

# North Foothills Land For Sale

2808 N Cincinnati St, Spokane, WA 99207



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# TABLE OF CONTENTS

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## SECTION 1

**Executive Summary**

6

---

## SECTION 2

**Market Overview**

10

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# NORTH FOOTHILLS LAND FOR SALE

2808 N Cincinnati St, Spokane, WA 99207

Asking: \$525,000  
.51 Acres

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## INVESTMENT OVERVIEW

This property is currently being exclusively marketed for sale through the professional services of Marcus & Millichap. It presents a distinctive and compelling opportunity for prospective investors and developers. Positioned within Spokane, Washington, a locale that is undergoing robust expansion, the property boasts a diverse commercial zoning classification, rendering it an appealing prospect for the optimization of its intrinsic value.

## INVESTMENT HIGHLIGHTS

### Location:

Spokane is a thriving urban center in Eastern Washington, known for its economic stability and growing real estate market. The property's strategic location in Spokane offers proximity to various amenities, making it an ideal investment opportunity. Spokane has undergone substantial growth in recent years, characterized by increasing demand for both commercial and residential properties. This growth serves as a testament to the city's robust economic vitality and its appeal as a desirable location for both living and conducting business.

### Property Description:

The property at 2808 N Cincinnati St features diversified commercial zoning, which is a key highlight of this investment. This zoning allows for a wide range of development possibilities, making it highly versatile for investors and developers. Whether for commercial, residential, or mixed-use development, this property provides the flexibility to realize its highest potential value.

### Investment Potential:

Investors considering 2808 N Cincinnati St can leverage the diverse commercial zoning to maximize returns on their investment. Potential uses for the property may include:

1. **Commercial Development:** The property's location and zoning make it suitable for the development of retail spaces, offices, or other commercial ventures to cater to the growing local population.
2. **Residential Development:** With the housing demand on the rise, developers can explore residential options, such as apartments or condominiums, to meet the housing needs of the community.
3. **Mixed-Use Development:** Combining commercial and residential elements can offer a balanced and profitable investment strategy, appealing to a broader range of tenants and buyers.

