

**FOR SALE**  
**RETAIL/WAREHOUSE SPACE**

1625 W BROADWAY AVE  
SPOKANE, WA 99201



**Sale Price \$625,000.00**

**NAI Black**

**KAYLA SAUNDERS, CCIM**

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SPOKANE, WA 99201



## PROPERTY HIGHLIGHTS

- Lot Size: ± 5,936 SF
  - Building Size: ± 4,910 SF
  - 3 Phase Power
  - One overhead Door
- Great location near Downtown Spokane & Kendall Yards
- Traffic Counts:
    - N Maple St: 45,000 ADT
    - W Broadway Ave: 3,000 ADT
  - CC1, NC Zoning allows for a variety of uses including Retail, Office, and Light Industrial

## PROPERTY OVERVIEW

This well-located commercial property offers a highly functional building with strong utility features, excellent street exposure, and flexible zoning suited for a variety of uses. Its proximity to Downtown Spokane and Kendall Yards enhances convenience and visibility, making it an ideal option for businesses seeking a centrally positioned and adaptable space.



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**\$625,000**  
Sale Price

Positioned near Downtown Spokane and the vibrant Kendall Yards neighborhood, this versatile commercial building offers strong visibility and convenient access. The property sits within an active corridor surrounded by established businesses, services, and growing residential pockets.



**CC1 NC**  
Zoning

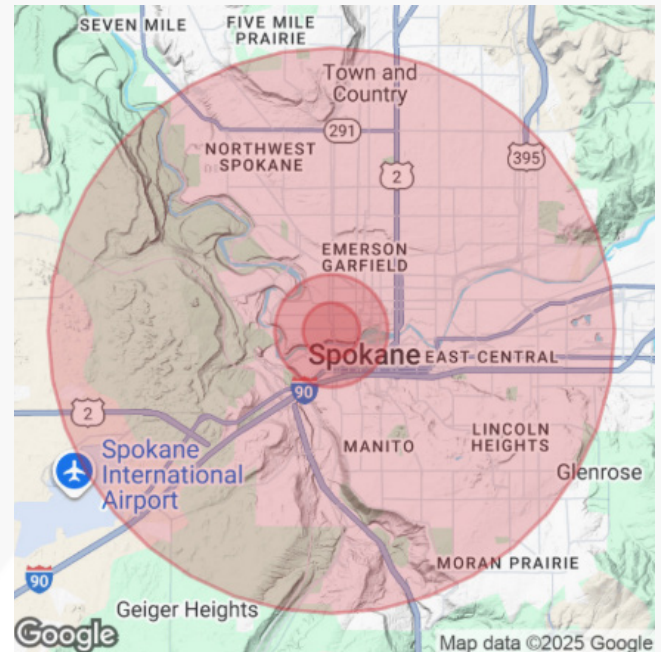
The building features a functional layout supported by key utility infrastructure, including three-phase power and an overhead door, making it suitable for a wide range of operational needs. Its efficient footprint and manageable lot size provide flexibility for users seeking a balance of workspace and accessibility.



**± 5,963 SF**  
Lot Size

Located along well-traveled routes with strong traffic counts, the site benefits from consistent exposure and easy customer access. CC1 and NC zoning broaden the potential for retail, office, and light-industrial uses, creating a strategic opportunity for both owner-users and tenants.

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	5,003	17,338	218,426
Avg. Age	41	41	40
Avg. Age (Male)	40	40	39
Avg. Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	2,322	8,656	90,809
# of Persons per HH	2.2	2.0	2.4
Avg. HH Income	\$73,598	\$65,456	\$86,340
Avg. House Value	\$518,640	\$412,579	\$417,196



