

Commercial—Buildings & Land

Garden Center, Gift Shop, Nursery - 1.7 Ac Land

15614 E Sprague Ave, Spokane Valley, WA 99037



Easy Access to I-90 | On Main Thoroughfare In Rapidly Growing Spokane Valley

For Sale

\$1,975,000

Parcel #45242.0439

1.7 Ac MOL, Zoned Regional Commercial (CR)

Retail Buildings w/Exterior Decking, Greenhouses (2), Equipment Garage & Storage Shed w/Electricity, Built 1995
Call: (509) 842-2672

"Another Quality Commercial Property"
Offered by:



Karla Kaley
PhD, CCIM, Des. Broker
(509)842-2672



KPS Realty, LLC

15704 E Sprague Ave
Spokane Valley, WA 99037
Ph: (509) 842-2672
Sales@KPSOnline.net

MLS



CBA

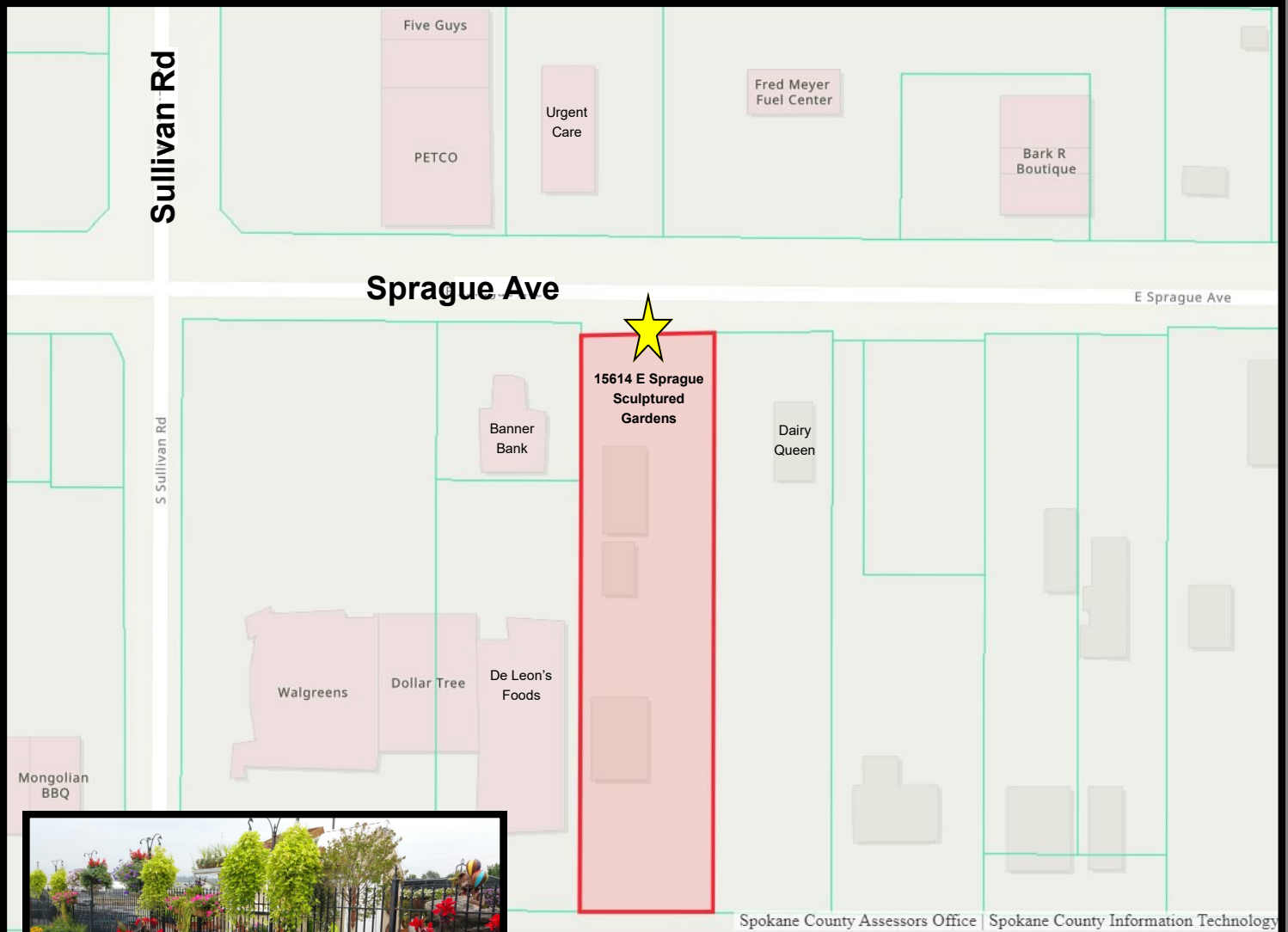


- 3,800 SqFt Clear Span Bldg, 1.7 Ac Land, 2 Greenhouses 6,664 sqft [32'x52' & 60'x80'-Triple Gutter Connect], 3 Nat Gas Heaters, w/Irrigation | Fertigation
- Great Parking, New Asphalt, Fenced/Cross-Fenced, w/ Rolling Gates, ADA Access, In-Ground Sprinklers, Covered Patio/Porch, Metal Roofing
- Gas Forced Air Heat & Central AC, Easy Access Attic Storage (2) w/Stairs, TELCO/IT Service & Furnace, 2 ADA Restrooms + Kitchen w/Triple Sink for Food Prep. Think Coffee Shop, Sandwiches, Desserts...etc.
- High Resolution Digital Sign, Double Sided, w/ Dedicated Electrical Service (\$110K value). Tremendous Visibility, Sprague Ave & Sullivan Rd, Across From Fred Meyer, 25,000+ Vehicles Daily, Easy I-90 Access
- Shadow Anchored by National Tenants | Fred Meyer, Walgreens, PetCo, Five Guys, Dairy Queen, ACE Hardware, Banner Bank, ETC