SECTION 1

# Executive Summary

RETAILER MAP

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REGIONAL MAP

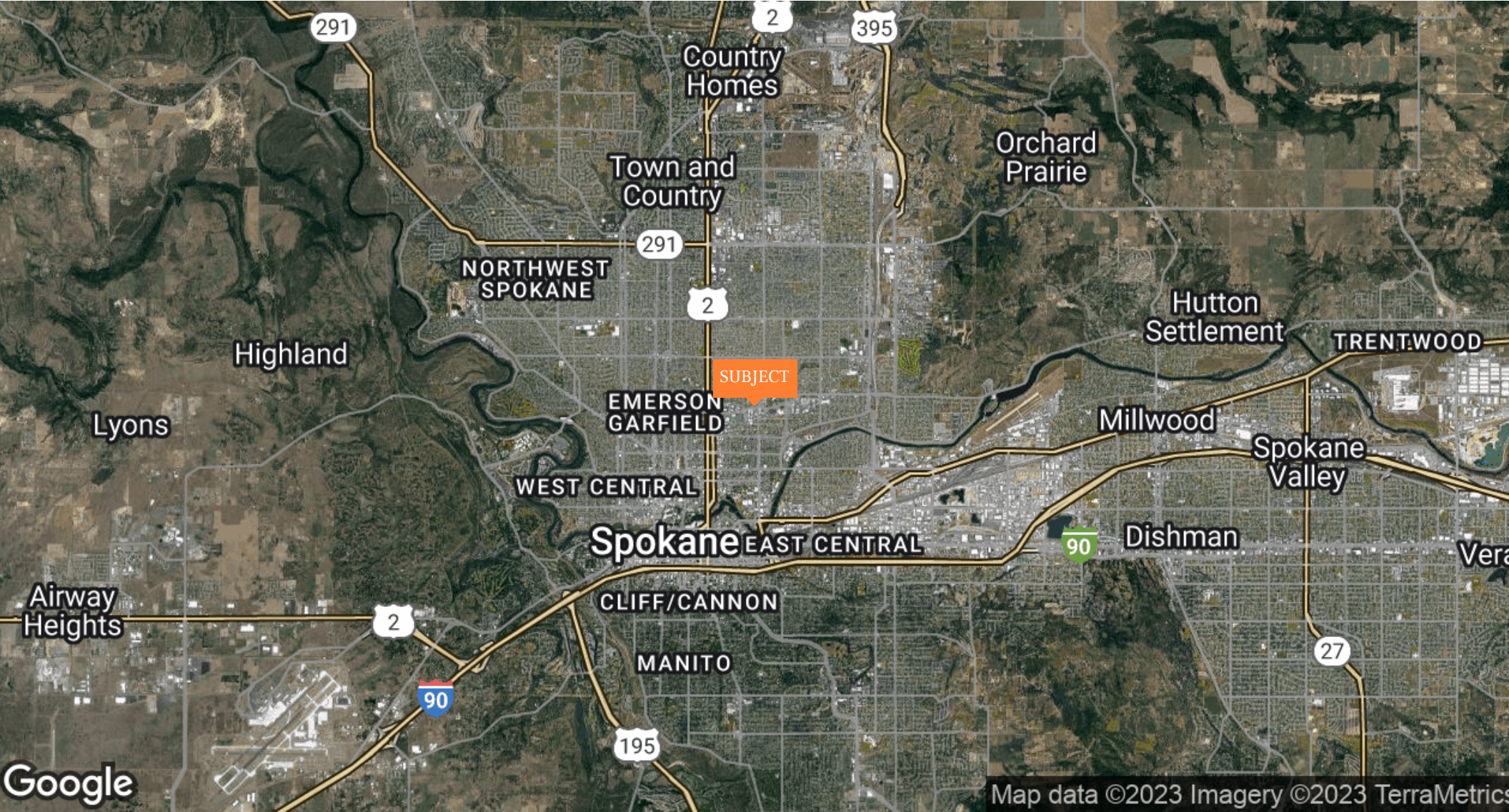
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North Foothills Land For Sale // TRAFFIC GENERATOR MAP



REGIONAL MAP // North Foothills Land For Sale







SECTION 2

# Market Overview

DEMOGRAPHICS

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BROKER OF RECORD

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## North Foothills Land For Sale // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	19,706	136,009	244,012
<b>2022 Estimate</b>			
Total Population	19,310	132,520	236,614
<b>2010 Census</b>			
Total Population	18,407	124,595	219,786
<b>2000 Census</b>			
Total Population	17,985	121,846	208,725
<b>Daytime Population</b>			
2022 Estimate	18,058	191,822	290,141
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	7,921	58,196	104,429
<b>2022 Estimate</b>			
Total Households	7,724	56,334	100,683
Average (Mean) Household Size	2.4	2.2	2.3
<b>2010 Census</b>			
Total Households	7,208	51,854	91,904
<b>2000 Census</b>			
Total Households	7,359	51,285	87,776

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$250,000 or More	0.6%	1.1%	2.0%
\$200,000-\$249,999	0.5%	0.8%	1.5%
\$150,000-\$199,999	1.9%	2.0%	3.9%
\$125,000-\$149,999	2.1%	2.1%	3.7%
\$100,000-\$124,999	3.7%	4.9%	6.8%
\$75,000-\$99,999	9.7%	9.6%	11.7%
\$50,000-\$74,999	20.1%	19.4%	19.6%
\$35,000-\$49,999	18.3%	17.2%	15.6%
\$25,000-\$34,999	11.1%	12.0%	10.7%
\$15,000-\$24,999	13.5%	12.6%	10.3%
Under \$15,000	18.7%	18.3%	14.2%
Average Household Income	\$50,141	\$54,637	\$68,657
Median Household Income	\$39,563	\$40,650	\$49,077
Per Capita Income	\$21,992	\$24,102	\$29,867

