

FOR SALE: \$3,750,000

Centrally Located Retail & Office Building

1325 N. Division St. Spokane, WA

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EDWARDS
HAWKINS

ACRE

1325 N. DIVISION ST.

Property Information

Centrally located on high-traffic Division St. in the heart of Spokane. Fully remodeled top-to-bottom with first-class finishes. Features multiple suites and existing revenue stream, ideal for owner-users or investors.

Recent Upgrades: All new electrical, plumbing, and mechanical through entire building



CURRENT GROSS RENT

CURRENT NOI

\$74,400 /YR. NNN (* APEX)

1,950 SQFT. - 5 YEAR LEASE

PROPERTY DETAILS

TOTAL BUILDING SIZE 15,153 SQFT.

LAND AREA 29,620 SQFT.

PRICE \$3,750,000

PARCEL # 35181.0715 & 35181.0701

APPRAISED APRIL 2024 - \$3,875,000

ZONING GC-150, CITY OF SPOKANE

YEAR BUILT 1923, COMPLETE REMODEL 2024

PARKING 31 CAR PARKS + STREET PARKING

AVAILABLE SPACE

SUITE 101 & 102 5,432 SQFT AVAILABLE

SUITE 103 1,950 SQFT (APEX - LEASED)

SUITE 104 4,370 SQFT AVAILABLE

SUITE 105 2,711 SQFT AVAILABLE

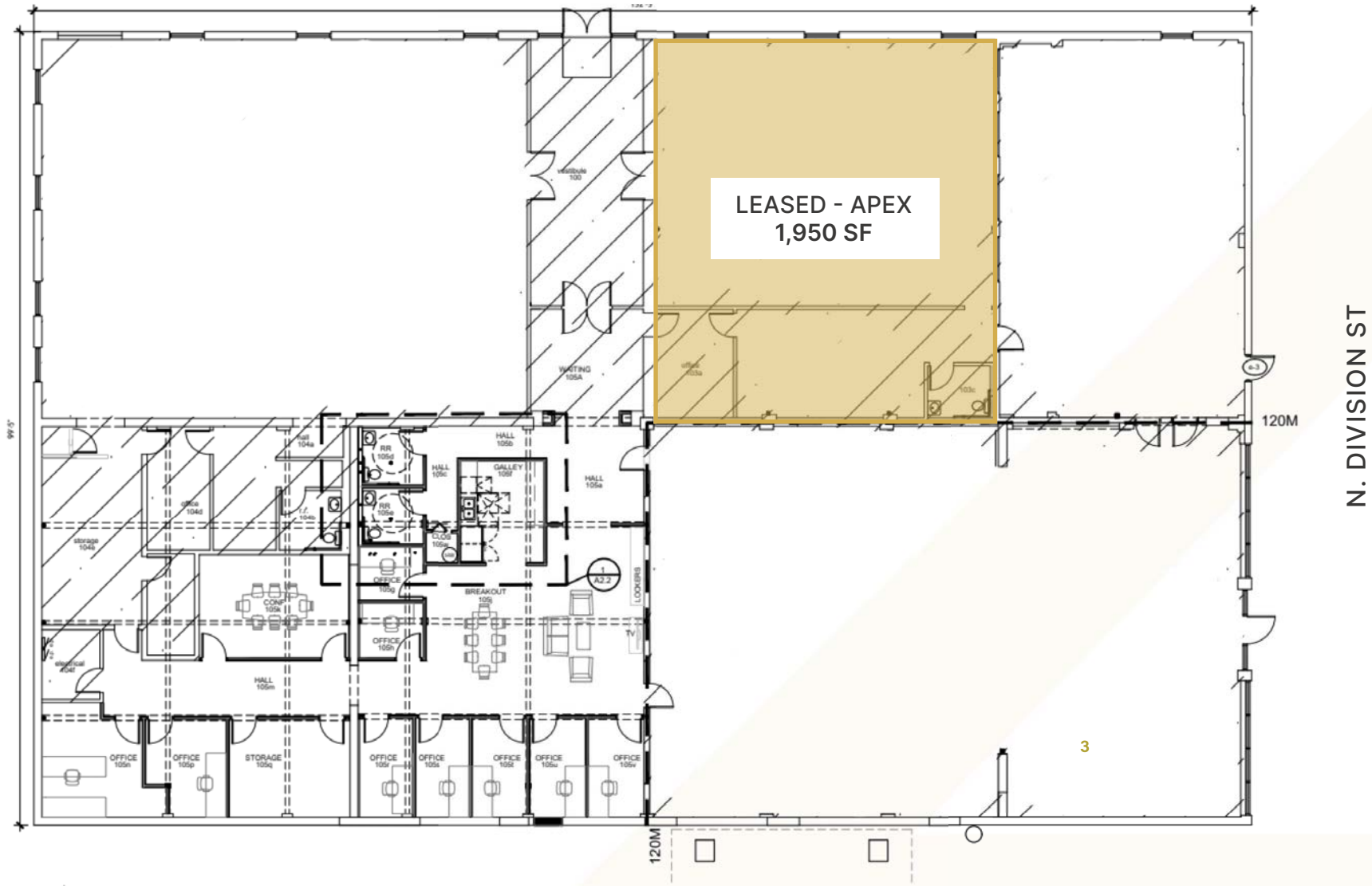
COMMON AREA 630 SQFT

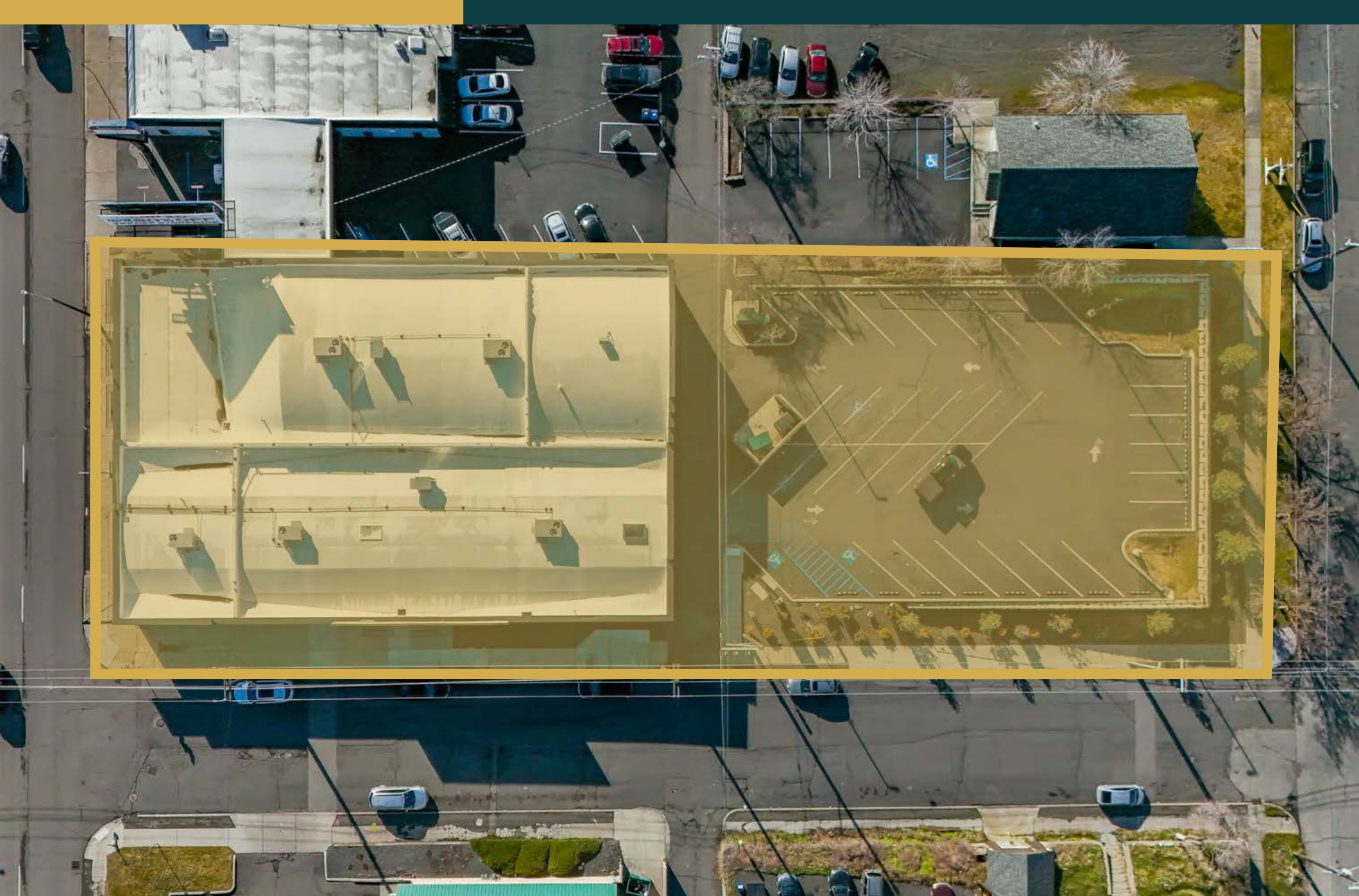
[CLICK HERE TO VIEW ALL PHOTOS](#)

