

# DEVELOPMENT OPPORTUNITY FOR SALE



**OFFER #1: \$2.5M | OFFER #2: \$1.5M | OFFER #3: \$1M**

1306 N. Monroe Street & 1315 N. Lincoln Street  
Spokane, WA 99201

**TIM KESTELL, BROKER**  
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**KIEMLE  
HAGOOD**

# OFFERING #1

1306 N. Monroe Street & 1315 N. Lincoln Street  
Spokane, WA 99201

## DEVELOPMENT OPPORTUNITY FOR SALE

# \$2.5 MILLION

### Parcel Numbers:

35182.1104 + 35182.1103

### Total Land Size:

± 38,340 SF (± .88 Acres)

### Building Area:

- Main Building: ± 27,634 SF  
- Garage/Shop: ± 2,300 SF  
Total ± 29,934 SF

### Parking:

± 60 Stalls (Assuming 350 SF per vehicle and circulation)

### Utilities:

- Water: 12' Min in Monroe St. & 6" Main in Sharp Ave.
- Sewer:
  - 8" Gravity Main in Monroe St.
  - 8" Gravity Main in Lincoln St.

### Access & Location:

- Approx. ½ a city block with multiple access points.
- Northern periphery of Downtown Spokane.

### Zoning:

CC2 – DC (Center & Corridor District Center)





## OFFERING #2

1306 N. Monroe Street & 1315 N. Lincoln Street  
Spokane, WA 99201

DEVELOPMENT OPPORTUNITY  
FOR SALE

**\$1.5 MILLION**

### Parcel Numbers:

34182.1104 & A Portion of 35182.1103

### Total Land Size:

± 25,000 SF

### Building Area:

- Main Building: ± 27,634 SF
- Garage/Shop: ± 2,300 SF
- Total ± 29,934 SF

### Zoning:

CC2 – DC (Center & Corridor District Center)



Former School  
35182.1204



## OFFERING #3

1306 N. Monroe Street & 1315 N. Lincoln Street  
Spokane, WA 99201

DEVELOPMENT OPPORTUNITY  
FOR SALE

**\$1 MILLION**

### Parcel Numbers:

A Portion of 35182.1103

### Total Land Size:

± 15,000 SF

### Zoning:

CC2 – DC (Center & Corridor District Center)



Drwing School  
Temporarily Closed  
351821204





## PROPERTY HIGHLIGHTS

1306 N. Monroe Street &  
1315 N. Lincoln Street  
Spokane, WA 99201

- **Excellent Periphery Location**
- **Floor Plans & Drawings Available**
- **Potential Location Development Benefits:**
  - **New Market Tax Credit**
  - **General Facilities Connection Waiver**
  - **Multi-Family Tax Exemption**
  - **Tax Increment Financing**
  - **Opportunity Zone Benefits**
  - **Spokane Target Investment Area**
  - **Low Income Housing Tax Credit**

## INTERIOR DEMOED AND REBUILD READY



## DEMOGRAPHICS



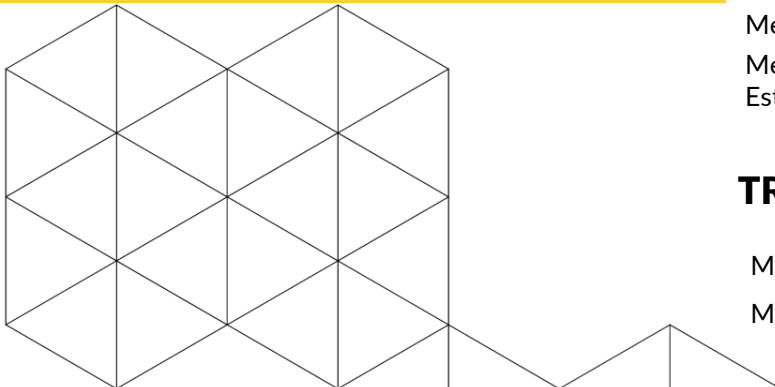
	1MI	3MI	5MI	10MI
Estimated Population (23)	17,698	123,443	232,066	406,394
Projected Population (28)	17,986	126,494	237,971	422,548
Projected Annual Growth (23-28)	0.3 %	0.5 %	0.5 %	0.8%
Estimated Households (23)	7 490	52,343	97,508	165,211
Average Household Income (23)	\$65,284	\$84,805	\$91,585	99,719
Median Household Income (23)	\$49,005	\$60,684	\$67,456	\$74,511
Median Age (23)	34.8	34.9	36.3	37.4
Estimated Daytime Demographic (23)	39,145	114,943	189,270	328,784