- Business Generates ~\$420,150/yr Avg Gross past 6.5 yrs operated on a Part Time Basis. Business, Inventory, Furniture, Fixtures, Equipment & Sheds (2) are not Included in Price but are 4-Sale. Listing Broker has ownership interest in both Real Estate & Business Offering.

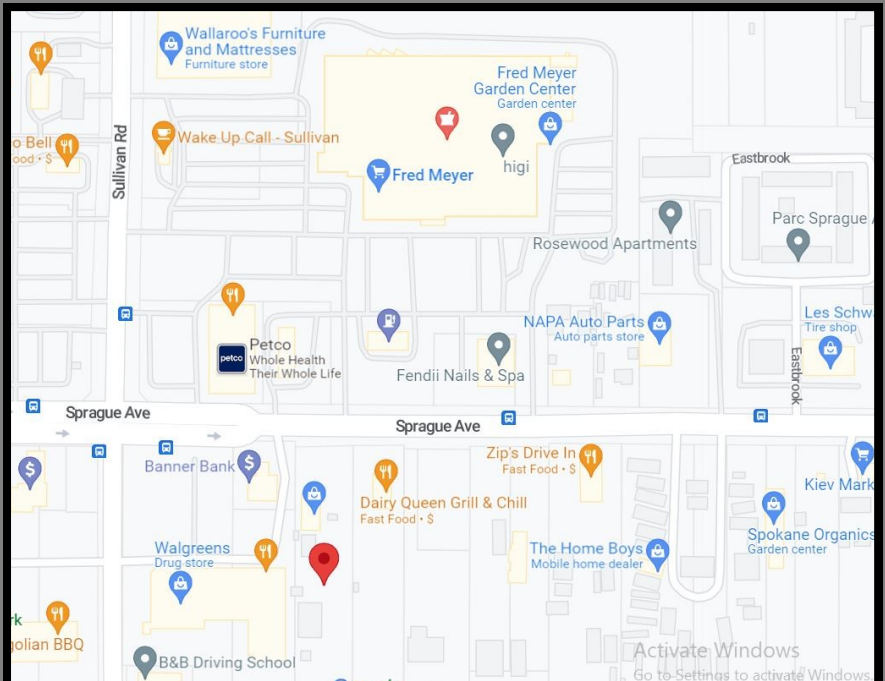
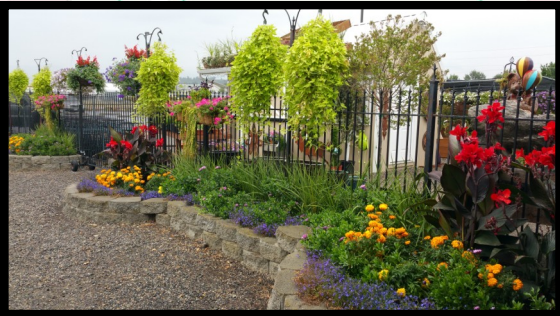
All data/values are provided for convenience only. Buyer/Investor should conduct their own critical assessment. Information is deemed reliable but is not guaranteed and no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. (Rev 11/28/2022)

Retail / Service Bldgs & Land

15614 E Sprague Ave, Spokane Valley, WA 99037 — 1.7 Acres



Spokane County Assessors Office | Spokane County Information Technology



15704 E Sprague Ave
Spokane Valley, WA 99037
Ph: (509) 842-2672
Sales@KPSOnline.net



Karla Kaley
PhD, CCIM, Des. Broker
(509)842-2672

Commercial—Buildings & Land

Property Layout - 1.7 Ac

15614 E Sprague Ave, Spokane Valley, WA 99037

**1.7 Acres
of Land**

Driveway

Driveway

**Equip
Garage**



Greenhouse
Triple Gutter Connect
60' x 80'
2 Natural Gas Heaters
Ceiling Fans & 2 Roll up doors
Irrigation / Fertigation System



**Kiosk —
Storage &
Cashier**



**Greenhouse
Tropical
Houseplants
32' x 52'**

**Storage
10' x 20'**

Storage

Deck & Patio

**Main
Building
3800 sqft**

Gate-Rolling

Gate-Rolling

Parking

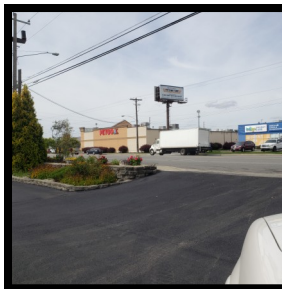
Parking

Parking

Parking

Parking

Parking



Sprague Ave

Proposed Layout is provided for discussion purposes only. Dimensions are approximate. Buyer/ Investor/Tenant to confirm measurements & conduct own feasibility assessment.



