

**FOR SALE/PRICE REDUCED**

# Retail Space in Airway Heights- Former Yoke's Grocery Store

**12825 W 14TH AVE**

Airway Heights, WA 99001

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>PRICE (BUILDING &amp; 4.94 ACRES):</b>	\$3,500,000
<b>PRICE (ADDITIONAL 1.18 ACRES):</b>	\$400,000
<b>BUILDING SIZE:</b>	45,983 SF
<b>LOT SIZE:</b>	4.94 Acres
<b>YEAR BUILT:</b>	1978
<b>STRIPED CAR PARKS:</b>	194
<b>ZONING:</b>	C-1

### PROPERTY OVERVIEW

Former Yoke's Grocery building totaling 45,983 SF on 4.94 acres along Highway 2 in Downtown Airway Heights. Zoned C-1, the property offers strong redevelopment potential for retail, restaurant, office, or future pad sites. An adjacent 1.18-acre parcel is also available separately for \$400,000. The primary building and 4.94 acres are offered at \$3,500,000, or \$3,900,000 when purchased together with the additional 1.18 acres for a combined 6.12 acres.

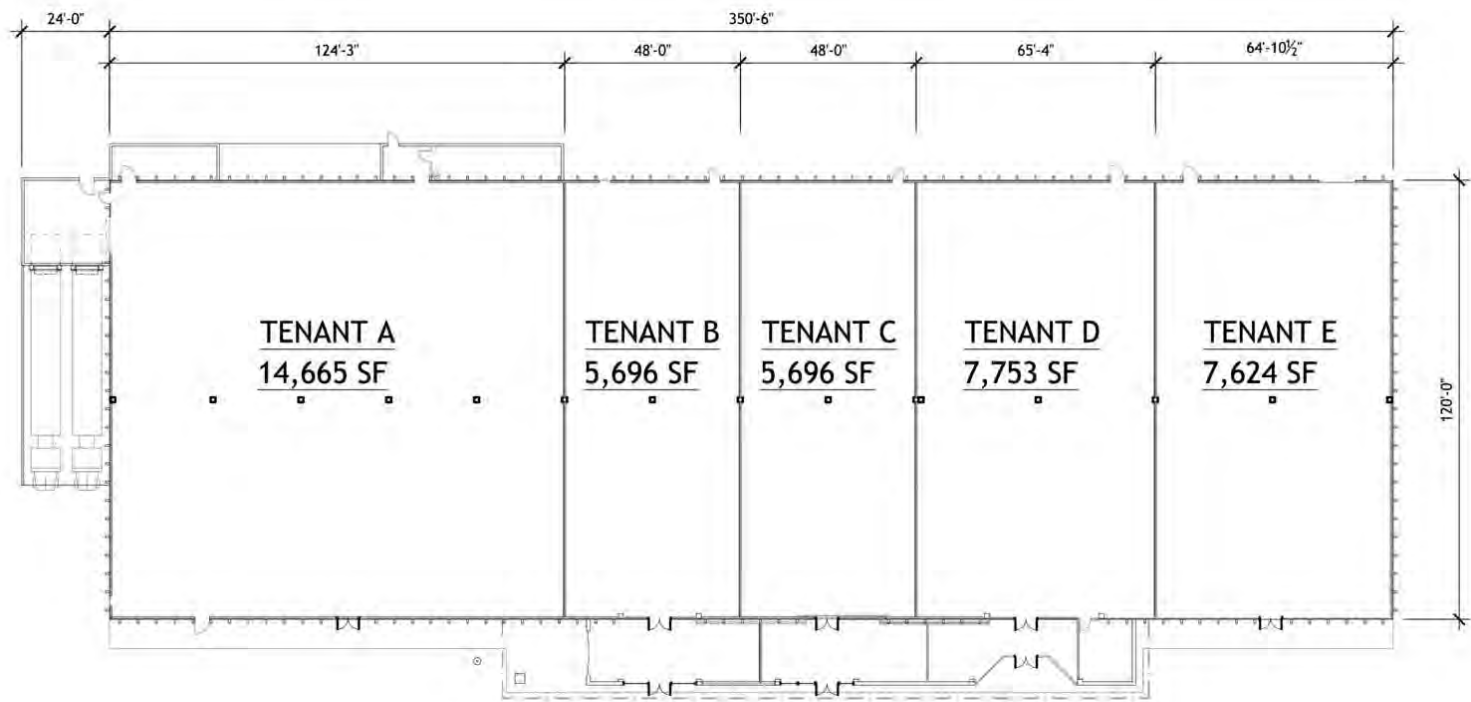
### PROPERTY HIGHLIGHTS

- 45,983 SF freestanding retail building on 4.94 acres, former Yoke's Fresh Market
- Prime Highway 2 frontage in Downtown Airway Heights with high visibility and access
- Zoned C-1 for retail, restaurant, medical, office, and personal service uses
- Features 2 loading docks, large striped parking lot, and 2,800 SF fenced storage garage
- Flexible layout supports multi-tenant configurations and pad site development potential