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# RENDERINGS & PHOTOS

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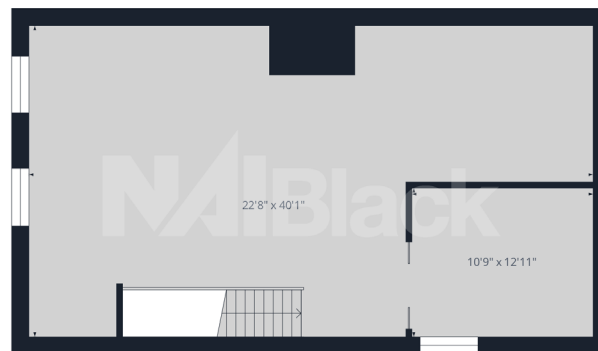
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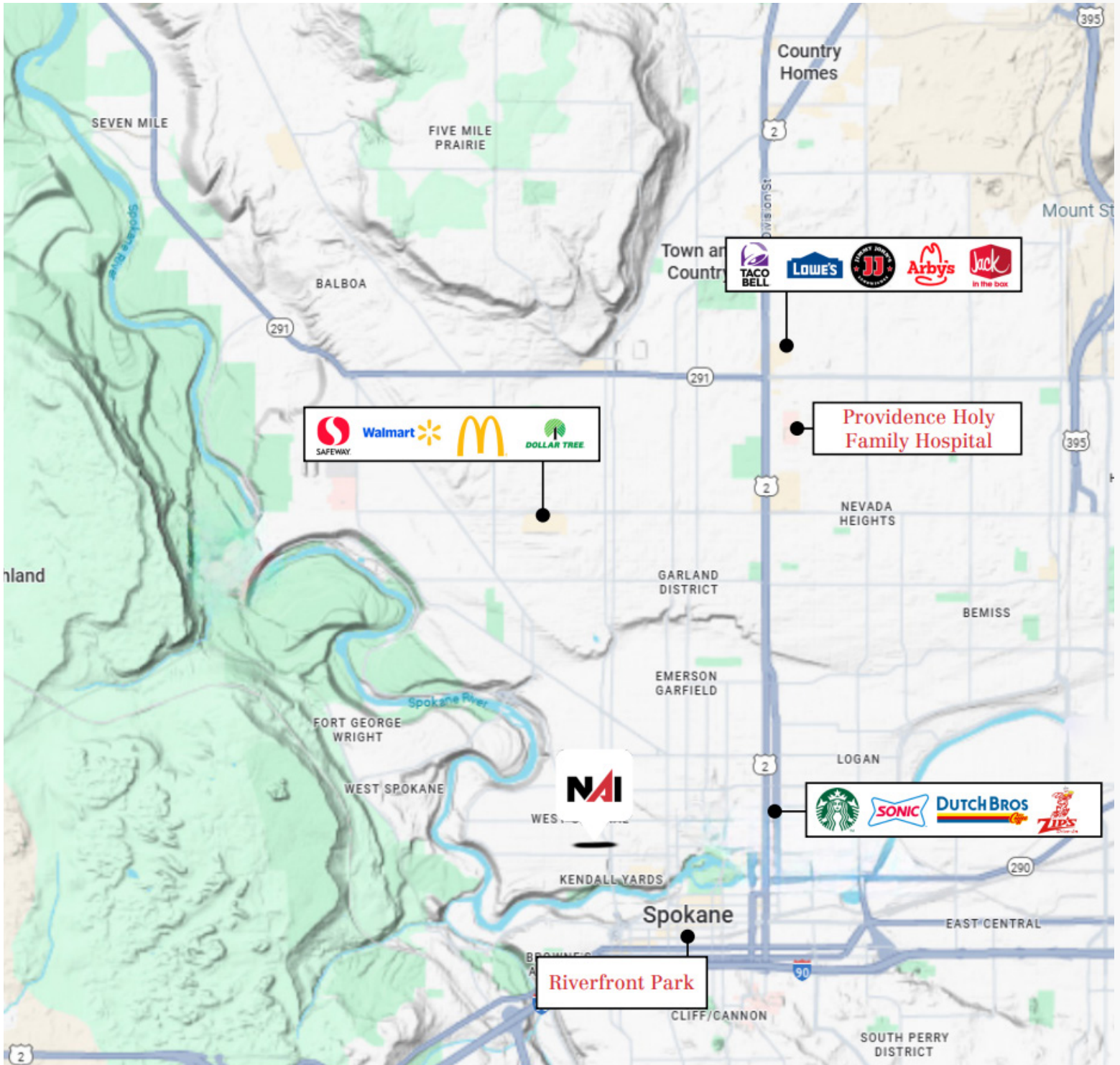
Floor 1

*\*Floorplans are for illustration purposes only*



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