.51**

## MEDIAN HH INCOME

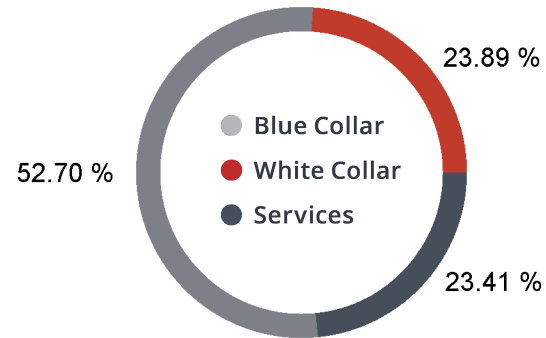
**\$52,766**

## HOME OWNERSHIP

Renters: **8,882**

Owners: **11,591**

## EMPLOYMENT

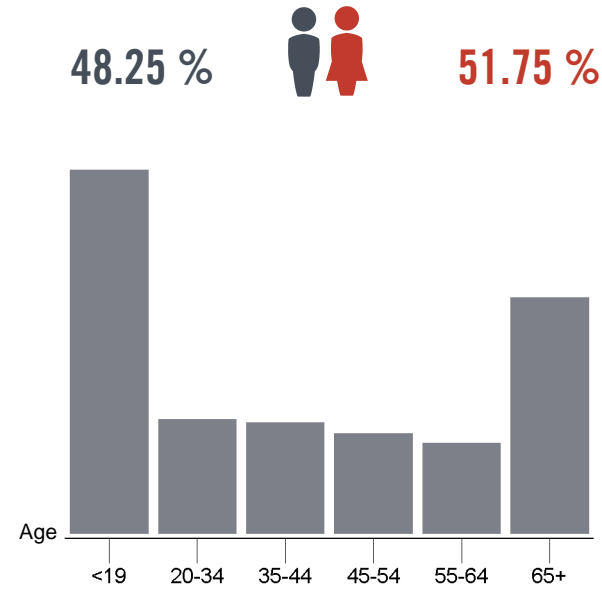


**43.42 %** Employed  
**2.12 %** Unemployed

## EDUCATION

High School Grad: **27.27 %**  
Some College: **26.83 %**  
Associates: **10.61 %**  
Bachelors: **28.63 %**

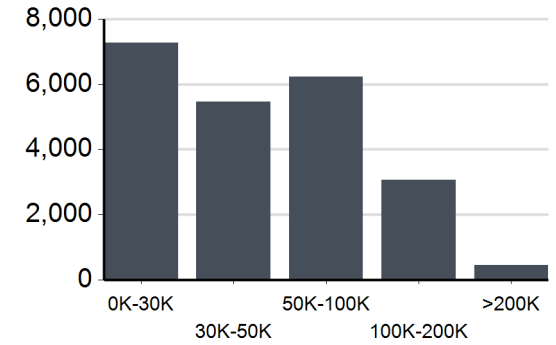
## GENDER & AGE



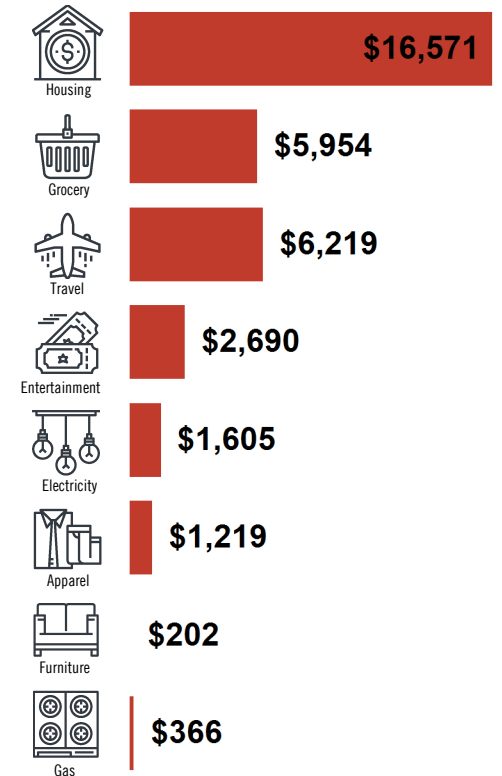
## RACE & ETHNICITY

White: **86.63 %**  
Asian: **1.56 %**  
Native American: **1.49 %**  
Pacific Islanders: **1.18 %**  
African-American: **0.20 %**  
Hispanic: **4.31 %**  
Two or More Races: **4.64 %**