## TRAFFIC COUNTS



Monroe & Sinto: ± 17,571 ADT

Monroe & Sharp: ± 17,687 ADT

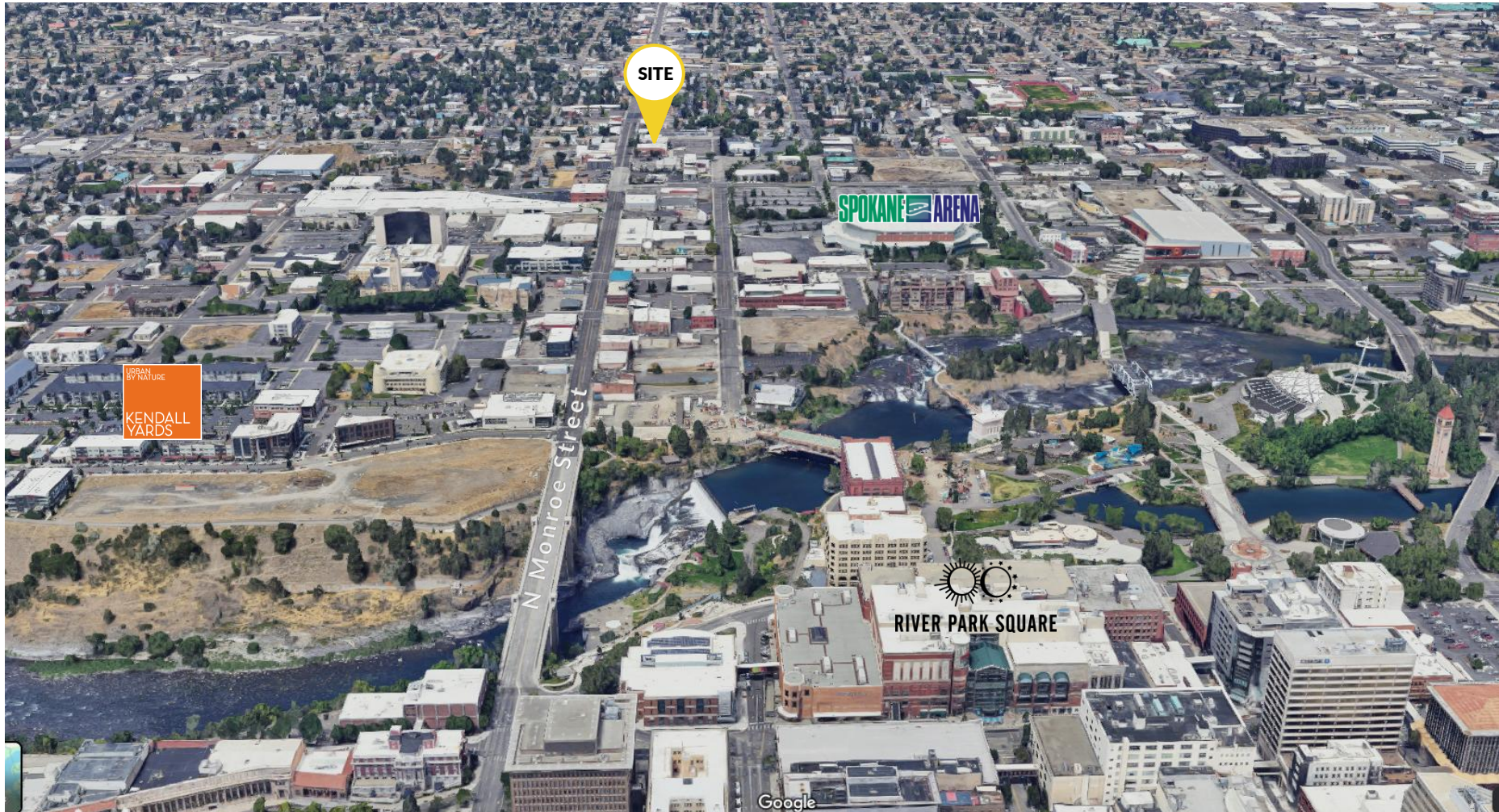




# THE AREA

1306 N. Monroe Street & 1315 N. Lincoln Street  
