

HEAVY TRAFFIC LAND CORNER FOR SALE

CORNER PARCEL ALONG BARKER NEAR I-90 ROUNDABOUT

624 N. BARKER RD.
SPOKANE VALLEY, WA 99016



OFFERING SUMMARY

Price \$1,677,924

\$/SFT \$18/SFT

Land Area 2.14 AC (93,218 SFT)

Zoning Regional Commercial (RC)

APN 55173.0517

*Seller financing is available



[PROPERTY VIDEO - CLICK HERE](#)

Located at the corner of Barker Road and Alki Avenue, this high-visibility land parcel benefits from exceptional daily traffic flow in one of Spokane Valley's fastest-growing corridors. Positioned just off the I-90 roundabout, the site offers unmatched accessibility and exposure to thousands of passing vehicles each day. With strong surrounding development and easy connectivity to major arterials, 624 N. Barker Rd presents a prime opportunity for retail, service, or commercial users seeking a strategic, high-traffic location.

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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*** POTENTIAL GAS STATION RENDERING**



*** POTENTIAL SHOPPING CENTER RENDERING**

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624 N. BARKER RD. SPOKANE VALLEY, WA

Price: \$1.678M
\$/SFT: \$18
Zoning: RC

Land Area:
2.14 AC | 93,218 SFT



22411 APPLEWAY AVE. LIBERTY LAKE, WA

Sold May 2025 : \$1.77M
\$19.54/SFT
Zoning: Industrial

Land Area:
2.08 AC | 90,605 SFT



3072 S. GRAND BLVD. SPOKANE, WA

Sold May 2025 : \$840K
\$32.94/SFT
Zoning: CC1

Land Area:
0.59 AC | 25,500 SFT



8122 E. SPRAGUE AVE. SPOKANE VALLEY, WA

Sold Nov. 2024 : \$1.18M
\$20.43/SFT
Zoning: RC

Land Area:
1.32 AC | 57,527 SFT

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DEMOGRAPHICS	1 MILE	3 MILE
Population	8,865	46,739
Households	3,288	18,402
Median Age	41	40
Median HH Income	\$84,475	\$84,441
Daytime Employees	1,371	22,052
Population Growth '24-'29	4.14%	3.25%
Household Growth '24-'29	4.11%	3.20%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Appleway Ave.	E. Corbin Pl. W	15,346
N. Barker Rd.	E. Cataldo Rd. N	13,523
N. Barker Rd.	E. Alki Ave. S	11,376

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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