1325 N. DIVISION ST.

Building Floor Plan

[CLICK HERE TO VIEW FLOOR PLANS](#)





1325 N. DIVISION ST.

Investment Highlights

1325 N Division St. presents a compelling opportunity in one of Spokane's most dynamic and revitalizing neighborhoods. Located on the high-traffic North Division corridor, approximately 15,200 SF of leasable space, and strong attributes like on-site parking and adaptive reuse potential, this 1923-built asset stands out as a resilient investment in a market demonstrating steady retail demand and economic growth.

01

FLEXIBLE RETAIL USE

As a single-tenant or multi-tenant capable freestanding property, it suits a variety of uses and has historically housed long-term retail operations.

03

CENTRALLY LOCATED

This property is centrally located, within close proximity to Gonzaga University, Spokane Convention Center, and Spokane Arena.

02

VALUE-ADD POTENTIAL

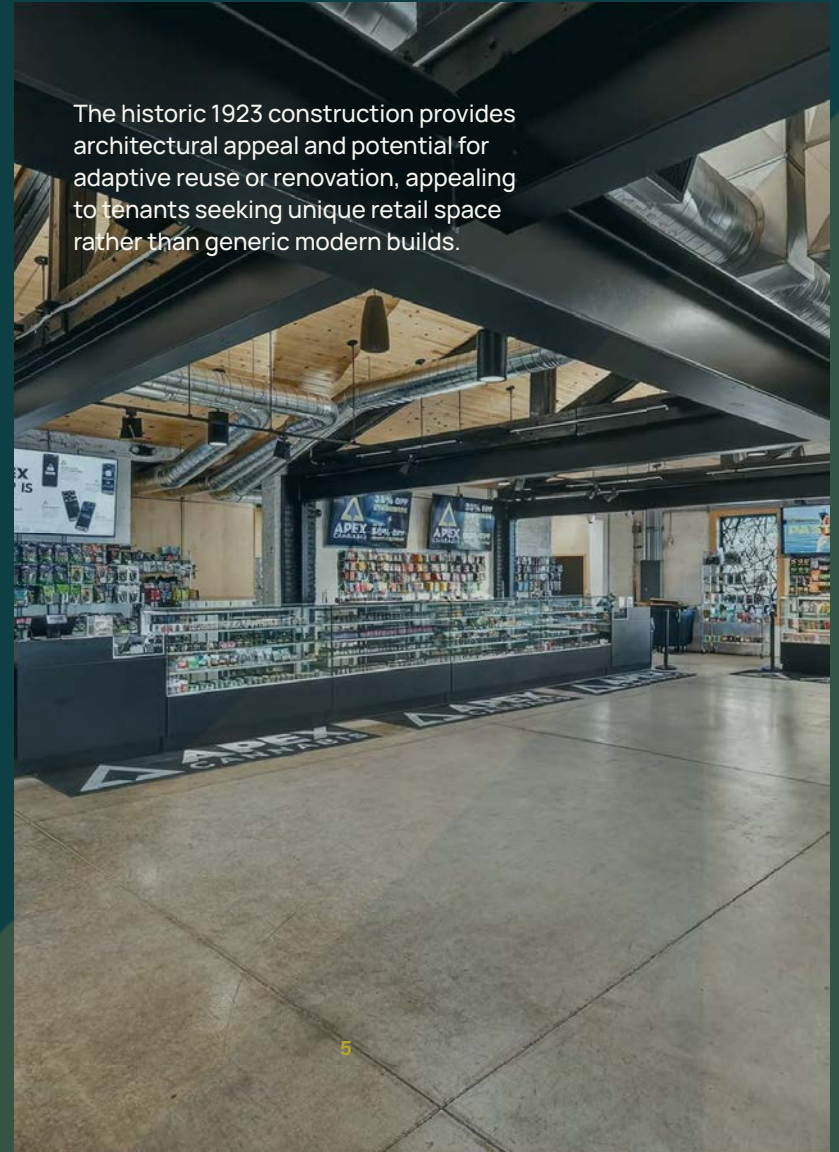
Lease-up to enhance cash flow. Spokane's commercial real estate market has shown resilience, with demand for well-located retail.