Karla Kaley, Des Brkr, CCIM
(509)842-2672
Karla@KPSOnLine.net
15704 E Sprague Ave
Spokane Valley, WA 99037

Retail / Service Bldgs & Land

15614 E Sprague Ave, Spokane Valley, WA 99037 — 1.7 Acres



15704 E Sprague Ave
Spokane Valley, WA 99037
Ph: (509) 842-2672
Sales@KPSOnline.net

All data/values provided for convenience only. Buyer should conduct their own critical assessment. Info is deemed reliable but is not guaranteed & no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. **Listing Broker has ownership interest in property.** (rev 9/18/2024)



Karla Kaley
PhD, CCIM, Des. Broker
(509)842-2672

Commercial—Buildings & Land

Gift Shop, Garden Center, Nursery - 1.7 Ac Land

10,460 sqft | 15614 E Sprague Ave, Spokane Valley, WA 99037

- Highly Versatile Commercial Property with over 10,460 sqft under roof cover
- 3800 sqft +/- Retail Building w/Attic Storage accessible by Stairs + Triple Food Approved Sink in Kitchen/Prep area. Owner has Architectural Drawings for a Coffee Bar & Sandwich/Dessert Counter.
- 6,460 sqft in Greenhouses can be used for Nursery Growing On Site; or, for Direct Retailing of Live Plants and/or Retail Inventory or for Environmentally Controlled Storage
- Currently Occupied by Owner & Used as a Year Round High End Gift Shop, Garden Center & Full Nursery
- Current Profit Centers Include
 - Gift Shop
 - Garden Center
 - Nursery Retail (Direct)
 - Nursery Grow / Retail
- Business Generates an Average of \$420,150/yr Gross Income (past 6.5 yrs) but is only operated on a Part Time Basis by Offsite Owner Operator who started the business as a Hobby. Income would be expected to be substantially higher with full time Operator Attention. See Income Statement Below.



12:35 PM
08/05/25
Cash Basis

WELD dba: Sculptured Gardens Profit & Loss

January 2019 through June 2025

	SG Gen	SG1 Gift Shop	SG1 Garden Cntr	SG1 Nurs Retail	SG1 Nurs Grow	TOTAL
Ordinary Income/Expense						
Income						
4110 · Merchandise Sales Net						
4111 · Gift Shop Sales	0.00	626,898.52	0.00	0.00	0.00	626,898.52
4112 · Garden Center Sales	0.00	0.00	618,158.28	0.00	0.00	618,158.28
4113 · Nursery Retail Sales	0.00	0.00	0.00	665,359.72	0.00	665,359.72
4114 · Nursery Grow Sales	0.00	0.00	0.00	0.00	740,848.97	740,848.97
4650 · Consulting/ Design Work	21,210.39	0.00	0.00	0.00	0.00	21,210.39
Total Sales	21,210.39	626,898.52	618,158.28	665,359.72	740,848.97	2,672,475.88
Total Income	21,210.39	626,898.52	618,158.28	665,359.72	740,848.97	2,672,475.88

- **Note:** Buyer Expenses may vary substantially from Seller's depending on the Business Model Chosen. For Example, Utilities would be expected to be substantially less if Buyer did not elect to grow in the Greenhouses which must be heated in Winter. Payroll would also be expected to be reduced if Direct Retailing was the only business operation & Front Entrance Project was Completed..
- Business, Inventory, Furniture, Fixtures & Equipment, including the 4 Sheds on the property are NOT included in the offering price but are 4-Sale.
- Basket & Patio Pot Recipes may be available for an Additional Cost
- Seller maintains a Database of Retail Customers & Custom Potting Clients
- Seller may offer Seller Carry Financing Terms to Qualified Buyer with Substantial Down Payment
- Seller may be willing to stay on, in an Advisory Capacity, for 1 Year Post Closing to assist with Nursery Operations & Train Staff.
- Adjacent property 15704 E Sprague Ave used by Owner for Head Quarters Building is also For Sale.

Data provided for discussion purposes only. Dimensions are approximate. Buyer/ Investor/Tenant to confirm measurements & data and to conduct own feasibility assessment.

