

# FOR SALE



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FORMER COSTCO | DOWNTOWN PERIPHERY

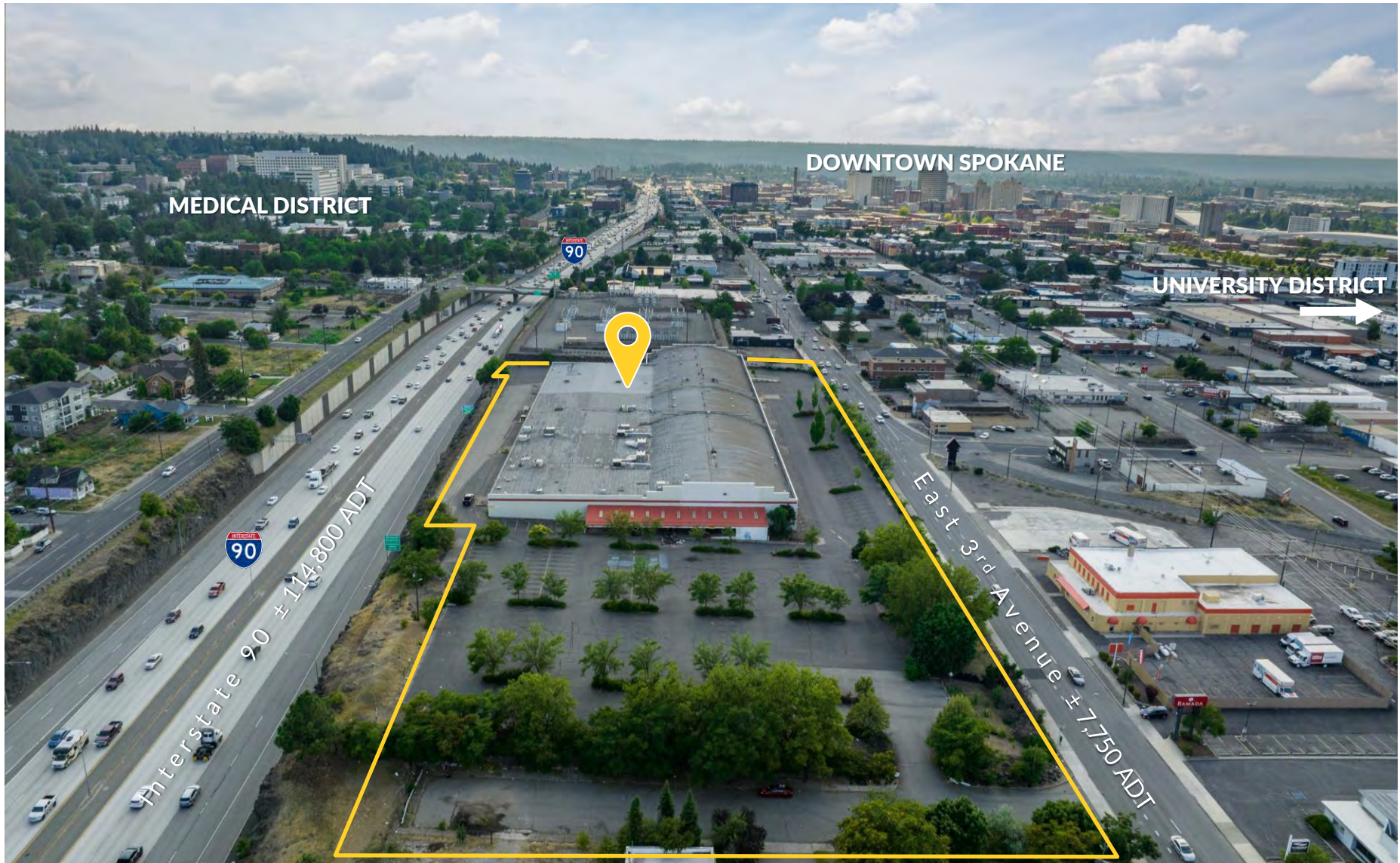
922 E 3<sup>rd</sup> Avenue  
Spokane, WA 99202

**TIM KESTELL, BROKER**  
| 509.755.7542  
tim.kestell@kiemlehgood.com

**KIEMLE  
HAGOOD**



**INCREDIBLY RARE OPPORTUNITY** to acquire approximately 8 acres on the periphery of Downtown Spokane. The location is on the south border of the University District's expansion zone with approximately 925' of frontage on both 3<sup>rd</sup> Avenue and Interstate 90. The property benefits from being located in the opportunity zone. The zoning is General Commercial with a 150' height limit (GC-150) which allows for expansive future development options including retail, office, distribution center, multi-family, medical, schools, etc.