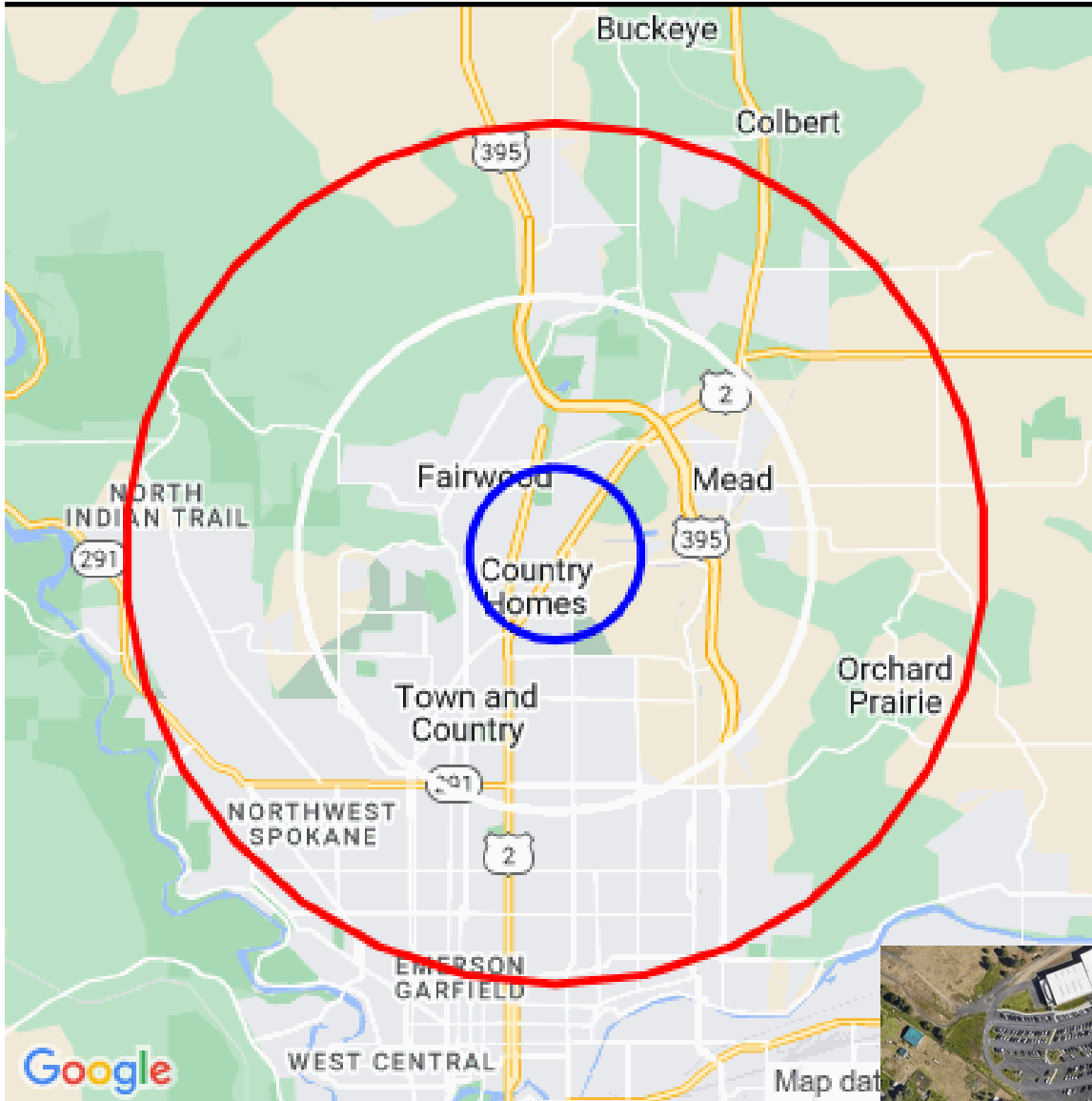
## INCOME BY HOUSEHOLD



## HH SPENDING



## Demographic Report



### 10505 N Newport Hwy-Astria Pickleball

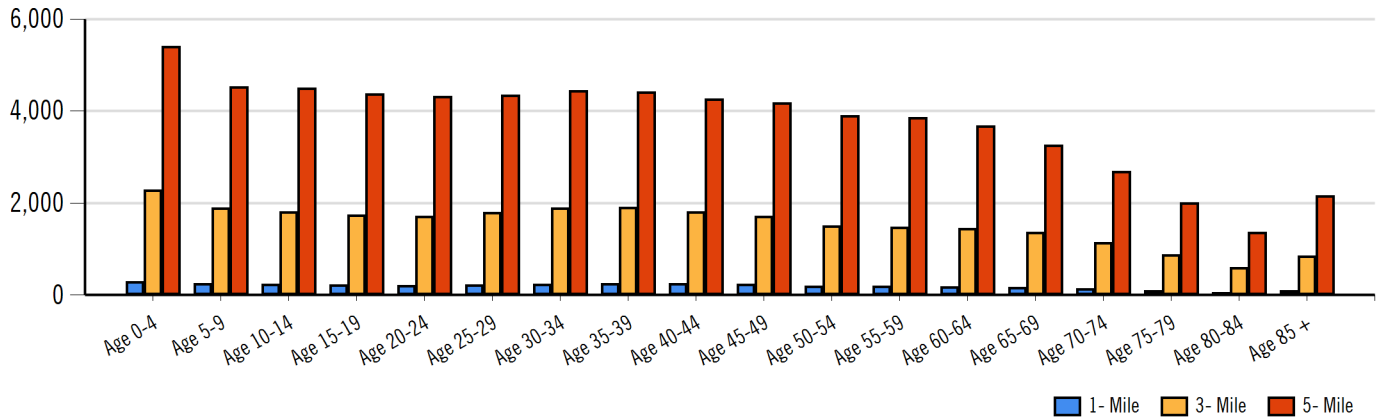
#### Population

Distance	Male	Female	Total
1- Mile	1,713	1,947	3,661
3- Mile	13,329	14,600	27,929
5- Mile	32,718	35,107	67,825

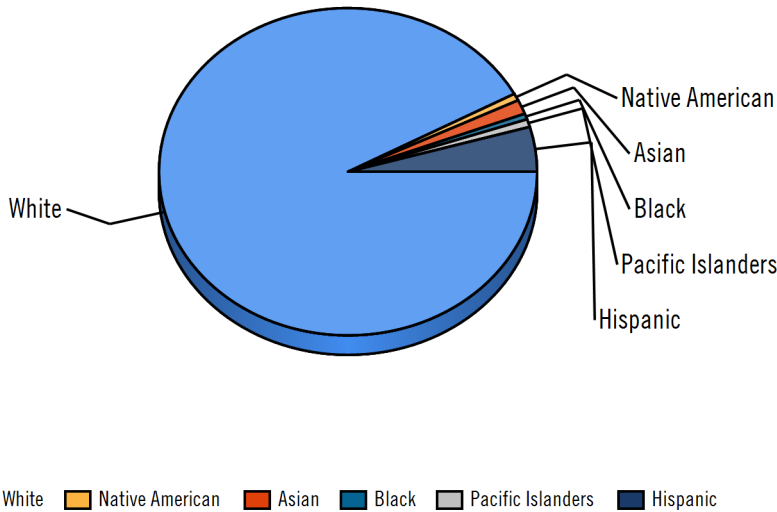


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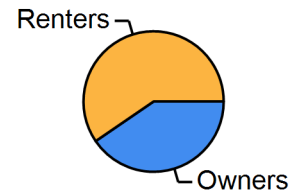
## Population by Distance and Age (2020)



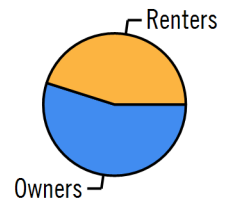
## Ethnicity within 5 miles



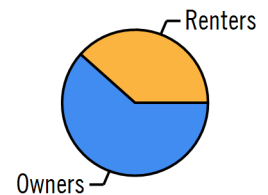
## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,539	77	1.64 %
3-Mile	12,081	562	2.86 %
5-Mile	30,110	1,412	3.65 %



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# Country Store Feed & Pet - Former

