

0.25 - 3.31 USABLE ACRES FOR LEASE

TURNKEY COMMERCIAL PADS

RETAIL • MULTIFAMILY • RESTAURANT • MIXED-USE • OFFICE

2100 N SULLIVAN ROAD | SPOKANE VALLEY, WASHINGTON | 99216

SPOKANE VALLEY MALL



TURNKEY POTENTIAL USES

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0.25 - 3.31 USABLE ACRES

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FUTURE ICE RINK UNDER CONSTRUCTION



PROPERTY HIGHLIGHTS

- Unique development opportunity adjacent to a new 71,000 SF ice rink facility.
- Regional Commercial Zoning Planned, allowing for a wide range of commercial uses, including multifamily.
- Turnkey Pads with all utilities delivered to each site.
- Major frontage, traffic, and ingress/egress improvements are currently in progress.
- Estimated site work completion: Q3 2027.
- Estimated ice rink facility completion: Q3 2027.



OFFERING DETAILS

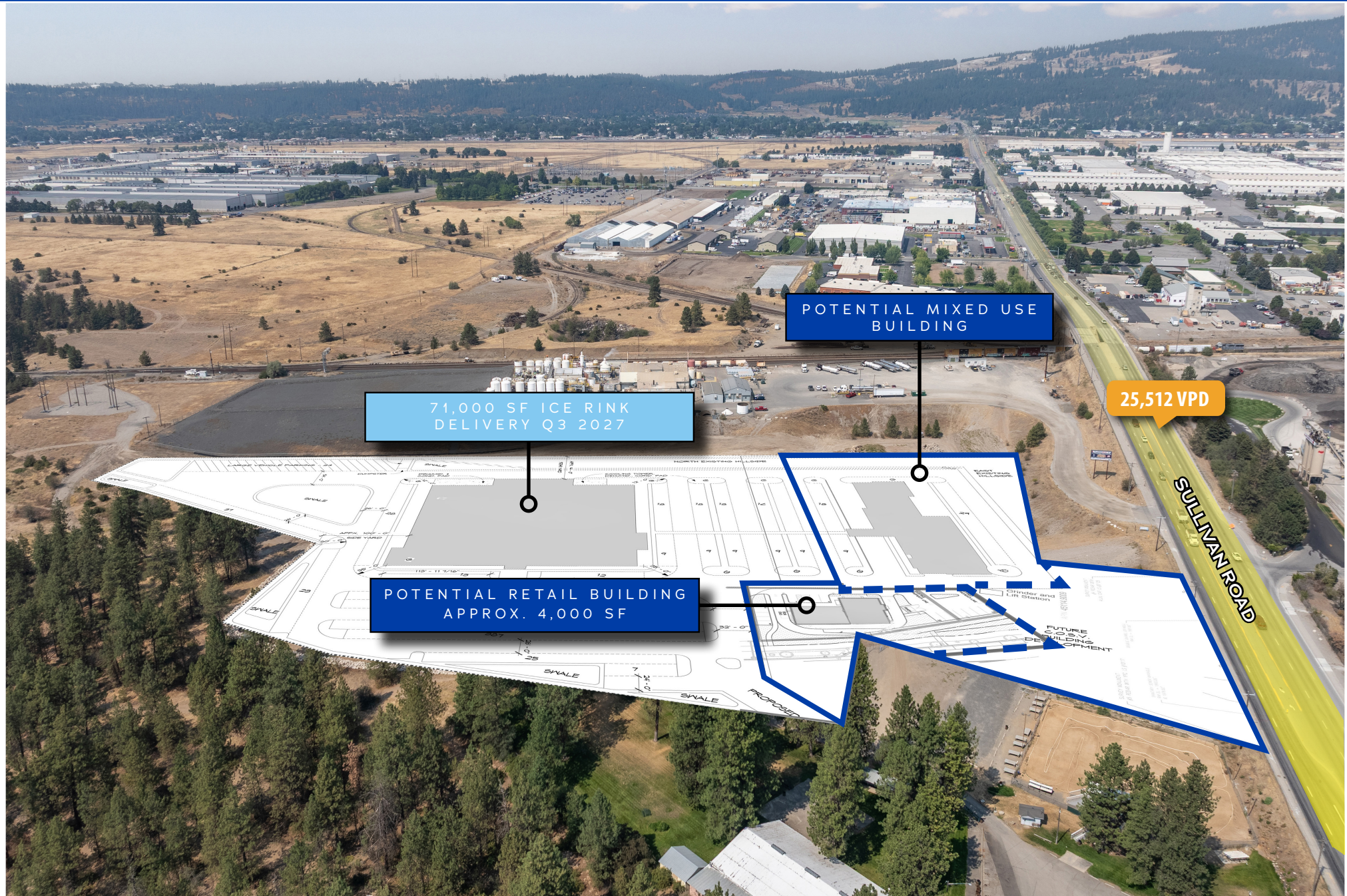
Submarket:	Spokane Valley
Address:	2100 N Sullivan Road
Property Type:	Turnkey Pad Sites
Parcel No:	45114.9009
Acreage:	0.25 - 3.31 Acres
Zoning:	Regional Commercial
Utilities:	All to Site
Improvements:	In Process
Lease Rate:	\$2.00/SF/Yr
Lease Type:	NNN

UPDATED: 8.31.2026

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CONCEPTUAL LAYOUT



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**GOODALE
& BARBIERI**

PLANNED IMPROVEMENTS

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ROAD IMPROVEMENTS Summer 2027

SEWER FORCE MAIN Summer 2027

SEWER LIFT STATION Summer 2027

71,000 SF ICE RINK
DELIVERY Q3 2027

PHASE 2 CITY CONSTRUCTION MARCH - JUNE 2027

South Access Road
Signal
Crosswalks
Stormwater swales
Sidewalks
Parking Lots & Park

PHASE 1 CITY CONSTRUCTION AUGUST - OCTOBER 2026

North Access Road
Stormwater
Sewer
Retaining Wall
Sidewalk

SULLIVAN ROAD

VIBRANT COMMERCIAL LOCATION

OFFERING UNMATCHED BUSINESS SYNERGIES



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GOODALE & BARBIERI

SURROUNDED BY OPPORTUNITY

EXCELLENT ACCESS TO I-90, MAJOR RETAILERS & ROBUST DEMOGRAPHICS



POPULATION
2,123
1 MI. RADIUS



HISTORIC ANN. GROWTH
3.6%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$95,911
1 MI. RADIUS



POPULATION
69,461
3 MI. RADIUS



HISTORIC ANN. GROWTH
2.5%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$107,947
3 MI. RADIUS



POPULATION
128,723
5 MI. RADIUS



HISTORIC ANN. GROWTH
2.1%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$117,624
5 MI. RADIUS



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