# PROPERTY INFORMATION

## Warehouse / Land Development Opportunity

922 E 3<sup>rd</sup> Avenue  
Spokane, WA 99202

### Sale Price:

Contact Listing Broker

### Building Size:

± 129,600 SF

### Lot Size:

± 348,742.8 SF

± 8.01 AC

### Zoning:

General Commercial (GC-150)

### Parcel Number:

35201.5104

### Parking Field:

± 200,000 SF

### Year Built:

1951 & 1981

### Dock High Doors:

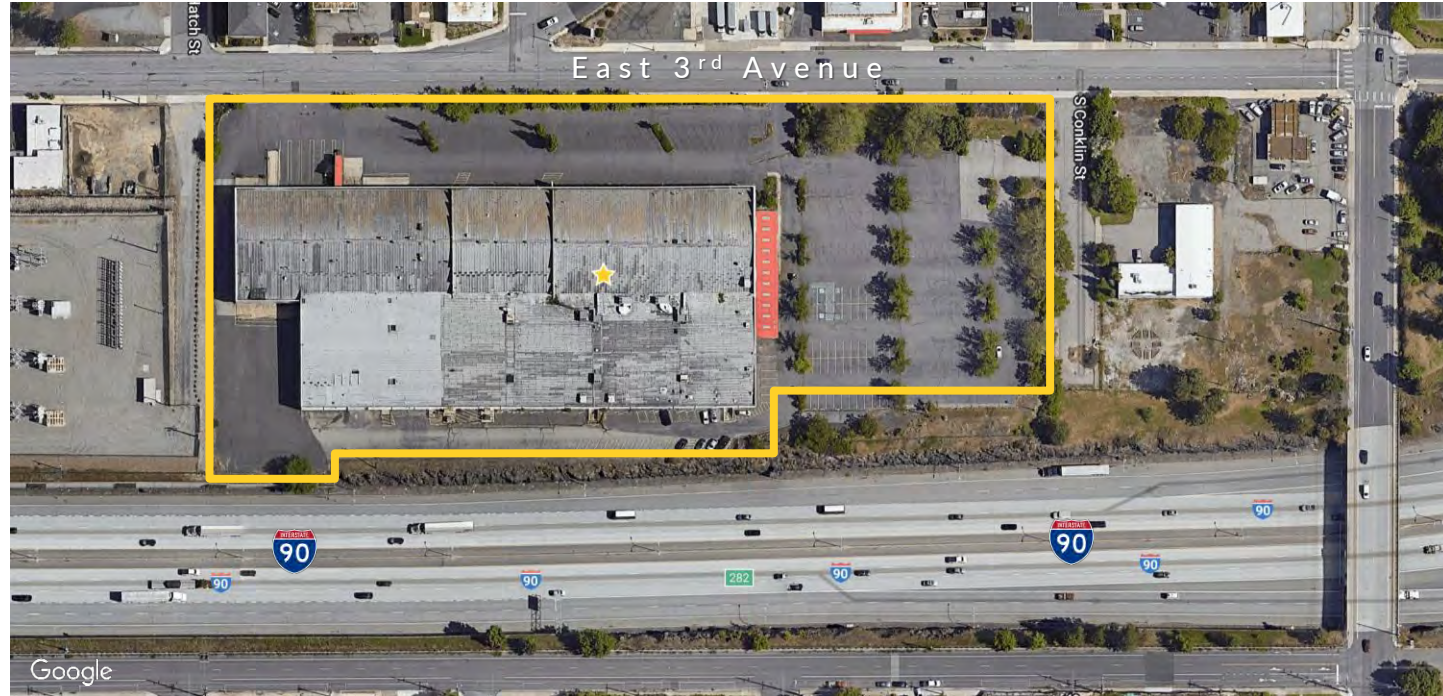
(6) - 8' x 10'

### Grade Level Doors:

(1) - 10' x 10' (ramped)

(1) - 20' x 14'

(3) - 14' x 14'