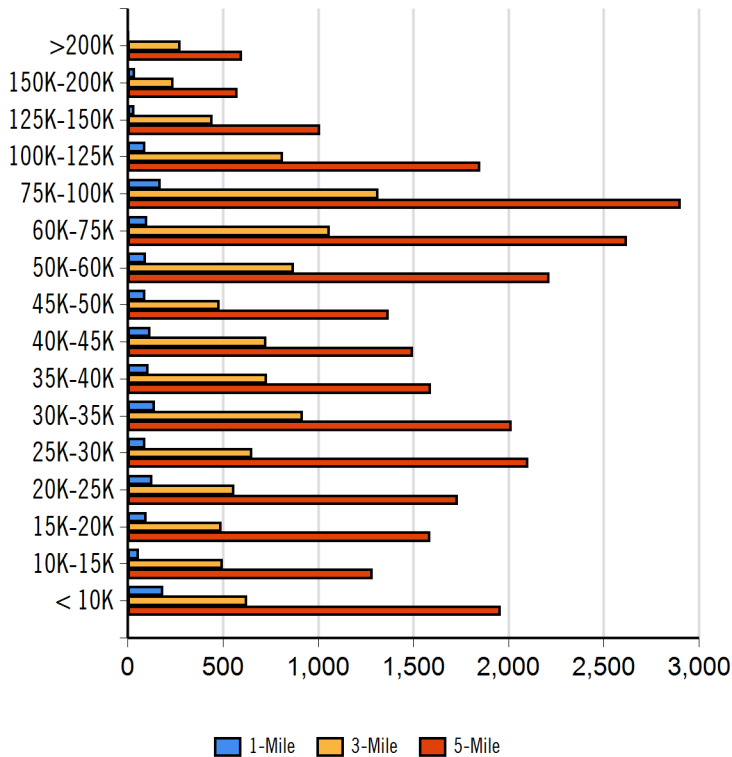
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	4	117	99	51	209	74	21	65	450	154	68	113
3-Mile	83	25	703	721	330	1,531	722	289	1,172	3,429	980	507	802
5-Mile	163	58	1,733	1,920	1,021	4,124	1,715	667	2,791	7,907	2,752	1,246	2,253

## Household Income



Radius	Median Household Income
1-Mile	\$44,615.60
3-Mile	\$55,314.85
5-Mile	\$47,733.88

Radius	Average Household Income
1-Mile	\$54,484.20
3-Mile	\$65,640.40
5-Mile	\$56,612.24

Radius	Aggregate Household Income
1-Mile	\$76,137,337.30
3-Mile	\$650,816,558.75
5-Mile	\$1,560,705,916.32

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,406	18,456	44,670
High School Grad	568	4,328	12,201
Some College	674	5,036	12,065
Associates	224	1,808	4,413
Bachelors	402	3,431	7,177
Masters	173	1,457	2,910
Prof. Degree	38	429	799
Doctorate	35	148	211