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PRELIMINARY FLOOR PLAN FOR DEMISED BUILDING



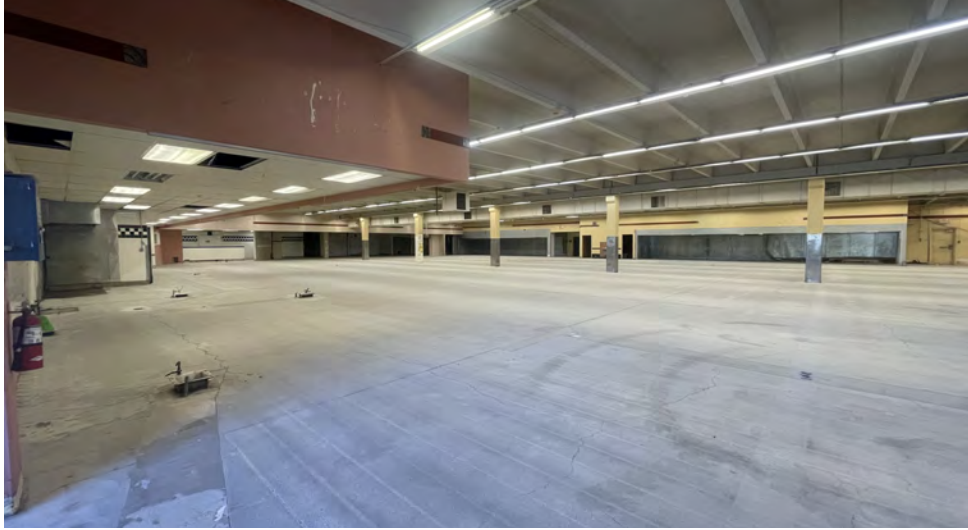
Preliminary Floor Plan 1  
Area: 43,436 sf  
Scale: 1/32"=1'-0" / 7-24-2025

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## ADDITIONAL INTERIOR PHOTOS



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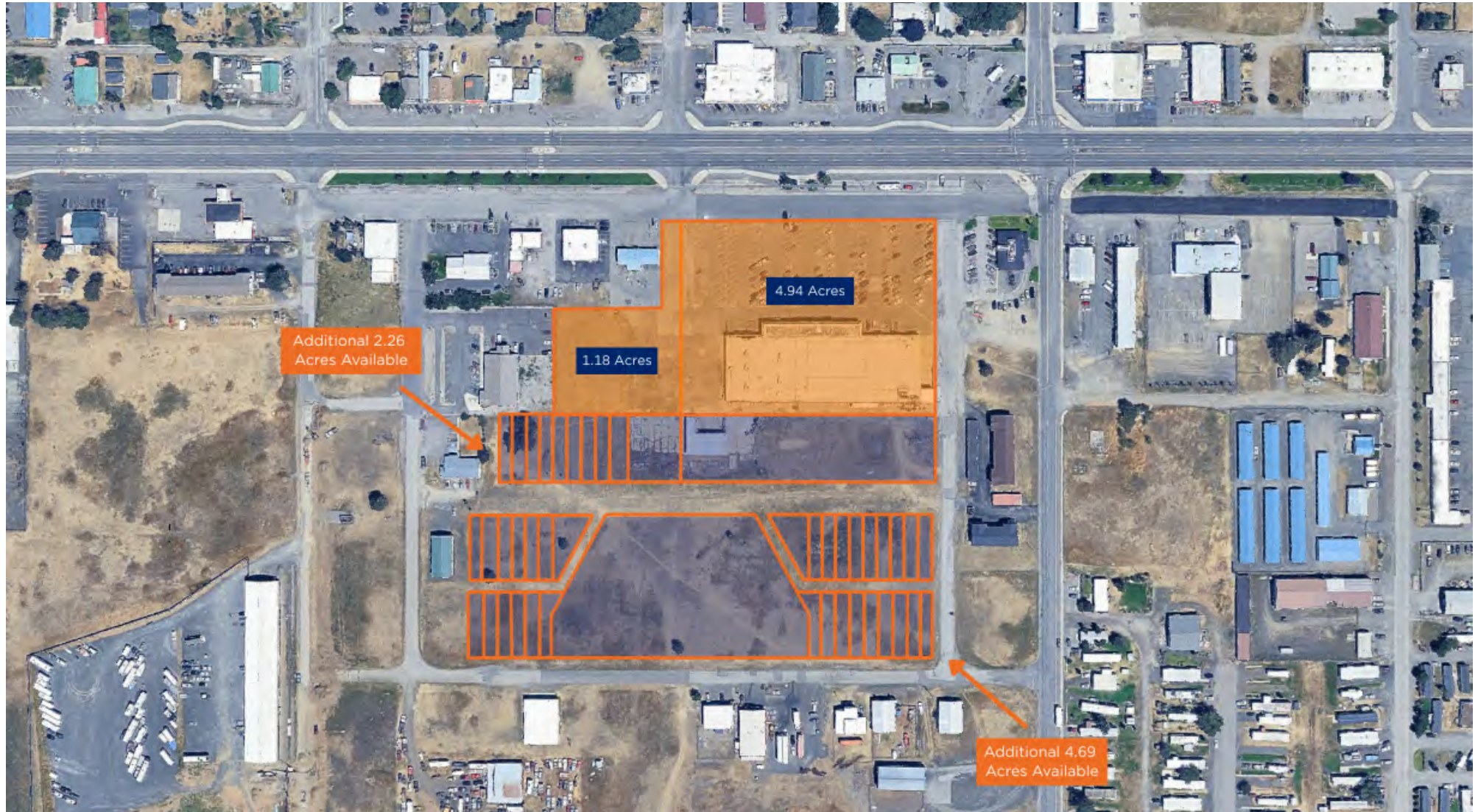
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## RETAILER MAP