Spokane, WA 99201

DEVELOPMENT OPPORTUNITY  
FOR SALE







EXTERIOR  
PHOTOS





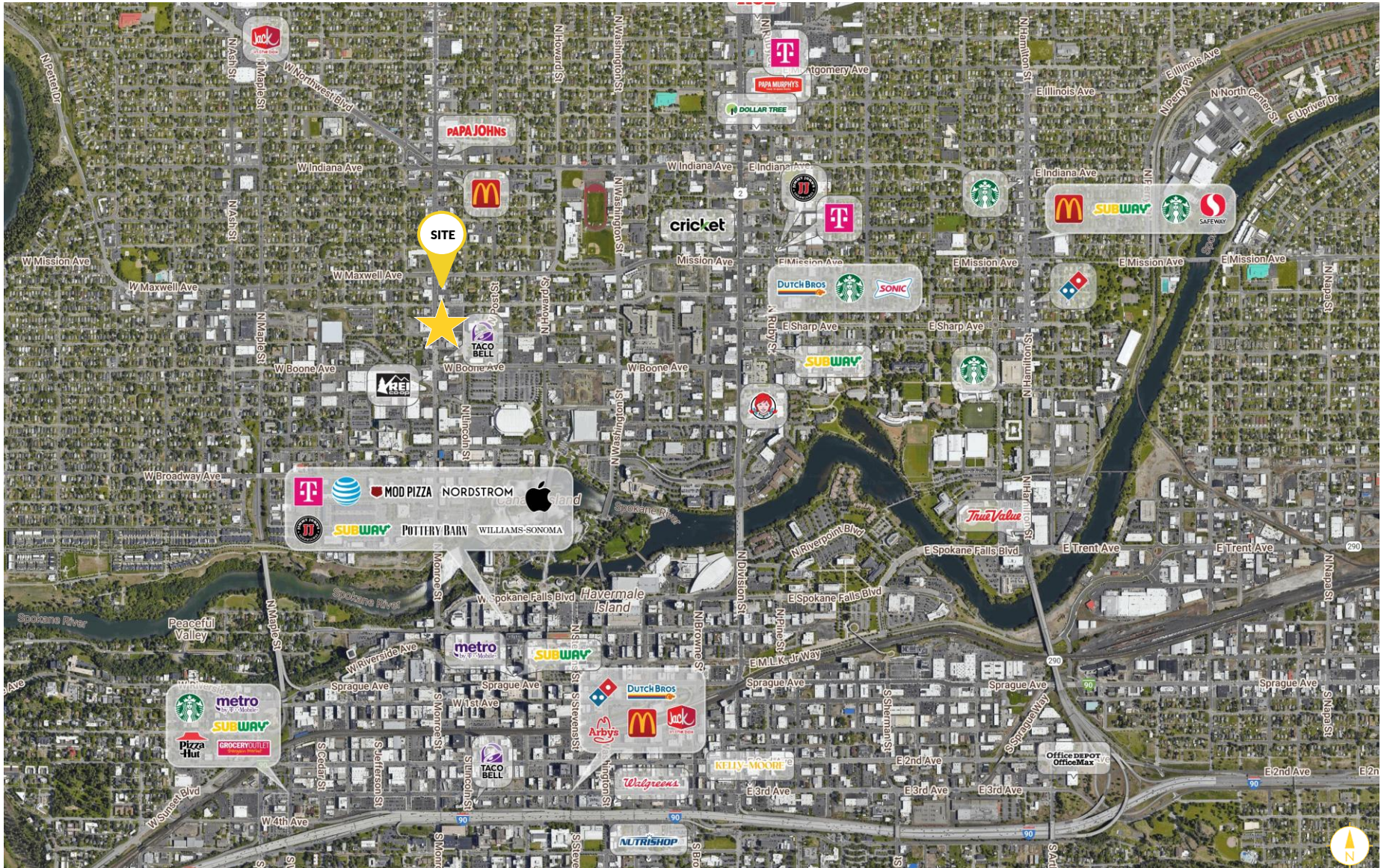
# INTERIOR PHOTOS





# AERIAL VIEW

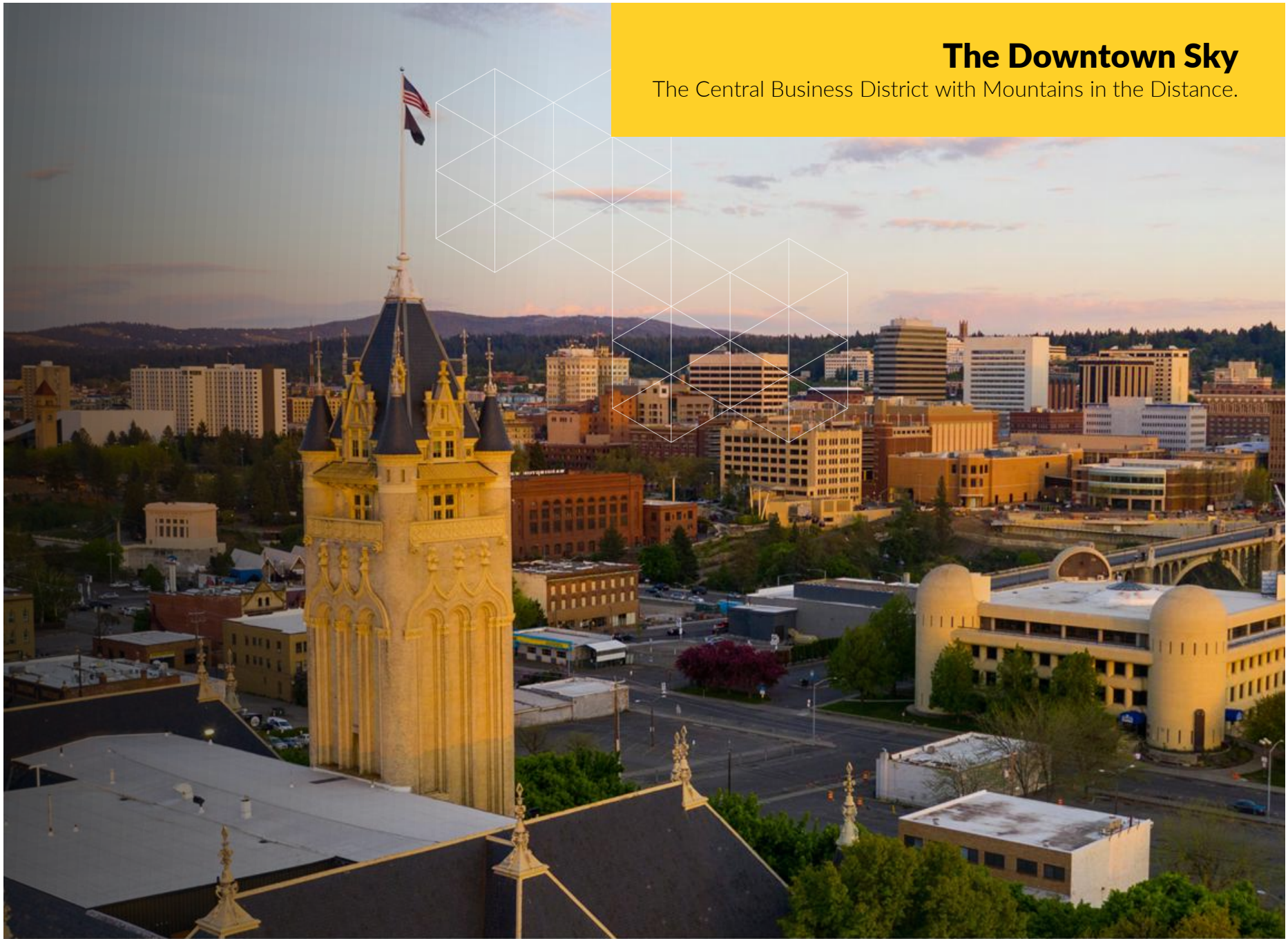
1306 N. Monroe Street & 1315 N. Lincoln Street  
Spokane, WA 99201





# The Downtown Sky

The Central Business District with Mountains in the Distance.