## Tapestry

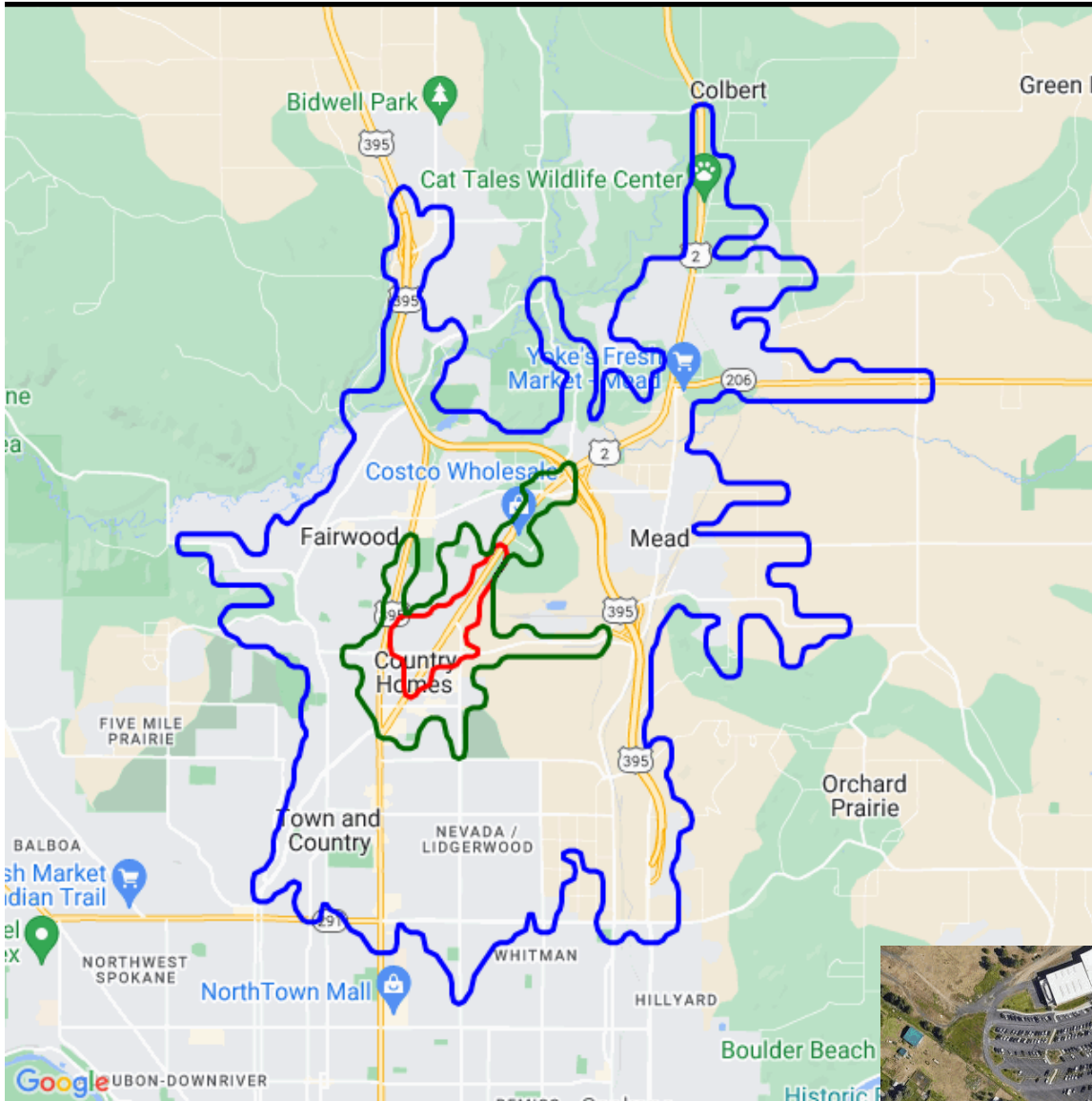
	1-Mile	3-mile	5-mile
Expensive Homes	0 %	1 %	12 %
Households with 4+ Cars	34 %	68 %	90 %
Military Households	39 %	52 %	39 %
Mobile Homes	13 %	44 %	64 %
New Homes	29 %	56 %	57 %
New Households	54 %	83 %	94 %
Public Transportation Users	35 %	41 %	49 %
Teen's	35 %	61 %	74 %
Vacant Ready For Rent	17 %	38 %	60 %
Young Wealthy Households	0 %	6 %	58 %

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.



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## Demographic Report



### 10505 N Newport Hwy-Astria Pickleball

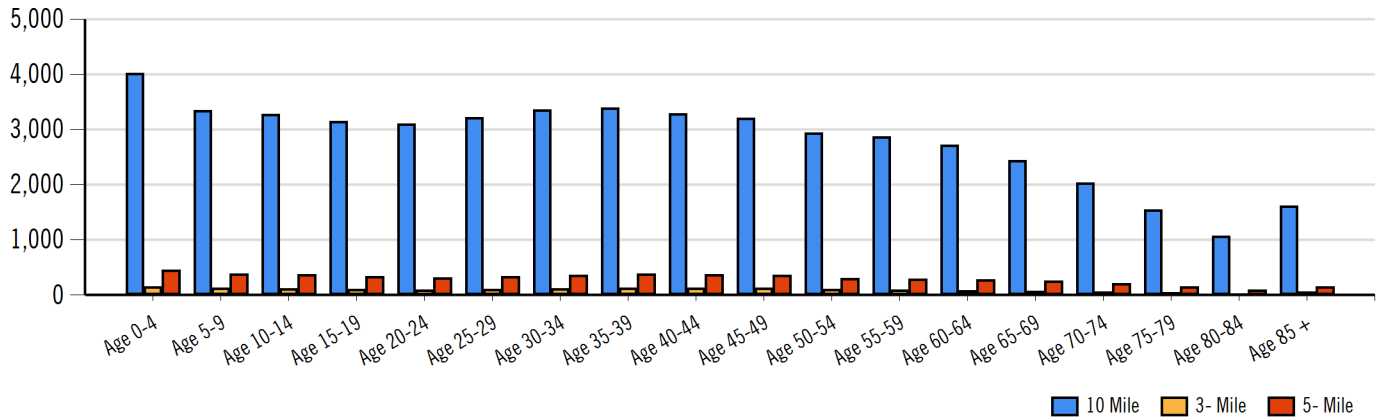
#### Population

Distance	Male	Female	Total
3- Minute	854	973	1,828
5- Minute	2,574	2,914	5,488
10 Minute	24,443	26,218	50,661

