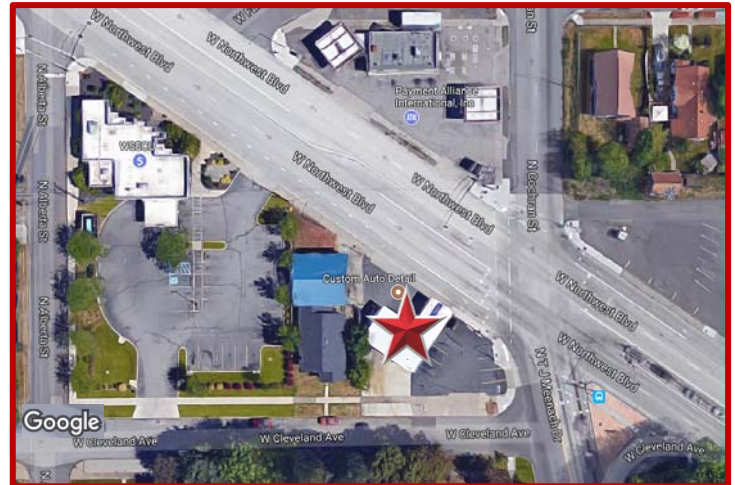




2503 W. Northwest Blvd., Spokane, WA 99205

### Property Features

- Parcel Size: 12,133 SF +/-
- Zoning: CB-55
- High Traffic Corner at Gateway to Spokane Falls Community College
- Traffic Count: 23,400 VPD on Northwest Blvd.
- Access From Both Sides of the Parcel with Three Curb Cuts
- Two Buildings on Property:
  - 1,008 SF Block Building
  - 1,296 SF Steel Building



For More Information, Contact:

**Don Jamieson**

+1 509 362 3401

djamieson@naiblack.com

**Sale Price: \$575,000**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.  
801 W Riverside Ave, Ste 300  
Spokane, WA 99201  
+1 509 623 1000  
[naiblack.com](http://naiblack.com)



# High Traffic Corner Property For Sale



**2503 W. Northwest Boulevard**  
Spokane, WA 99205

## 2020 Demographics:

|              | <u>3 Miles</u> | <u>5 Miles</u> | <u>7 Miles</u> |
|--------------|----------------|----------------|----------------|
| Population:  | 105,857        | 215,802        | 287,721        |
| Average HHI: | \$60,134       | \$67,978       | \$73,381       |
| Median Age:  | 36.1           | 36.3           | 37.3           |

## 2025 Projected

|             |         |         |          |
|-------------|---------|---------|----------|
| Population: | 110,844 | 226,114 | 302,658/ |
|-------------|---------|---------|----------|



# NAI Black

For More Information, Contact:

**Don Jamieson**

+1 509 362 3401

djamieson@naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

By e-mail: [Maryl@commercialmls.com](mailto:Maryl@commercialmls.com) | Subject Line: Copyright Concern  
By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113<sup>th</sup> Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.