# REGIONAL HIGHLIGHTS

## Spokane County

Spokane, Washington / Coeur d'Alene, Idaho

**Combined MSA Area 787,939**

2023 Estimated Population

### Demographics



2023  
Estimated  
Population  
554,484



2023  
Estimated  
Businesses  
21,728



2023  
Estimated  
Median HHI  
\$71,152



2023  
Projected  
Population Growth  
0.9%

*Data Source: US Census Bureau & Regis Pro*

#### Spokane, WA

Estimated Population (23)	234,214
Projected Population (28)	239,801
Census Population (20)	229,057
Historical Annual Growth (10-20)	0.9%
Projected Annual Growth (23-28)	0.5%
Estimated Households (23)	97,942
Average Household Income (23)	\$94,395
Median Household Income (23)	\$63,144
Median Age (23)	35.6
Estimated Total Businesses (23)	11,350
Estimated Daytime Demographic (23)	188,728

#### Spokane County, WA

Estimated Population (23)	554,484
Projected Population (28)	579,929
Census Population (20)	539,339
Historical Annual Growth (10-20)	1.4%
Projected Annual Growth (23-28)	0.9%
Estimated Households (23)	221,135
Average Household Income (23)	\$102,777
Median Household Income (23)	\$71,152
Median Age (23)	36.1
Estimated Total Businesses (23)	21,728
Estimated Daytime Demographic (23)	384,947





# The Historic Monroe Street Bridge

This stunning bridge stands over Spokane Falls in the heart of the City.



# HIGHER EDUCATION

## Colleges and Universities



**Public Undergraduate and  
Graduate University  
Founded in 1882**

Number of Students: +/-10,892  
City: Cheney and Spokane  
Two campus site. Main campus in  
Cheney.



**Community College for  
Extended Learning  
Founded in 1963**

Number of Students: +/-7,081  
City: Spokane  
Two city locations.



**Private Undergraduate and  
Graduate University, Law School  
Founded in 1887**

Number of Students: +/-7,381  
City: Spokane



**Private Undergraduate and  
Graduate University  
Founded in 1890**

Number of Students: +/-2,592  
City: Spokane



**Public Undergraduate and  
Graduate University,  
Medical School  
Founded in 1889**

Number of Students: +/-29,843  
City: Pullman and Spokane  
Main campus in Pullman  
Distance to Pullman: 72 mi