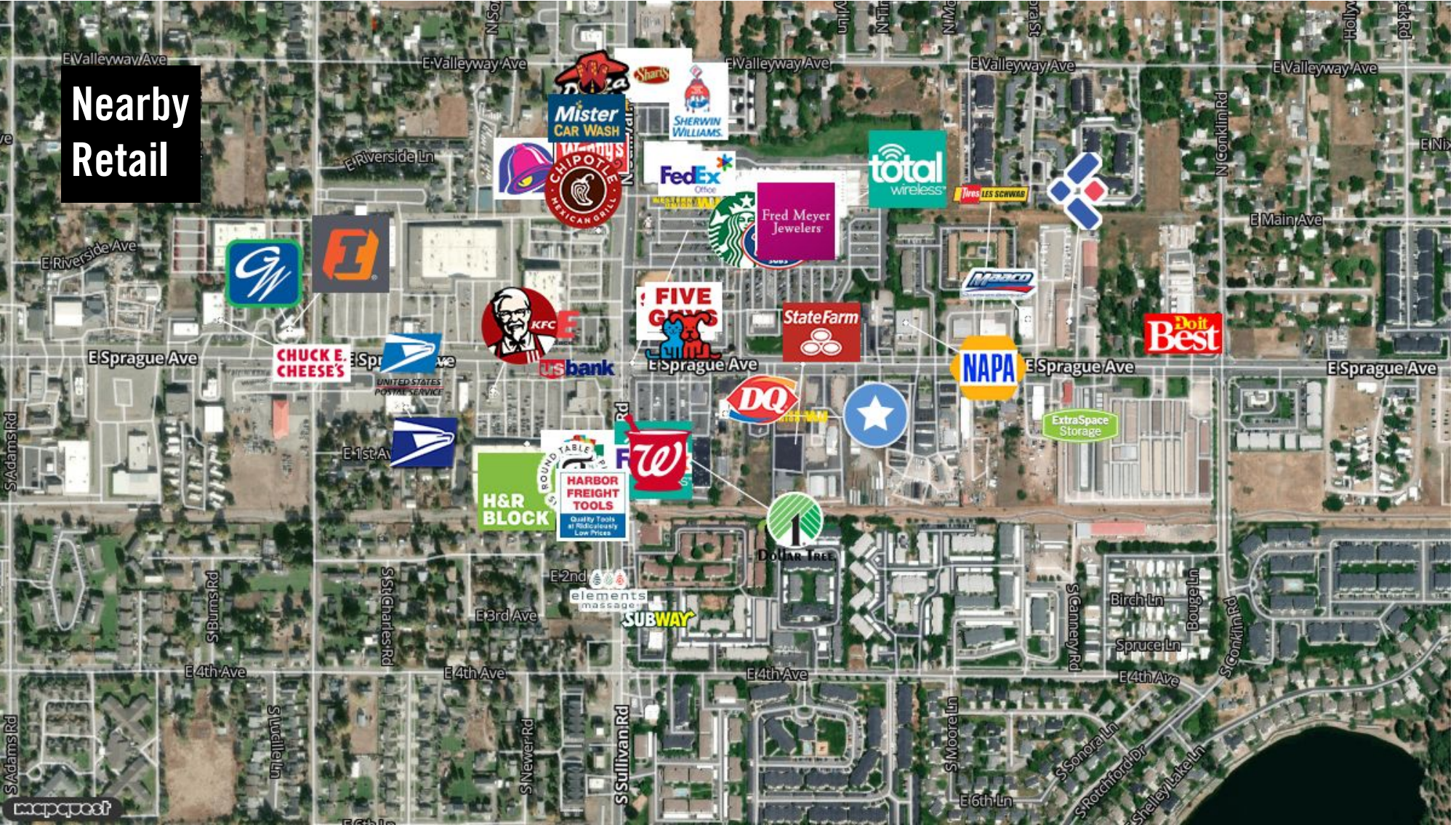
Karla Kaley, Des Brkr, CCIM
(809)842-2672
Karla@KPSOnLine.net
15704 E Sprague Ave
Spokane Valley, WA 99037