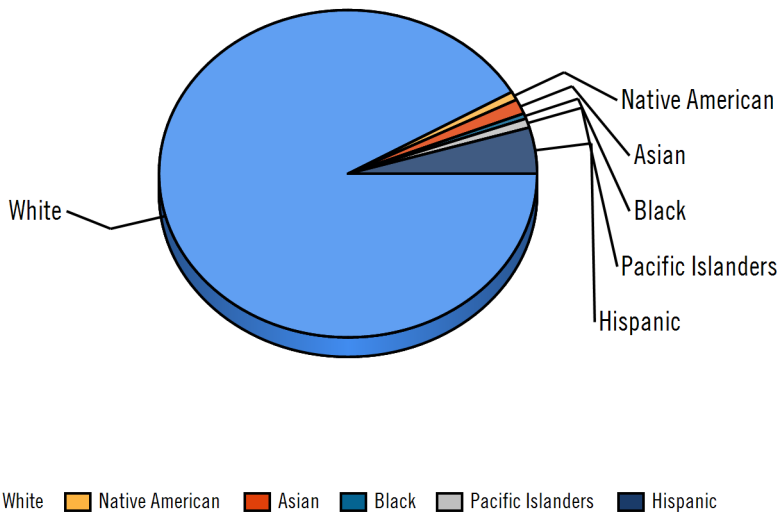


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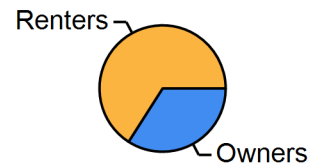
## Population by Distance and Age (2020)



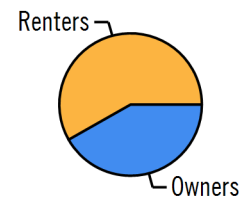
## Ethnicity within 5 Minute



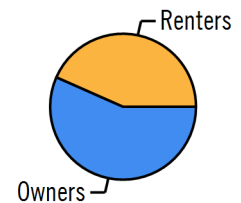
## Home Ownership 3 Minute



## Home Ownership 5 Minute



## Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	762	45	1.54 %
5-Minute	2,318	115	1.56 %
10-Minute	21,995	1,076	2.91 %



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# Country Store Feed & Pet - Former

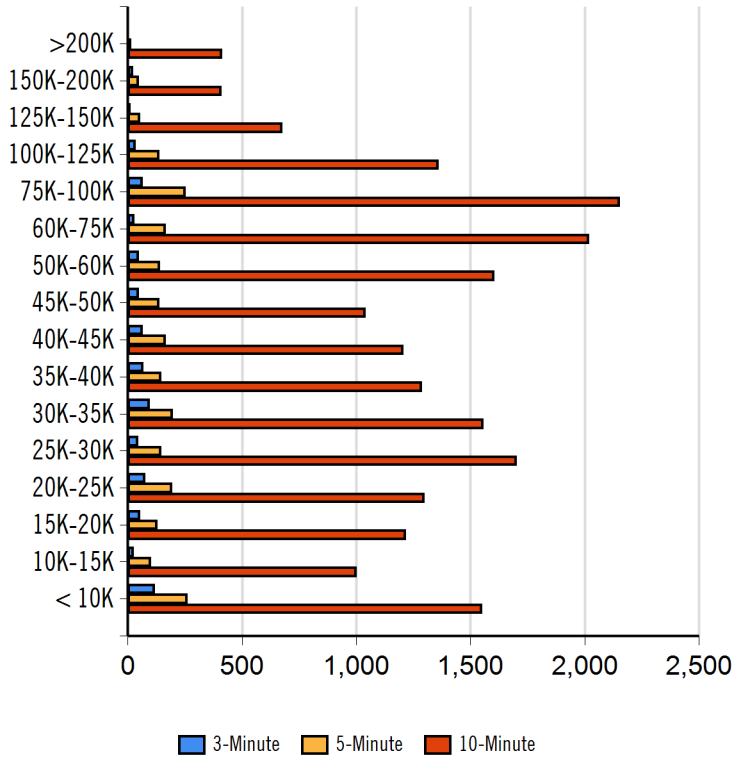
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	3	3	55	54	22	93	37	11	15	246	87	41	53
5-Minute	6	5	183	145	79	315	103	39	121	654	221	100	174
10-Minute	149	36	1,168	1,434	705	3,041	1,272	478	2,127	5,608	2,073	874	1,651