## DEMOGRAPHICS // North Foothills Land For Sale

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate	19,310	132,520	236,614
0 to 4 Years	7.1%	7.0%	6.5%
5 to 14 Years	12.1%	11.4%	11.8%
15 to 17 Years	3.2%	3.0%	3.2%
18 to 19 Years	4.0%	3.2%	2.9%
20 to 24 Years	12.0%	8.5%	7.3%
25 to 29 Years	9.9%	10.0%	9.0%
30 to 34 Years	9.2%	9.7%	8.9%
35 to 39 Years	7.4%	7.7%	7.4%
40 to 49 Years	10.6%	11.0%	11.2%
50 to 59 Years	9.6%	10.3%	10.9%
60 to 64 Years	4.5%	5.0%	5.6%
65 to 69 Years	3.3%	4.0%	4.8%
70 to 74 Years	2.5%	3.3%	3.9%
75 to 79 Years	1.8%	2.3%	2.6%
80 to 84 Years	1.3%	1.6%	1.9%
Age 85+	1.7%	1.9%	2.2%
Median Age	31.0	33.5	35.3

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	11,927	88,538	161,612
Elementary (0-8)	3.1%	3.0%	2.3%
Some High School (9-11)	9.1%	7.6%	5.9%
High School Graduate (12)	27.0%	27.3%	23.8%
Some College (13-15)	29.0%	28.2%	26.9%
Associate Degree Only	12.3%	12.5%	12.3%
Bachelor's Degree Only	13.9%	14.4%	18.1%
Graduate Degree	5.5%	7.0%	10.6%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	8,421	62,156	110,366
2022 Estimate	8,221	60,248	106,550
Owner Occupied	3,680	26,145	54,597
Renter Occupied	4,043	30,189	46,086
Vacant	498	3,914	5,868
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	7,724	56,334	100,683
1 Person Units	34.1%	38.8%	35.7%
2 Person Units	30.2%	31.0%	33.3%
3 Person Units	15.2%	13.3%	13.5%
4 Person Units	10.0%	9.2%	9.9%
5 Person Units	5.9%	4.4%	4.5%
6+ Person Units	4.6%	3.4%	3.1%



## POPULATION

In 2022, the population in your selected geography is 236,614. The population has changed by 13.4 percent since 2000. It is estimated that the population in your area will be 244,012 five years from now, which represents a change of 3.1 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 35.3, compared with the U.S. average, which is 38.6. The population density in your area is 3,003 people per square mile.



## HOUSEHOLDS

There are currently 100,683 households in your selected geography. The number of households has changed by 14.7 percent since 2000. It is estimated that the number of households in your area will be 104,429 five years from now, which represents a change of 3.7 percent from the current year. The average household size in your area is 2.3 people.



## INCOME

In 2022, the median household income for your selected geography is \$49,077, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 54.5 percent since 2000. It is estimated that the median household income in your area will be \$53,964 five years from now, which represents a change of 10.0 percent from the current year.

The current year per capita income in your area is \$29,867, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$68,657, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 120,395 people in your selected area were employed. The 2000 Census revealed that 62.3 percent of employees are in white-collar occupations in this geography, and 37.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 18.0 minutes.



## HOUSING

The median housing value in your area was \$242,444 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 51,338 owner-occupied housing units and 36,438 renter-occupied housing units in your area. The median rent at the time was \$448.