Sculptured Gardens

MOODY'S

KPS Realty, LLC 15704 E Sprague Spokane Valley, WA 99037 | 509-842-2672

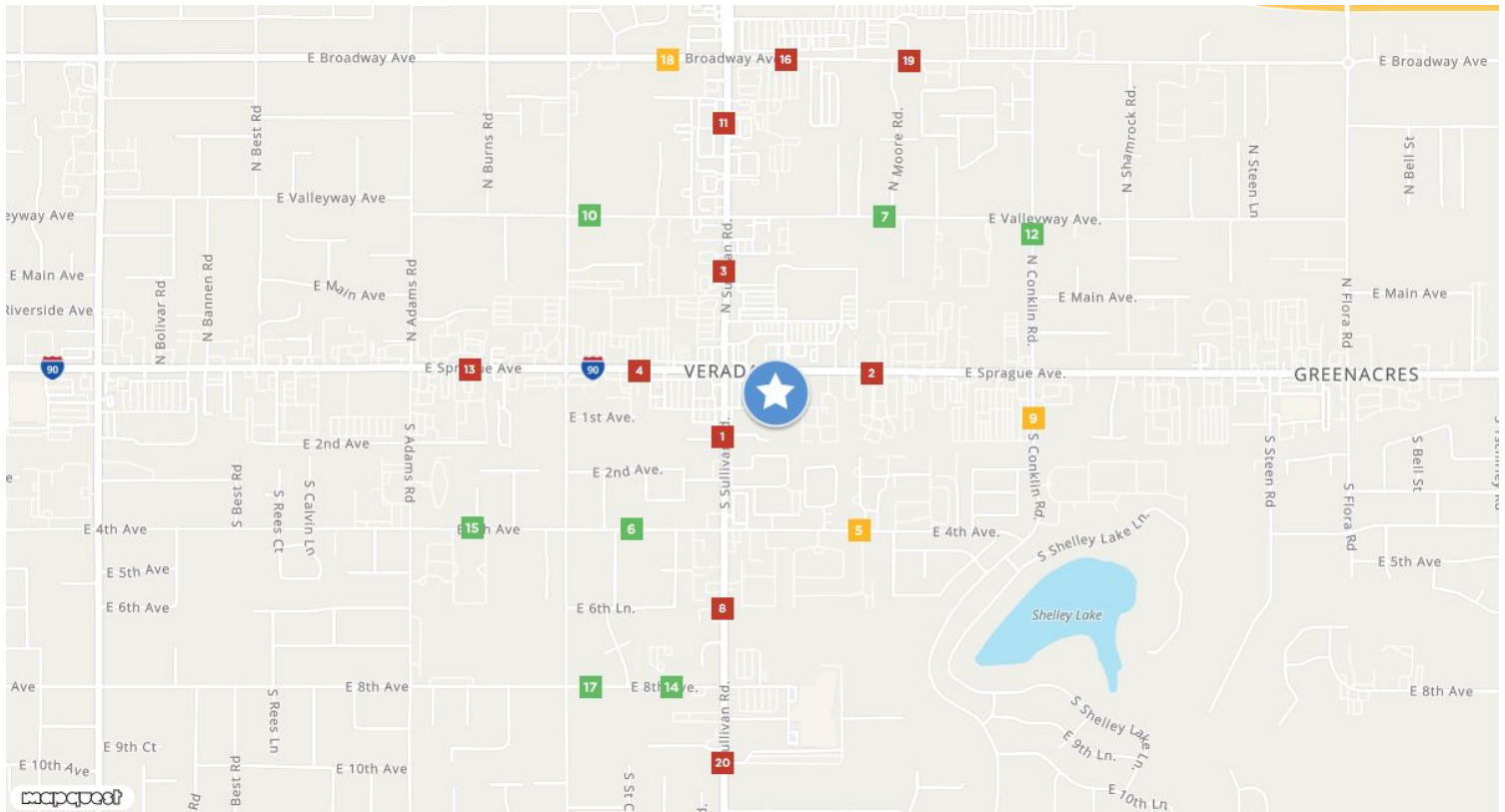


Karla Kaley
karla@kpsonline.net
509-842-2672

MOODY'S
ANALYTICS | Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor

Traffic Counts

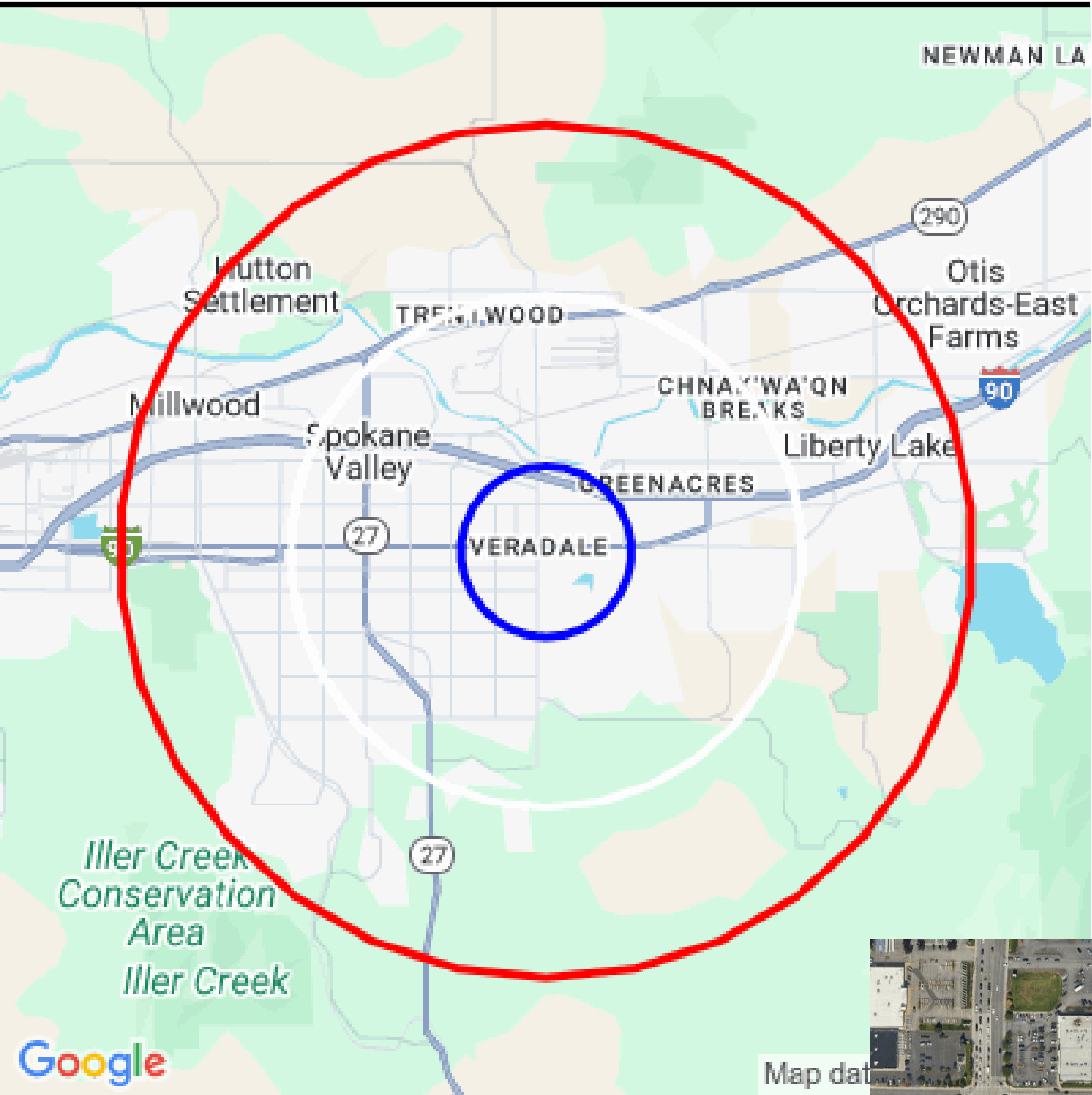


S Sullivan Rd 1 E 2nd Ave Year: 2017 22,100 Year: 2015 22,000 Year: 2013 21,300	E Sprague Ave 2 S Sullivan Rd Year: 2017 19,700 Year: 2014 16,600 Year: 2012 19,400	N Sullivan Rd 3 E Valleyway Ave Year: 2017 41,000 Year: 2014 31,600 Year: 2004 30,615	E Sprague Ave 4 S Progress Rd Year: 2017 22,100 Year: 2014 20,300 Year: 2012 21,700	E 4th Ave 5 S Moore Ln Year: 2017 5,600 Year: 2014 3,600 Year: 2011 2,300
E 4th Ave 6 S St Charles Rd Year: 2017 2,400 Year: 2014 2,400 Year: 2011 1,900	E Valleyway Ave 7 N Moore Rd Year: 2004 1,770 Year: 2002 1,155	S Sullivan Rd 8 S Century Ct Year: 2017 18,200 Year: 2015 19,000 Year: 2013 20,600	S Conklin Rd 9 E Riceland Ln Year: 2017 7,300 Year: 2014 5,100 Year: 2011 3,700	E Valleyway Ave 10 N Progress Rd Year: 2004 1,182 Year: 2002 1,129
