

FOR SALE

APARTMENT / ASSISTED LIVING DEVELOPMENT OPPORTUNITY



16607, 16615 & 16619 E Broadway Avenue | Spokane Valley, WA 99037

KIEMLEHAGOOD

BRANDON PETERSON
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OFFERING PRICE (5 Parcels) | \$2,300,000

Offering Price 16607 E Broadway | \$650,000

Offering Price 16615 E Broadway | \$650,000

*4 Bed/2 Bath House

Offering Price 16619 E Broadway | \$1,000,000

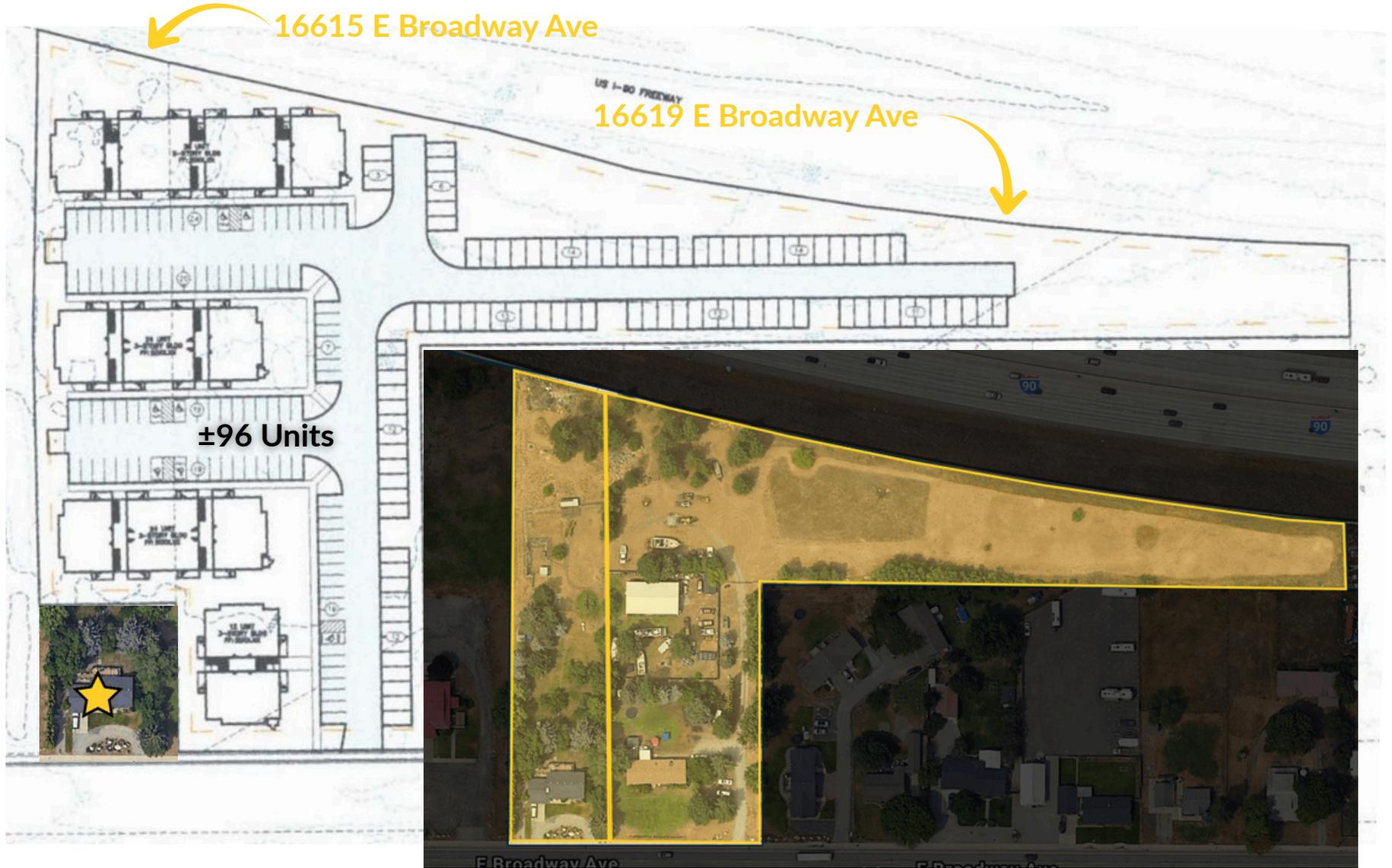
- *Parcels will be sold as a package or separately.*
- *Contact Listing Broker for more details*

PARCEL NO. | 45131.9004, 45131.9005, 45131.9006, 45131.9030, portion of 45131.9031

ZONING | RHD - Residential High Density (22 Units Per Acre)

LOT SIZE | ±6.83 Acres (±297,515 SF)

- Total of 6.83 acre site positioned for redevelopment. Per Spokane Valley RHD zoning-150 allowable apartment units (22 per acre). Basic mock up for 96 units which would maintain the 4 Br, 2 bath house for rental or re-sale purposes.
- Spokane Valley mandated by State of Washington to update their comp plan by end of 2026-possibly increasing unit density
- This is unique opportunity remaining in the heart of Spokane Valley for redevelopment. With many options for creatively identifying the best structure and timing to redevelop.
- Walking distance to Lowe's, Walmart, Big 5 Sporting Goods, Panda Express, and many other goods and services on Sullivan!
- Call to discuss some creative options on this property!