**Public Undergraduate and  
Graduate University  
Founded in 1889**

Number of Students: +/-11,507  
City: Moscow, Idaho  
Distance: 90 miles

## Higher Education Breakdown



### Spokane County

Associate Degree: 13.2%

Bachelor Degree: 21.0%

Graduate Degree: 12.1%

Any College (Some or Higher): 71.4%



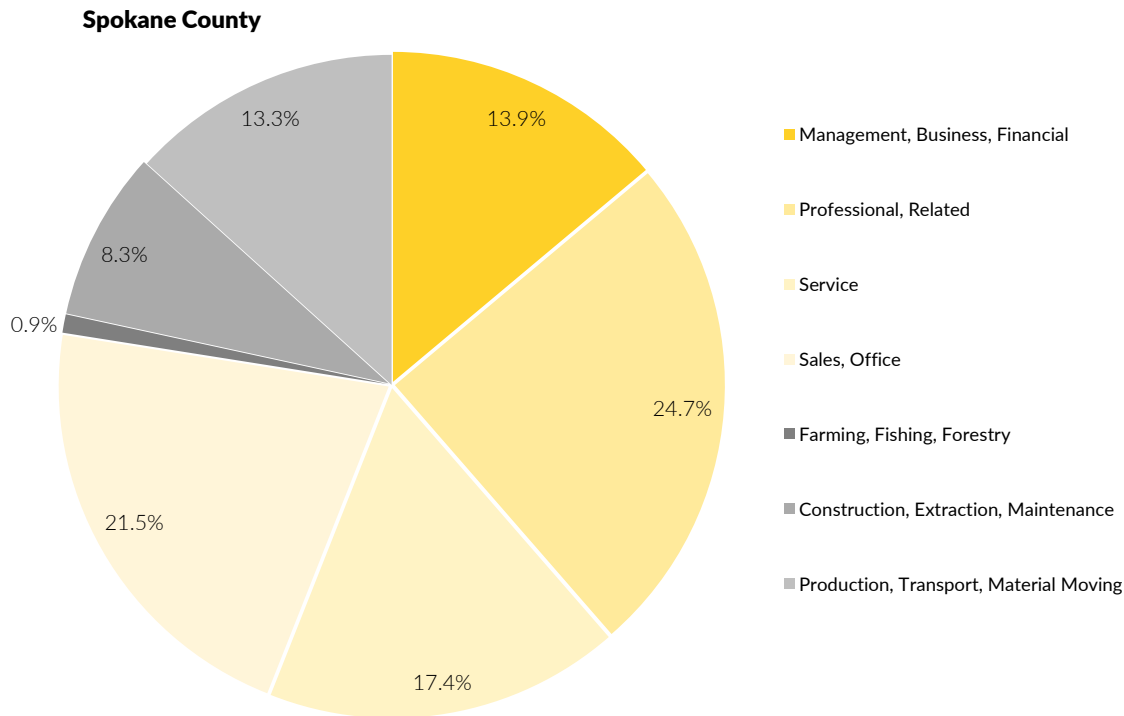
# BUSINESS SECTOR

## Spokane County

### Current Unemployment Rate

Spokane County 5.0%  
City of Spokane 5.3%

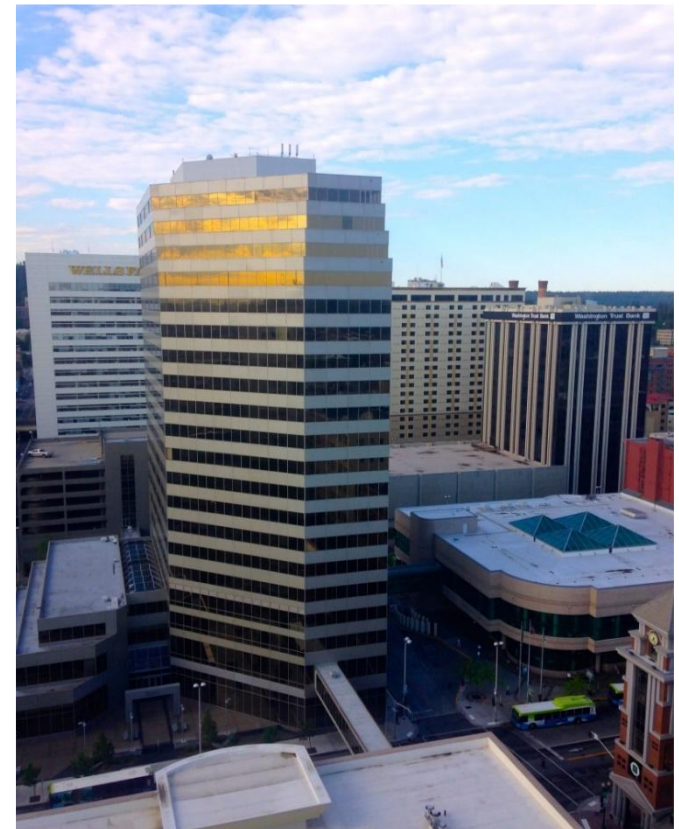
### Industry Breakdown



### Occupational Classifications

Blue Collar: 104,087 Employees

White Collar: 156,981 Employees