N Sullivan Rd 11 E Springfield Ave Year: 2017 41,000 Year: 2014 31,600 Year: 2012 32,100	N Conklin Rd 12 E Valleyway Ave Year: 2017 3,200 Year: 2013 2,700	E Sprague Ave 13 N Adams Rd Year: 2017 22,100 Year: 2014 20,300 Year: 2002 19,170	E 8th Ave 14 S St Charles St Year: 2017 1,700 Year: 2014 2,000 Year: 2002 1,398	E 4th Ave 15 S Burns Rd Year: 2017 2,400 Year: 2014 2,400 Year: 2002 1,942
E Broadway Ave 16 N Sullivan Rd Year: 2017 21,000 Year: 2012 8,500 Year: 2006 16,000	E 8th Ave 17 S Progress Rd Year: 2004 2,023 Year: 2002 1,398	E Broadway Ave 18 N St Charles Rd Year: 2002 9,189 Year: 1999 13,060 Year: 1997 8,557	E Broadway Ave 19 N Moore Rd Year: 2004 17,173 Year: 2002 12,754 Year: 1999 19,595	S Sullivan Rd 20 E 9th Ave Year: 2004 16,668 Year: 2002 16,611 Year: 1999 22,353



Karla Kaley
karla@kpsonline.net
509-842-2672

Demographic Report




Sculptured Gardens

Population

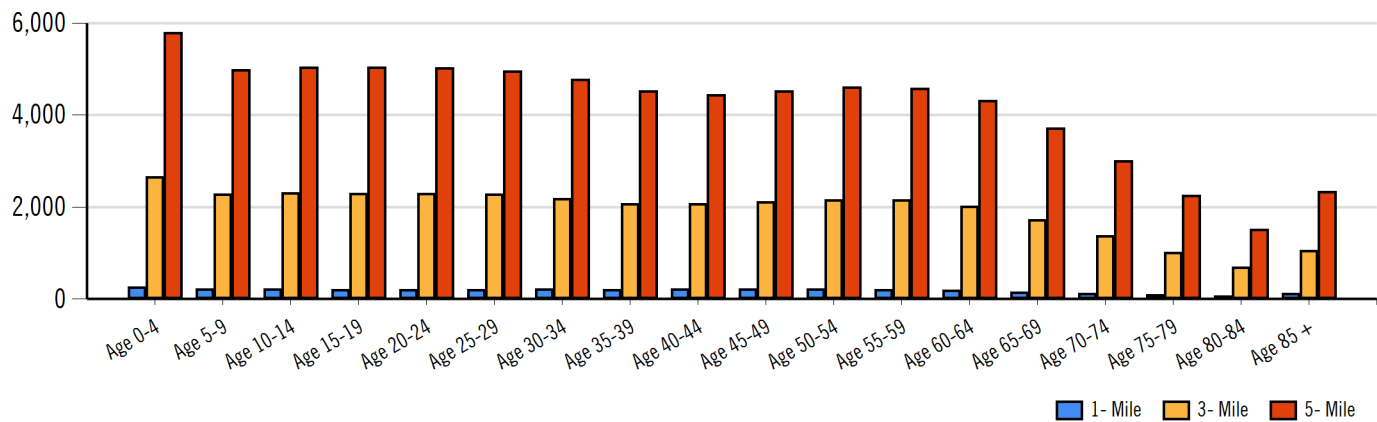
Distance	Male	Female	Total
1- Mile	1,730	1,817	3,548
3- Mile	17,174	17,767	34,940
5- Mile	37,294	38,306	75,600



