



**ARCHITECTURAL RENDERING –
CONCEPTUAL DESIGN BY BERNARDO WILLS**

PRELIMINARY SITE PLAN LOT #1

Total Available SFT 12,500 SFT

Minimum Lease SFT 1,000 SFT

Lease Rate Call Broker

Parking Ratio 5.17/1000

Lot #1 Est. Completion May 2027

Landlord will pay 4% commission to tenant rep with lease agreement signed before end of 2026.

- Office/Medical Office Focus
- Unbeatable I-90 frontage and access
- Zoning: C-2 Freeway Commercial
- Robust economic growth attracting a wide range of industries

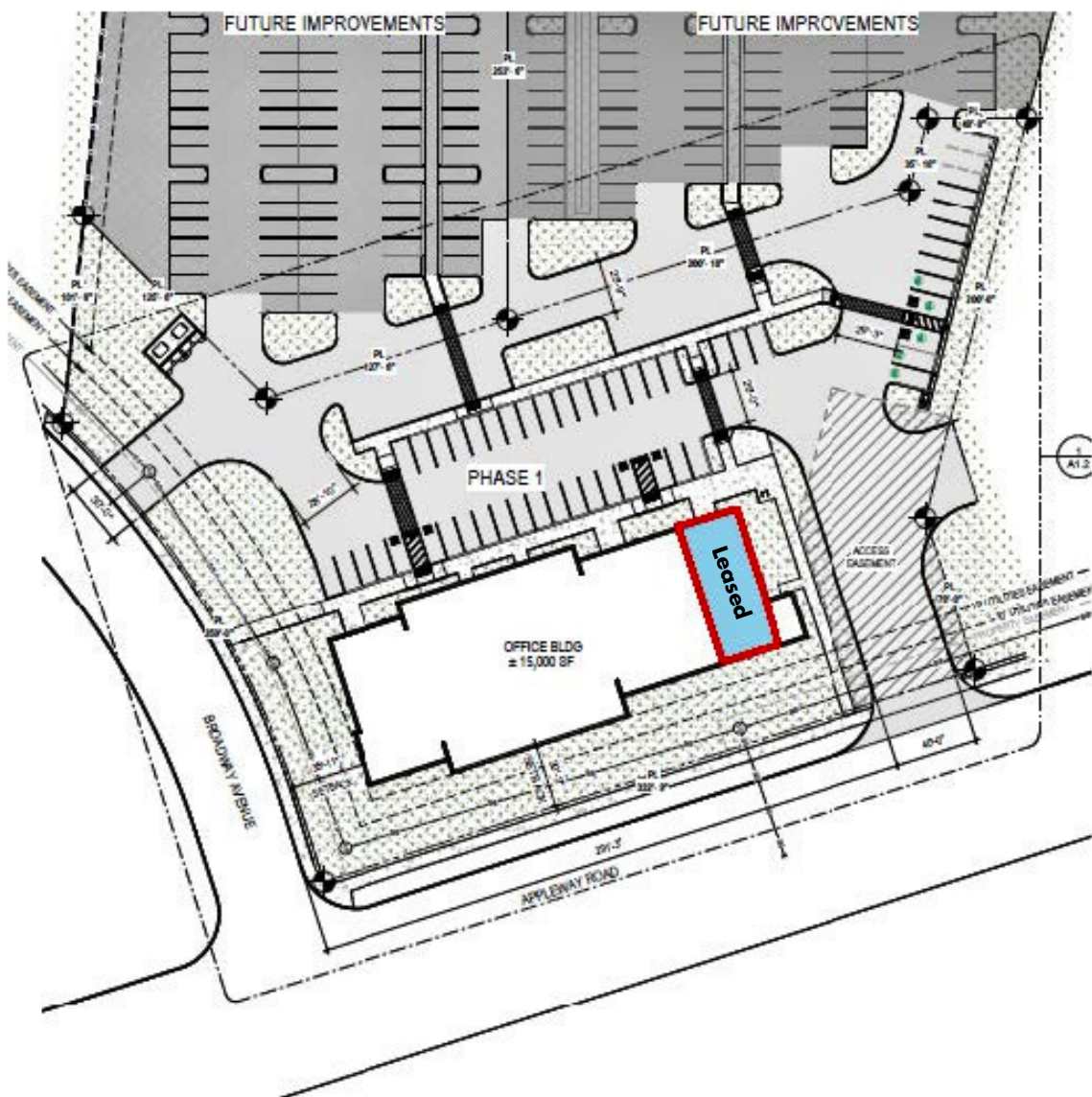
Subject site is in the path of progress to future Topgolf & numerous housing projects in Liberty Lake!

 **CLICK TO SEE PROPERTY VIDEO**



NOW PRE-LEASING - BUILD TO SUIT

Ridgeline Center - 19601 E. Appleway Ave. Liberty Lake, WA



PROPERTY DETAILS

- **+/- 12,500 SFT Available**
 - Suite 100 - Leased (2,500 SFT)
- **52 Parking Stalls**
 - 6 ADA parking stalls
 - 5 EV parking stalls
- **High Visibility Location**
- **I-90 Frontage**
- **TI Allowance Negotiable**
- **Phase 1**
 - Est. Completion Spring 2027
- **Phase 2 & 3 Coming Later**
- **2.16 AC**
- **APN #55175.1001**



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- Excellent amenities nearby

- Easy I-90 access from Broadway or Appleway

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DEMOGRAPHICS	1 MILE	3 MILE
Population	7,792	43,577
Households	3,090	17,214
Median Age	41	40
Median HH Income	\$89,546	\$86,114
Daytime Employees	1,058	16,022
Population Growth '25 - '30	4.41%	3.51%
Household Growth '25 - '30	4.37%	3.49%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90	I-90	75,608
E. Appleway Ave. W	E. Appleway Ave. E	23,406
E. Appleway Ave.	E. Country Vista Dr.	21,750

- **Unbeatable Location:** Thousands of potential customers exposed to your business every day.
- **Proximity To Key Markets:** Spokane & Coeur d' Alene
- **Development Flexibility:** Light Industrial friendly with BTS or ground lease options.

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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