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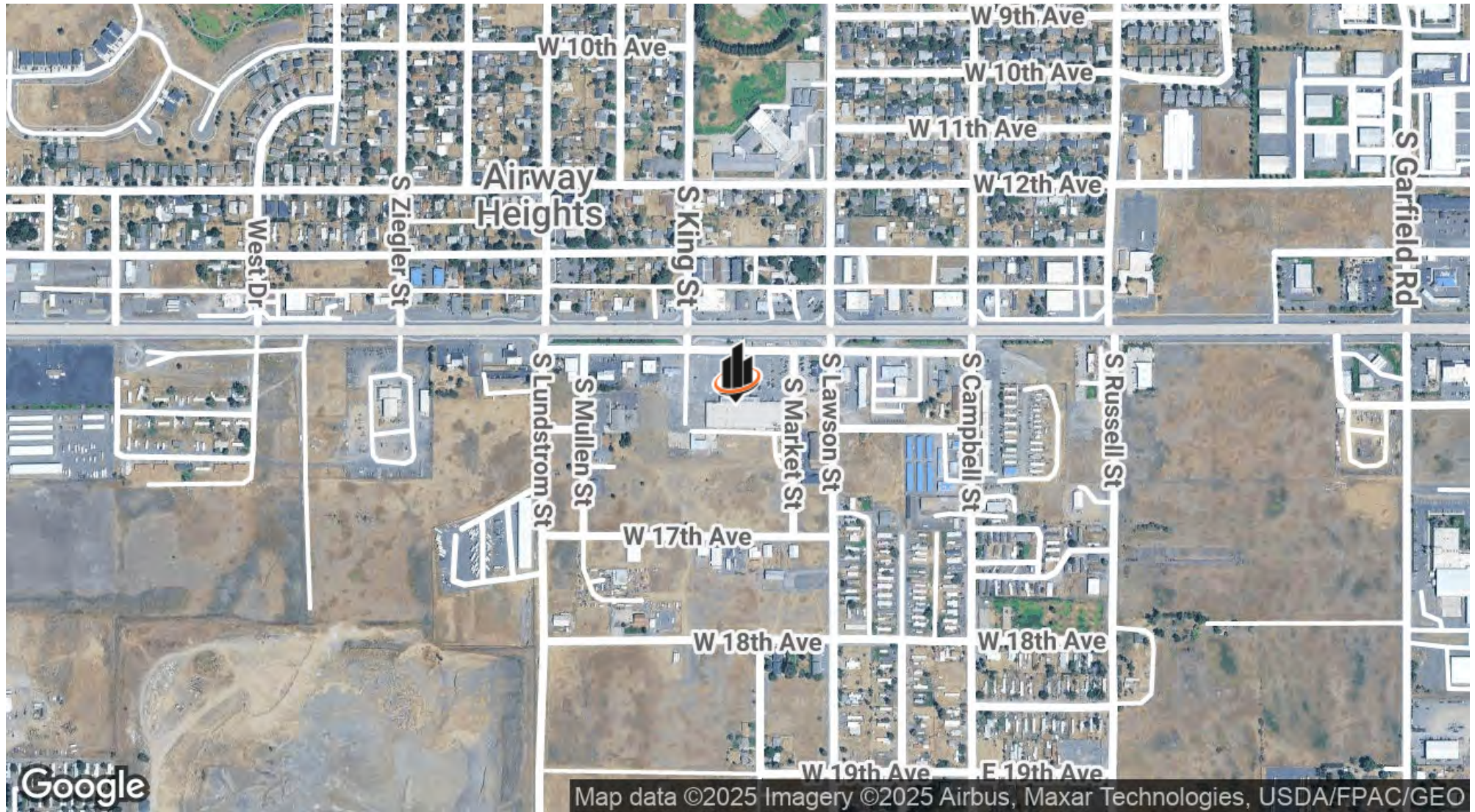
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## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