## Household Income



### Radius Median Household Income

3-Minute	\$44,188.00
5-Minute	\$48,874.13
10-Minute	\$52,766.18

### Radius Average Household Income

3-Minute	\$52,331.33
5-Minute	\$58,317.00
10-Minute	\$61,176.47

### Radius Aggregate Household Income

3-Minute	\$35,523,336.72
5-Minute	\$114,497,500.21
10-Minute	\$1,150,644,490.84

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,206	3,611	33,736
High School Grad	283	882	9,199
Some College	348	1,009	9,050
Associates	109	334	3,580
Bachelors	195	588	5,427
Masters	73	254	2,020
Prof. Degree	11	60	598
Doctorate	25	46	192

## Tapestry

	3-Minute	5-Minute	10-Minute
Expensive Homes	0 %	0 %	12 %
Households with 4+ Cars	22 %	33 %	73 %
Military Households	15 %	38 %	33 %
Mobile Homes	16 %	13 %	74 %
New Homes	28 %	22 %	51 %
New Households	44 %	51 %	82 %
Public Transportation Users	35 %	31 %	39 %
Teen's	27 %	32 %	59 %
Vacant Ready For Rent	18 %	14 %	41 %
Young Wealthy Households	0 %	0 %	42 %

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.



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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	31,747,194		95,116,241		890,947,920	
<b>Average annual household</b>	42,579		44,696		45,350	
<b>Food</b>	5,656	13.28 %	5,873	13.14 %	5,954	13.13 %
Food at home	3,821		3,923		3,949	
Cereals and bakery products	542		557		561	
Cereals and cereal products	194		198		200	
Bakery products	348		358		361	
Meats poultry fish and eggs	770		785		794	
Beef	181		184		186	
Pork	141		144		144	
Poultry	144		147		149	
Fish and seafood	121		124		126	
Eggs	63		65		65	
Dairy products	380		391		395	
Fruits and vegetables	768		791		795	
Fresh fruits	112		116		116	
Processed vegetables	151		154		154	
Sugar and other sweets	142		145		146	
Fats and oils	122		125		125	
Miscellaneous foods	719		740		742	
Nonalcoholic beverages	334		340		341	
Food away from home	1,834		1,950		2,004	
Alcoholic beverages	285		310		317	
<b>Housing</b>	15,770	37.04 %	16,380	36.65 %	16,571	36.54 %
Shelter	9,471		9,841		9,973	
Owned dwellings	5,397		5,742		5,806	
Mortgage interest and charges	2,644		2,840		2,867	
Property taxes	1,806		1,927		1,956	
Maintenance repairs	946		974		982	
Rented dwellings	3,432		3,384		3,400	
Other lodging	641		713		766	
Utilities fuels	3,877		3,971		3,973	
Natural gas	358		366		366	
Electricity	1,573		1,602		1,605	
Fuel oil	146		151		152	
Telephone services	1,201		1,232		1,229	
Water and other public services	599		619		619	
<b>Household operations</b>	1,013	2.38 %	1,081	2.42 %	1,105	2.44 %
Personal services	271		298		307	
Other household expenses	742		782		797	
Housekeeping supplies	526		551		564	
Laundry and cleaning supplies	149		153		154	
Other household products	302		319		327	
Postage and stationery	74		78		82	
Household furnishings	882		935		954	
Household textiles	64		69		71	
Furniture	172		189		202	
Floor coverings	20		21		23	
Major appliances	139		137		131	
Small appliances	78		80		84	
Miscellaneous	407		437		441	
<b>Apparel and services</b>	1,129	2.65 %	1,184	2.65 %	1,219	2.69 %
Men and boys	209		223		229	
Men 16 and over	172		186		189	
Boys 2 to 15	36		36		40	
Women and girls	418		430		445	



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Women 16 and over	343	356	373
Girls 2 to 15	75	73	72
Children under 2	86	86	88