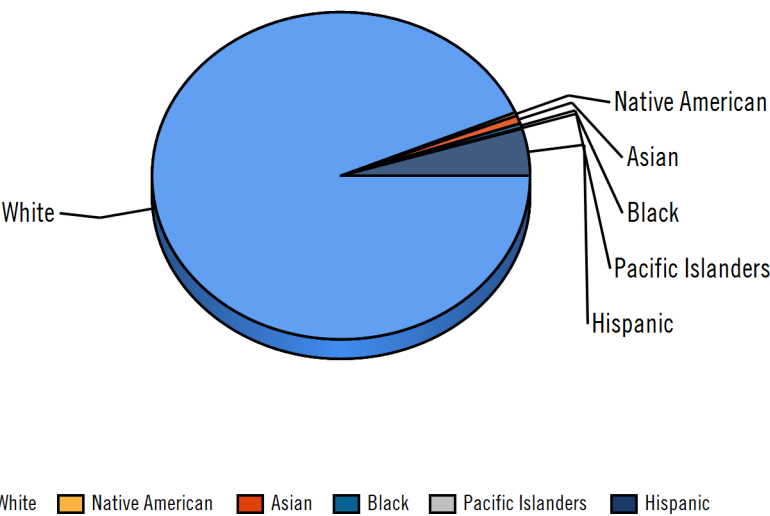


Karla Kaley
karla@kpsonline.net
509-842-2672

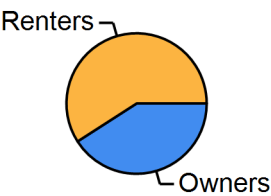
Population by Distance and Age (2020)



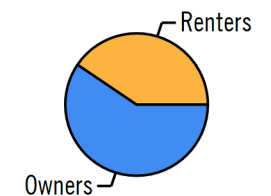
Ethnicity within 5 miles



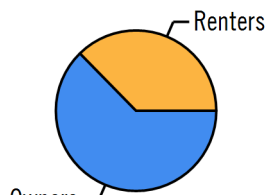
Home Ownership 1 Mile



Home Ownership 3 Mile




Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,568	53	1.31 %
3-Mile	15,761	618	2.98 %
5-Mile	35,213	1,409	3.24 %



Karla Kaley
karla@kpsonline.net
509-842-2672

Sculptured Gardens

MOODY'S

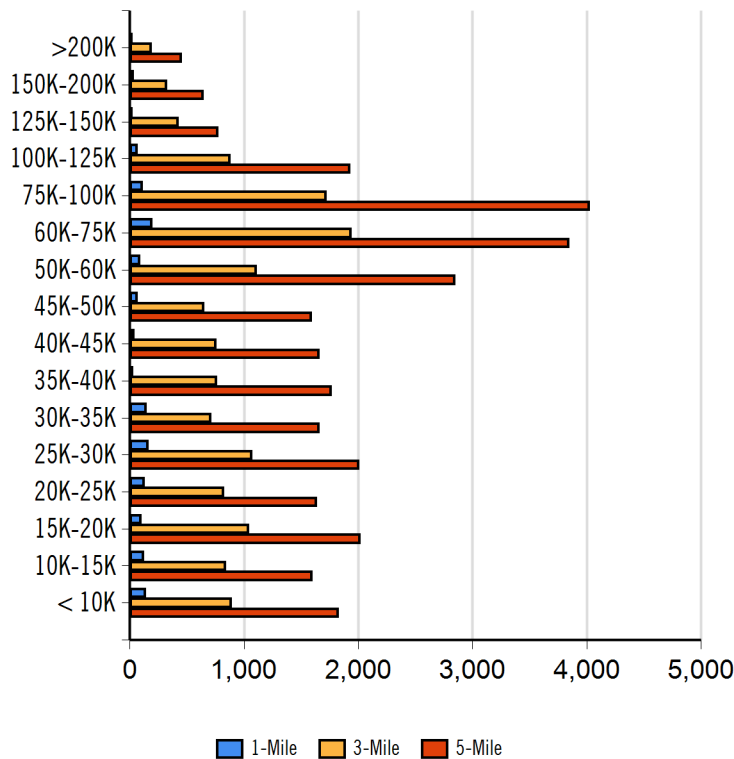
KPS Realty, LLC

15704 E Sprague Spokane Valley, WA 99037 | 509-842-2672

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	67	163	82	309	14	5	82	395	203	50	95
3-Mile	99	4	986	1,629	749	2,709	601	252	1,242	3,898	1,145	469	980
5-Mile	179	13	2,403	3,998	1,561	5,048	1,649	566	3,041	8,606	2,806	1,052	2,023

Household Income



Radius	Median Household Income
1-Mile	\$50,475.33
3-Mile	\$50,241.17
5-Mile	\$53,324.04

Radius	Average Household Income
1-Mile	\$55,800.00
3-Mile	\$56,568.78
5-Mile	\$61,541.41

Radius	Aggregate Household Income
1-Mile	\$70,832,196.05
3-Mile	\$800,587,570.24
5-Mile	\$1,736,436,617.63

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,368	23,039	49,674
High School Grad	718	6,971	14,409
Some College	671	6,440	14,291
Associates	249	2,322	5,381
Bachelors	265	3,156	6,820
Masters	77	994	2,053
Prof. Degree	16	304	713
Doctorate	4	38	138

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	21 %	52 %	59 %
Teen's	34 %	76 %	83 %
Expensive Homes	0 %	35 %	31 %
Mobile Homes	29 %	50 %	81 %
New Homes	29 %	66 %	59 %
New Households	54 %	89 %	88 %
Military Households	2 %	45 %	50 %
Households with 4+ Cars	29 %	90 %	109 %
Public Transportation Users	11 %	20 %	30 %
Young Wealthy Households	0 %	38 %	51 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Karla Kaley
 karla@kpsonline.net
 509-842-2672