OFFERING PRICE | \$650,000

BUILDING SIZE | ±1,988 SF

PARCEL NO. | 45131.9030

ZONING | RHD - Residential High Density
(22 Units Per Acre)

LOT SIZE | ±1.19 Acres
(±51,835 SF)

**May be purchased with neighboring lot (16607 and/or 16619 E Broadway). Contact Listing Broker for details and pricing*

PROPERTY OVERVIEW | 16619 E Broadway Ave APARTMENT / ASSISTED LIVING DEVELOPMENT OPPORTUNITY **FOR SALE**



OFFERING PRICE | \$1,000,000

3/BR, 2 BTH MFH | ±1,848 SF

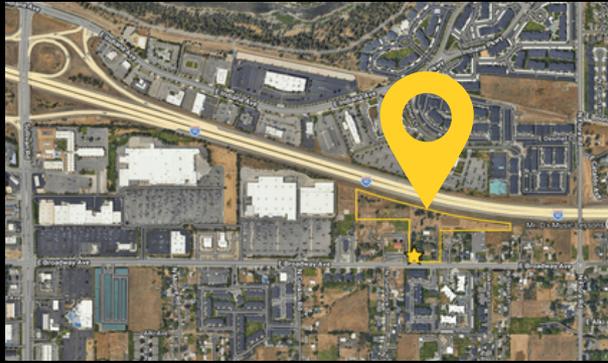
SHOP | ±1,496 SF

PARCEL NO. | 45131.9004, 45131.9005, 45131.9006

ZONING | RHD - Residential High Density (22 Units Per Acre)

LOT SIZE | ±3.64 Acres (±158,558 SF)

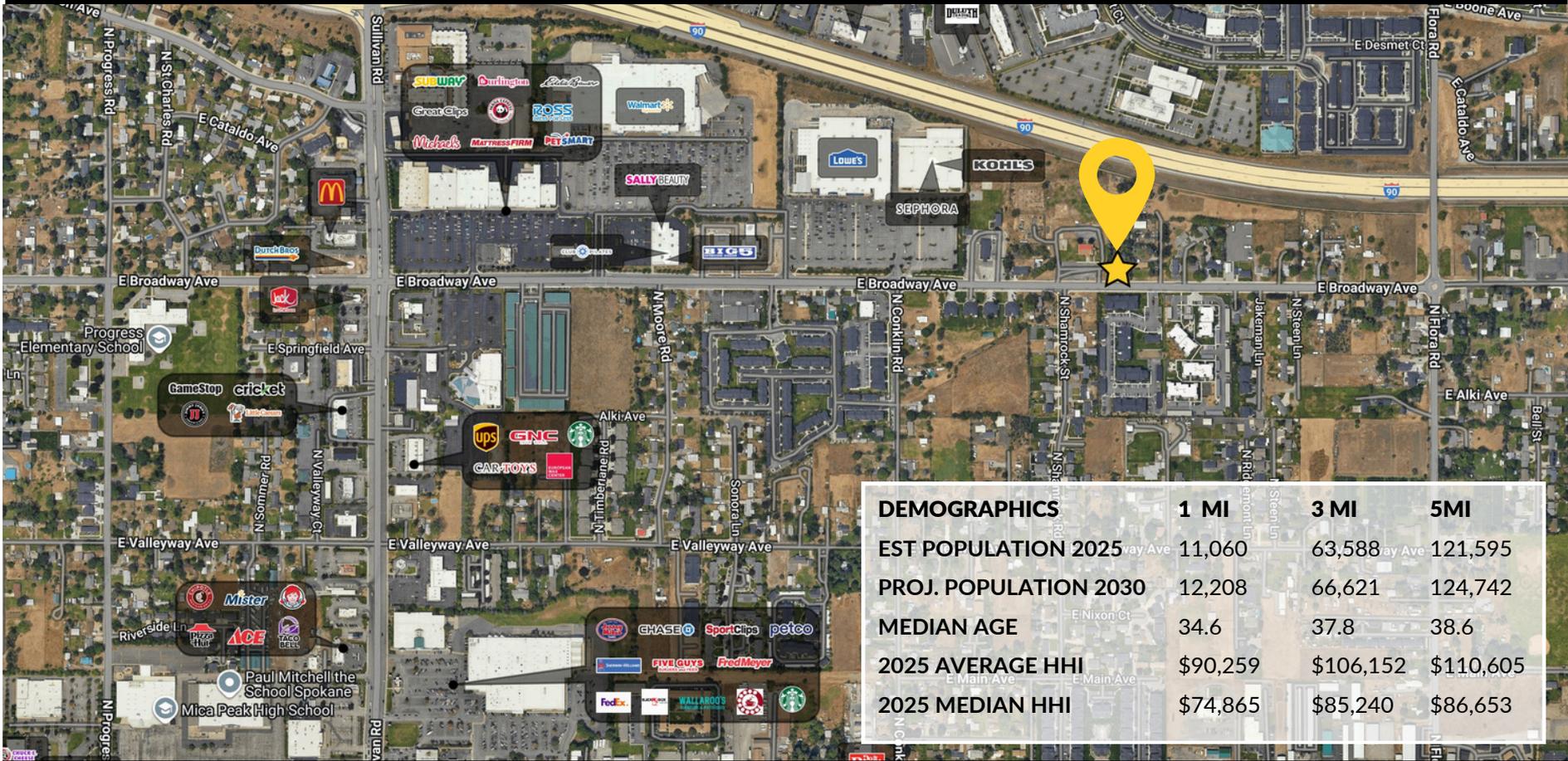
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VIEW LOCATION



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DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	11,060	63,588	121,595
PROJ. POPULATION 2030	12,208	66,621	124,742
MEDIAN AGE	34.6	37.8	38.6
2025 AVERAGE HHI	\$90,259	\$106,152	\$110,605
2025 MEDIAN HHI	\$74,865	\$85,240	\$86,653

TRAFFIC



Interstate 90 ±91,148 ADT
 S Sullivan Road ±34,774 ADT
 E Broadway Avenue ±5,340 ADT
 N Flora Road ±3,801 ADT

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