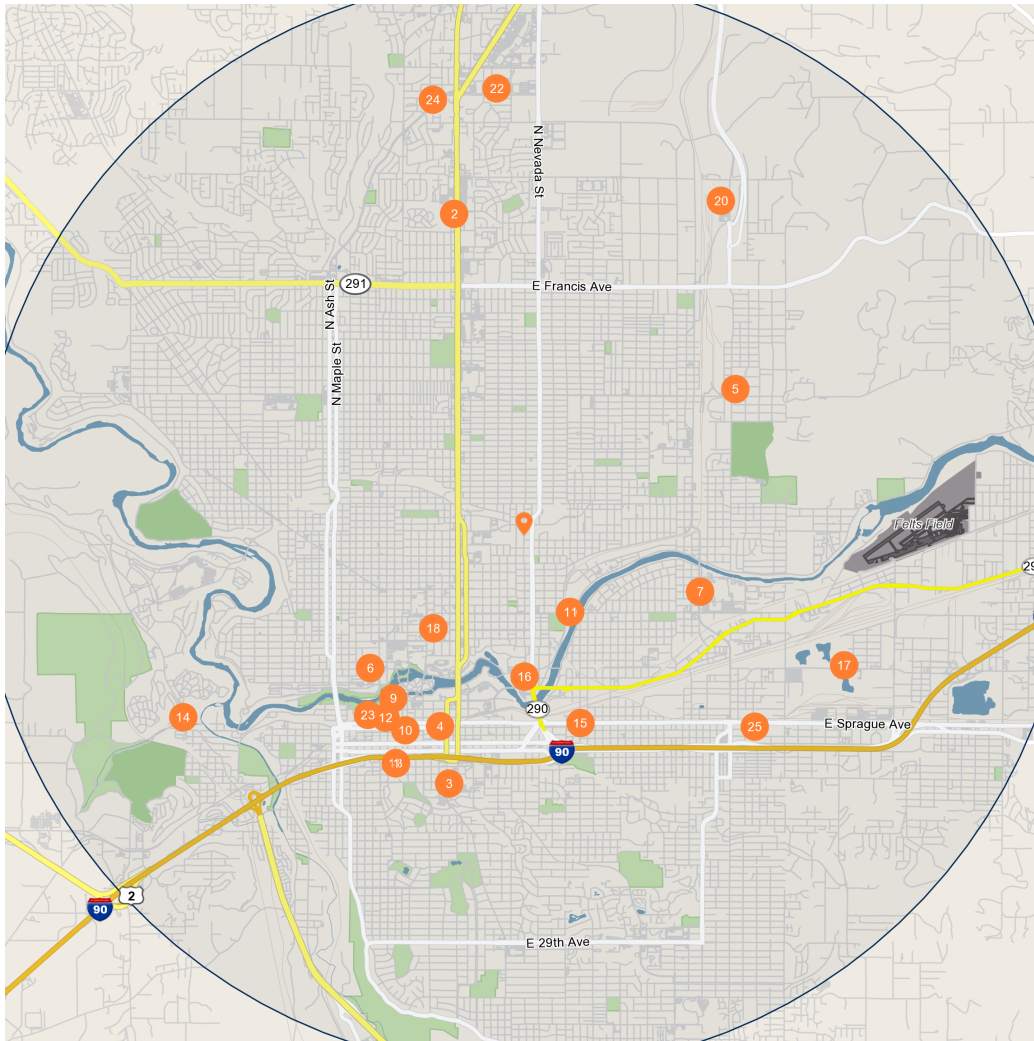
## EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 10.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 18.1 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 12.3 percent vs. 8.4 percent, respectively.