MOODY'S
 ANALYTICS

Catylist

Sculptured Gardens

MOODY'S

KPS Realty, LLC

15704 E Sprague Spokane Valley, WA 99037 | 509-842-2672

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	59,894,114		616,539,396		1,332,645,361	
Average annual household	43,829		43,816		45,749	
Food	5,759	13.14 %	5,756	13.14 %	5,977	13.06 %
Food at home	3,851		3,865		3,969	
Cereals and bakery products	550		549		564	
Cereals and cereal products	197		196		201	
Bakery products	353		353		362	
Meats poultry fish and eggs	773		775		793	
Beef	178		180		185	
Pork	141		142		145	
Poultry	146		145		148	
Fish and seafood	122		121		125	
Eggs	64		64		65	
Dairy products	381		384		396	
Fruits and vegetables	779		778		802	
Fresh fruits	114		114		118	
Processed vegetables	153		153		156	
Sugar and other sweets	142		143		146	
Fats and oils	122		123		126	
Miscellaneous foods	723		731		749	
Nonalcoholic beverages	333		335		342	
Food away from home	1,907		1,890		2,008	
Alcoholic beverages	300		300		320	
Housing	16,209	36.98 %	16,189	36.95 %	16,737	36.58 %
Shelter	9,755		9,732		10,087	
Owned dwellings	5,599		5,634		5,944	
Mortgage interest and charges	2,740		2,771		2,949	
Property taxes	1,885		1,888		1,992	
Maintenance repairs	974		974		1,002	
Rented dwellings	3,431		3,406		3,392	
Other lodging	724		691		750	
Utilities fuels	3,933		3,949		4,032	
Natural gas	356		359		370	
Electricity	1,598		1,599		1,621	
Fuel oil	151		150		155	
Telephone services	1,216		1,226		1,255	
Water and other public services	610		613		629	
Household operations	1,063	2.43 %	1,058	2.41 %	1,107	2.42 %
Personal services	291		287		304	
Other household expenses	772		771		803	
Housekeeping supplies	546		541		556	
Laundry and cleaning supplies	150		151		153	
Other household products	315		312		322	
Postage and stationery	80		77		79	
Household furnishings	911		907		952	
Household textiles	68		66		69	
Furniture	188		181		194	
Floor coverings	22		21		23	
Major appliances	134		138		142	
Small appliances	80		78		82	
Miscellaneous	417		421		438	
Apparel and services	1,140	2.60 %	1,135	2.59 %	1,176	2.57 %
Men and boys	207		210		220	
Men 16 and over	172		175		183	
Boys 2 to 15	35		35		37	
Women and girls	429		419		435	



Karla Kaley
karla@kpsonline.net
509-842-2672

MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Sculptured Gardens

MOODY'S

KPS Realty, LLC

15704 E Sprague Spokane Valley, WA 99037 | 509-842-2672

Women 16 and over	358	345	362
Girls 2 to 15	70	73	73
Children under 2	86	85	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	59,894,114		616,539,396		1,332,645,361	
Average annual household	43,829		43,816		45,749	
Transportation	6,019	13.73 %	6,061	13.83 %	6,316	13.81 %
Vehicle purchases	1,333		1,348		1,430	
Cars and trucks new	695		693		744	
Cars and trucks used	602		615		645	
Gasoline and motor oil	1,983		1,999		2,057	
Other vehicle expenses	2,306		2,337		2,420	
Vehicle finance charges	158		159		166	
Maintenance and repairs	785		792		826	
Vehicle insurance	1,088		1,110		1,136	
Vehicle rental leases	275		276		290	
Public transportation	395		376		408	
Health care	3,562	8.13 %	3,559	8.12 %	3,676	8.04 %
Health insurance	2,361		2,362		2,428	
Medical services	733		728		761	
Drugs	353		356		369	
Medical supplies	113		112		116	
Entertainment	2,602	5.94 %	2,611	5.96 %	2,724	5.95 %
Fees and admissions	447		440		482	
Television radios	978		988		1,008	
Pets toys	953		948		990	
Personal care products	557		556		581	
Reading	51		49		51	
Education	1,024		967		1,054	
Tobacco products	410		408		407	
Miscellaneous	712	1.62 %	710	1.62 %	750	1.64 %
Cash contributions	1,213		1,249		1,297	
Personal insurance	4,265		4,260		4,677	
Life and other personal insurance	146		148		158	
Pensions and Social Security	4,118		4,111		4,519	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,988	4,109	18.53 %	1,325	3,301	2,927	2,061	287
3-Mile	2020	18,900	15,731	18.20 %	5,492	11,991	11,303	7,597	1,640
5-Mile	2020	38,937	32,812	17.36 %	10,310	25,876	25,048	13,889	3,805
1-Mile	2023	4,717	4,109	12.39 %	1,253	3,119	2,803	1,914	802
3-Mile	2023	17,918	15,731	12.09 %	5,210	11,359	10,865	7,053	3,656
5-Mile	2023	36,954	32,812	11.47 %	9,784	24,552	24,260	12,694	8,007



Karla Kaley
 karla@kpsonline.net
 509-842-2672

MOODY'S
 ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.