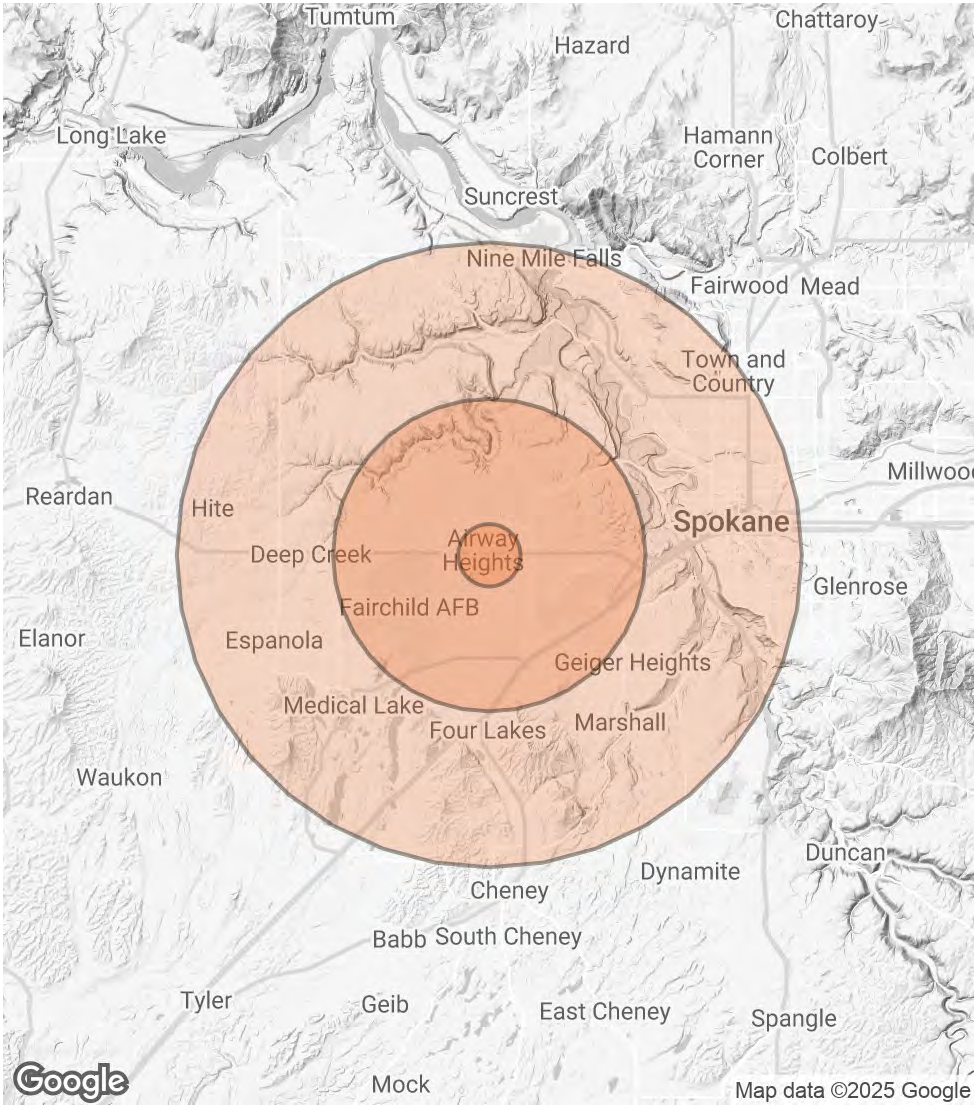
POPULATION1 MILE5 MILES10 MILES

TOTAL POPULATION	7,424	25,481	201,942
AVERAGE AGE	36	36	41
AVERAGE AGE (MALE)	35	36	40
AVERAGE AGE (FEMALE)	35	36	41

HOUSEHOLDS & INCOME1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	2,465	8,615	82,636
# OF PERSONS PER HH	3	3	2.4
AVERAGE HH INCOME	\$69,898	\$82,970	\$95,983
AVERAGE HOUSE VALUE	\$329,116	\$410,485	\$454,931

Demographics data derived from AlphaMap



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MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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