

FOR SALE

RETAIL

11211 E. SPRAGUE AVE & 21 N. SKIPWORTH RD.
SPOKANE VALLEY, WA 99206



DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Price \$2,372,250

\$/SFT \$150/SFT

11211 E. Sprague 7,535 SFT

21 N. Skipworth 8,280 SFT

Total SFT 15,815 SFT

Land Area 1.29 AC

APN 45163.0542

45163.0541

 [PROPERTY VIDEO - CLICK HERE](#)

Steven Daines
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3029 E Boone Ave
Spokane, WA 99202
www.dainescapital.com

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Property Summary

11211 E. Sprague Ave.

Year Built 1979

Total SFT 7,535 SFT

Parcel Size .65 AC

Parking 34 Stalls

Zoning CMU

PROPERTY OVERVIEW

Discover a rare opportunity at 11211 E. Sprague Ave, a prime location in Spokane Valley. This property offers high visibility on a bustling main street, ample parking, and easy access to nearby amenities. Whether you're expanding your business or seeking a stable asset, this versatile space is ready to meet your needs and drive growth.

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Property Summary 21 N. Skipworth Rd.

Year Built 1983

Total SFT 8,280 SFT

Parcel Size .64 AC

Parking 17 Stalls

Zoning CMU

PROPERTY OVERVIEW

A former retail strip mall - the building has been used as a storage facility most recently. There are 5 potential storefronts - along with 2 large grade level doors. This building could be an ideal warehouse/office or turned back into an investable retail strip mall.

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DEMOGRAPHICS

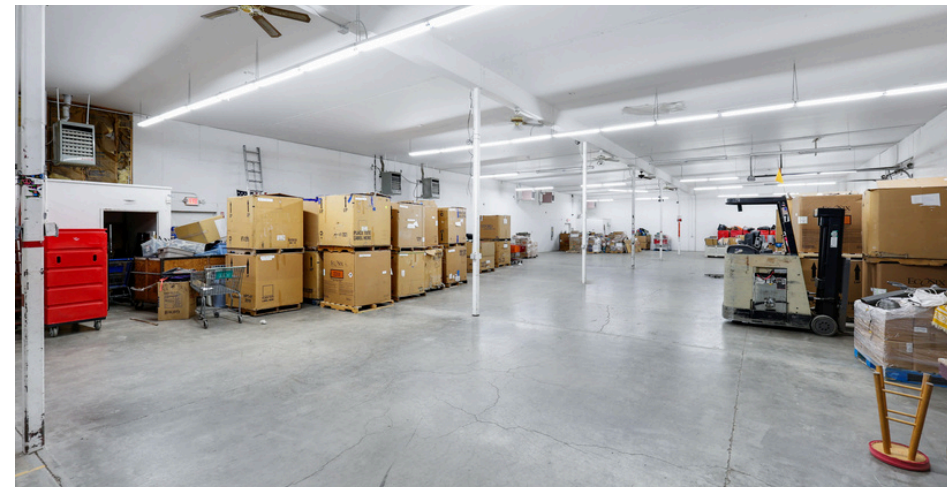
	1 MILE	3 MILE
Population	13,478	80,662
Households	5,524	32,729
Median Age	38	38
Median HH Income	\$56,500	\$61,244
Daytime Employees	6,223	39,583
Population Growth '24-'29	6.12%	6.37%
Household Growth '24-'28	6.35%	6.54%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Sprague Ave.	N. Skipworth Rd.	21,162
E. Sprague Ave.	N. Gillis Rd.	20,929
E. Sprague Ave.	N. Bowdish Rd.	22,876



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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