# SITE PHOTOS

## Warehouse / Land Development Opportunity

922 E 3<sup>rd</sup> Avenue  
Spokane, WA 99202





# DEMOS & TRAFFIC

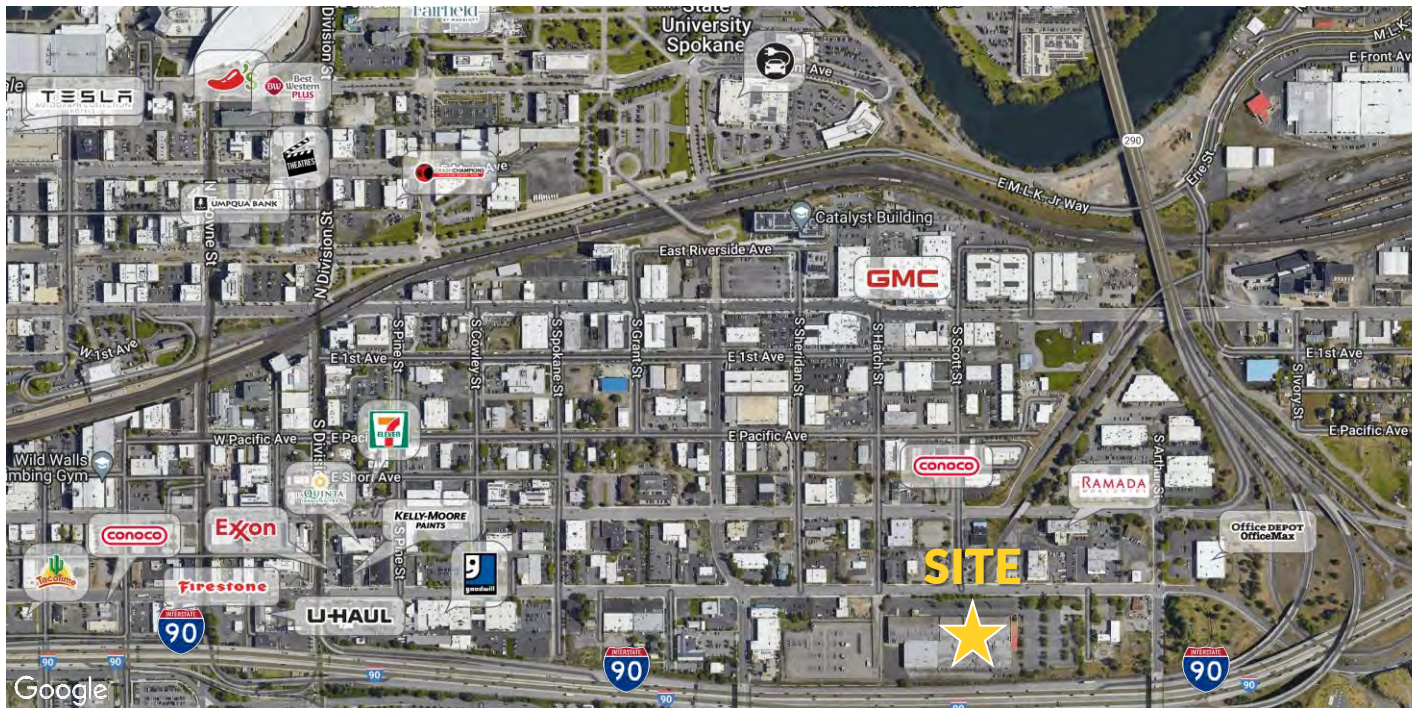
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## DEMOGRAPHICS

	1MI	3MI	5MI
Estimated Population 2023	13,462	122,846	228,505
Projected Population 2028	14,259	126,615	234,250
Projected Annual Growth (23-28)	1.2 %	0.6 %	0.5 %
Estimated Households 2023	5,286	52,157	96,619
Average Household Income 2023	\$76,338	\$91,715	\$94,526
Median Household Income 2023	\$52,198	\$66,455	\$69,346
Median Age 2023	35.0	36.3	36.6
Estimated Daytime Demographic 2023	24,932	119,891	185,848

## TRAFFIC COUNTS

**Interstate 90:**  
± 114,800 ADT  
**East 3<sup>rd</sup> Avenue:**  
± 7,750 ADT



# WAREHOUSE / LAND DEVELOPMENT OPPORTUNITY

922 E 3<sup>rd</sup> Avenue - Spokane, WA 99202



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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For more information on this opportunity:



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CREATING REAL ESTATE SOLUTIONS