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	31,747,194		95,116,241		890,947,920	
<b>Average annual household</b>	42,579		44,696		45,350	
<b>Transportation</b>	5,934	13.94 %	6,190	13.85 %	6,219	13.71 %
Vehicle purchases	1,342		1,407		1,408	
Cars and trucks new	671		710		713	
Cars and trucks used	633		658		658	
Gasoline and motor oil	1,968		2,022		2,013	
Other vehicle expenses	2,264		2,366		2,375	
Vehicle finance charges	149		160		159	
Maintenance and repairs	779		808		818	
Vehicle insurance	1,066		1,112		1,108	
Vehicle rental leases	268		285		289	
Public transportation	360		394		421	
<b>Health care</b>	3,438	8.07 %	3,601	8.06 %	3,587	7.91 %
Health insurance	2,295		2,383		2,374	
Medical services	689		740		736	
Drugs	344		362		360	
Medical supplies	109		114		115	
<b>Entertainment</b>	2,524	5.93 %	2,676	5.99 %	2,690	5.93 %
Fees and admissions	417		461		482	
Television radios	963		993		987	
Pets toys	920		976		988	
Personal care products	544		572		582	
Reading	47		50		52	
Education	955		1,026		1,134	
Tobacco products	402		403		403	
<b>Miscellaneous</b>	674	1.58 %	711	1.59 %	728	1.61 %
<b>Cash contributions</b>	1,203		1,241		1,229	
<b>Personal insurance</b>	4,014		4,472		4,658	
Life and other personal insurance	142		154		155	
Pensions and Social Security	3,871		4,317		4,503	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	859	737	13.67 %	302	456	295	564	69
5-Minute	2020	2,471	2,067	52.73 %	833	1,398	1,036	1,435	98
10-Minute	2020	22,025	18,750	448.16 %	6,917	13,404	12,419	9,606	1,976
3-Minute	2023	822	737	9.53 %	289	436	273	550	168
5-Minute	2023	2,366	2,067	39.19 %	799	1,338	976	1,390	374
10-Minute	2023	20,907	18,750	289.12 %	6,559	12,734	11,954	8,953	4,493



**Karla Kaley**  
karla@kpsonline.net  
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KPS Realty, LLC

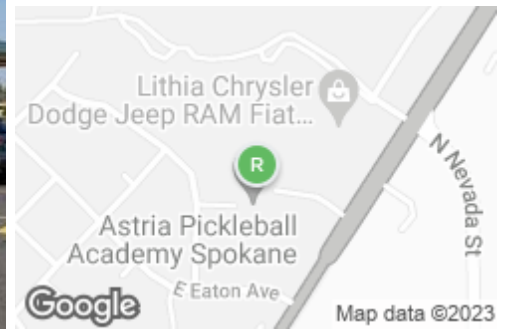
15704 E Sprague Spokane Valley, WA 99037 | 509-842-2672

## Astria Pickleball, Former Country Store

Retail: Freestanding For Sale

10505 N Newport Hwy, Spokane, WA, 99218

Prepared on June 28, 2023



### Listing Details | Retail For Sale

Total Available Space	<b>14,558 SF</b>	Financing Avail.	<b>Yes</b>
Asking Price	<b>\$3,490,000</b>	1031 Exchange	<b>Yes</b>
Listing Price Per SF	<b>\$239.73</b>	Vacant	<b>No</b>
Cap Rate	<b>5.5%</b>	Available Date	<b>Now</b>
NOI	<b>\$192,000</b>	Days On Market	<b>2 days</b>
Total Income	<b>\$192,000</b>	Date Listed	<b>6/26/2023</b>
Investment	<b>NNN</b>	Last Modified	<b>6/28/2023</b>
Possession	<b>Now</b>	Listing ID	<b>38329397</b>
Signage	<b>On Building &amp; Free-Sta...</b>	Parking Spaces	<b>-</b>
Show Instructions	<b>Call broker</b>		

### Description

Please contact the agent for more information about this property.

### Property Details

Building Class	-	Building Size	<b>14,558 SF</b>
Property Type	<b>Retail</b>	Land Size	<b>3.23 Acres / 140,699 SF</b>
Sub Type	<b>Freestanding</b>	Number of Buildings	<b>1</b>
Zoning	-	Floors	<b>1</b>
Building Status	<b>Existing</b>	Year Built	<b>2005</b>

### Contact



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509-842-2322  
karla@kpsonline.net

KPS Realty, LLC.

# Astria Pickleball-Former Country Store

10505 N Newport Hwy, Spokane, WA 99218

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, LLC has more than 30 years experience as a private Real Estate Investor and more than 14 years experience as a licensed Real Estate Broker in WA & WY.



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