# The Natural Beauty of the Region

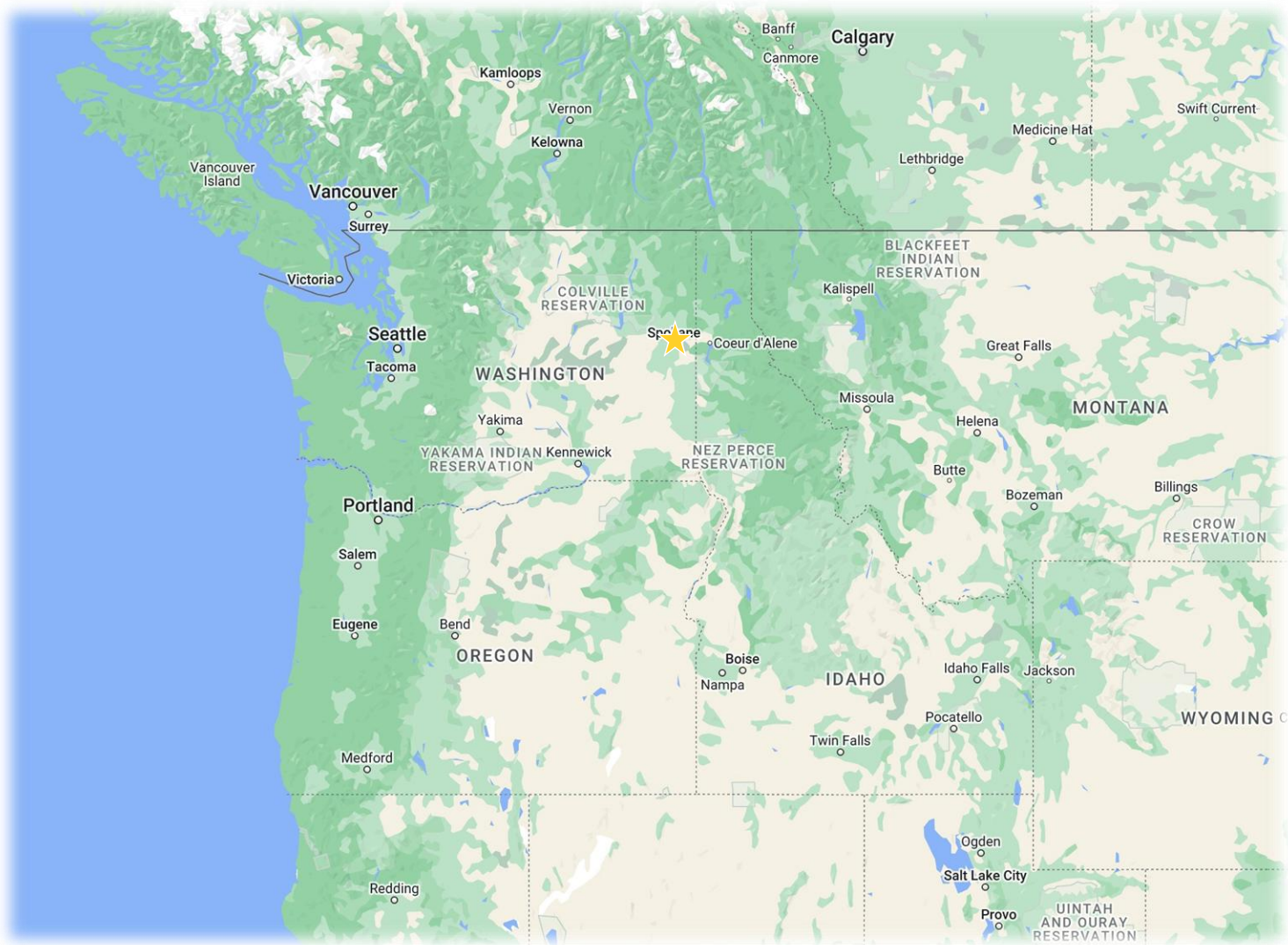
Riverside State Park – The Bowl & Pitcher Recreation Area





# THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



## Distance to



### Coeur d'Alene, ID

39 min | 34.2 mi

### Tri Cities, WA

2 hrs 7 min | 143 mi

### Missoula, MT

3 hrs 5 min | 199 mi

### Seattle, WA

4 hrs 15 min | 279 mi

### Portland, OR

5 hrs 23 min | 353 mi

### Boise, ID

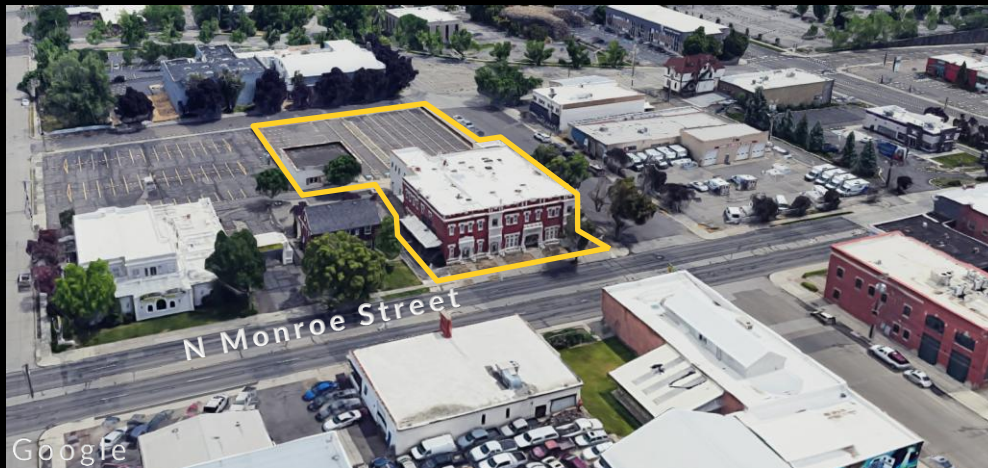
6 hrs 23 min | 427 mi



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For more information on this opportunity:



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