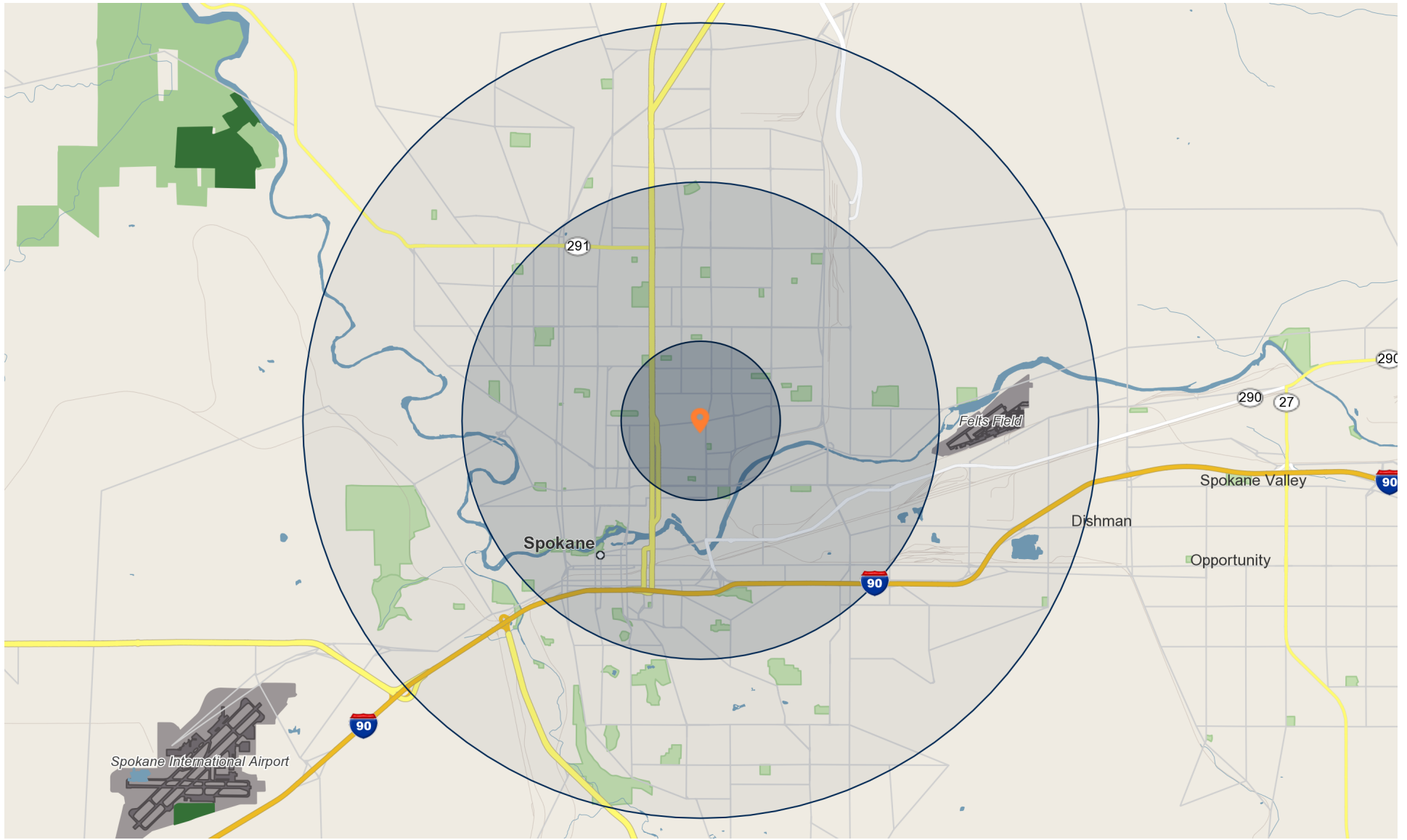
The area had fewer high-school graduates, 23.8 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.9 percent in the selected area compared with the 20.4 percent in the U.S.

# DEMOGRAPHICS // North Foothills Land For Sale



Major Employers		Employees
1	Empire Health Centers Group-Deaconess Medical Center	2,020
2	Glacier Bancorp Inc	1,875
3	Providnce Hlth Srvcs-Washington-Providnce Scred Hart Med Ctr C	1,800
4	National Railroad Pass Corp-Amtrak	1,722
5	Strata Inc-Strata Construction	1,545
6	County of Spokane	1,440
7	Washington State Comm College-Spokane Community College	1,387
8	Multicare Health System-Multicare Deaconess Hospital	1,300
9	City of Spokane-ADMINISTRATION OFFICE	1,183
10	Clearwater Paper Corporation	900
11	Avista Corporation-AVISTA	900
12	Boeing Company-Boeing	896
13	Deaconess Medical Center	888
14	Washington State Cmnty Cllege-Spokane Falls Cmnty College	863
15	Stahlbush Island Farms Inc	749
16	Gonzaga University-Law School	714
17	Central Pre-Mix Concrete Co	700
18	Cisco Systems Inc-Cisco Systems	622
19	Avista Utilities Inc-Avista Utilities	600
20	Urm Stores Inc	550
21	Social Hlth Svcs Wash State De-Lakeland Village	540
22	Walmart Inc-Walmart	540
23	Engie Insight Services Inc-Engie Impact	530
24	Rockwood Clinic PS-Rockwood Clinic	518
25	Premera Blue Cross	506

## North Foothills Land For Sale // DEMOGRAPHICS



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