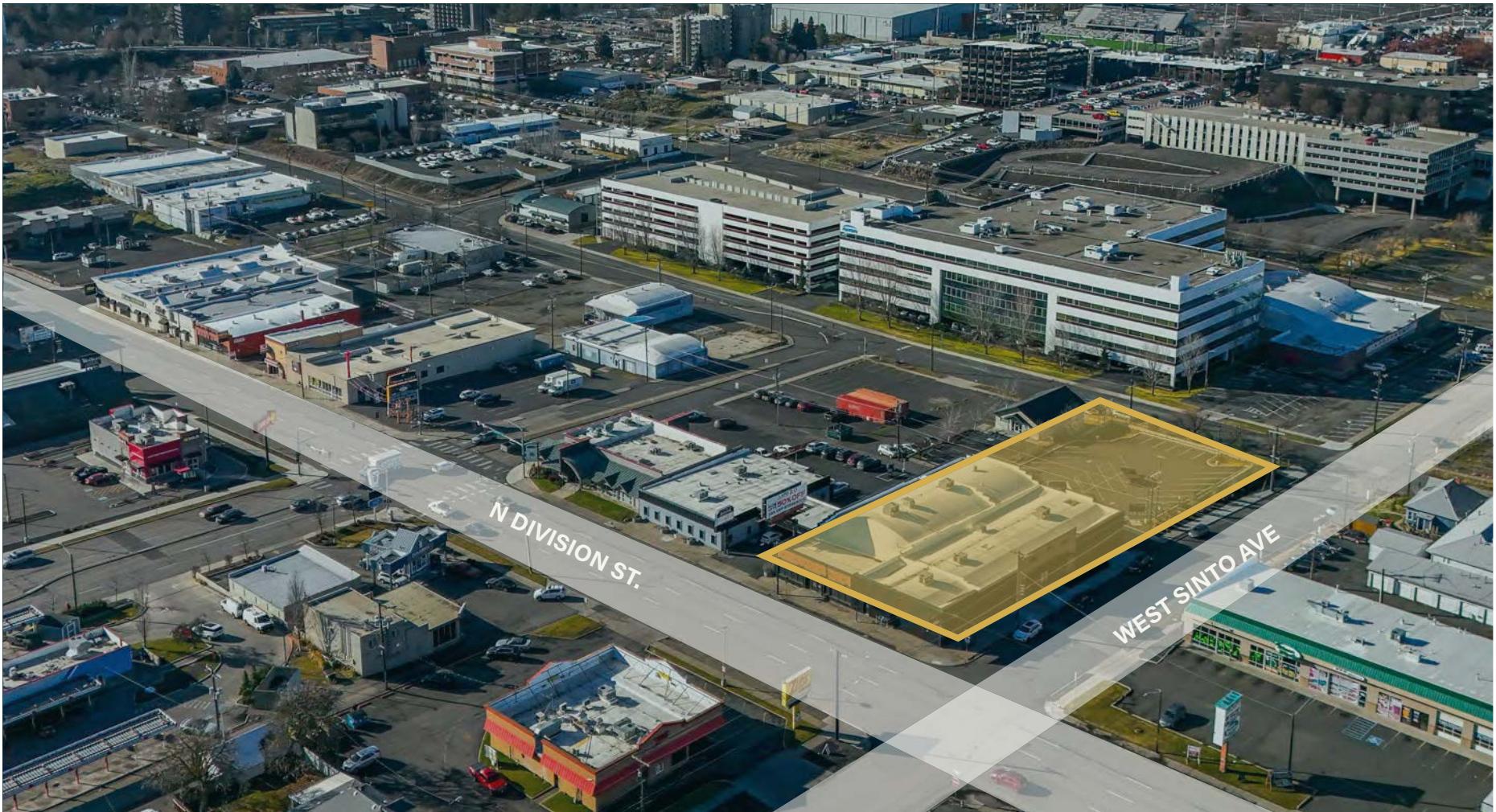
04

HIGH TRAFFIC LOCATION

North Division is a vibrant retail corridor with nearby businesses, drawing consistent foot and vehicle traffic, supporting strong consumer draw in a market.

The historic 1923 construction provides architectural appeal and potential for adaptive reuse or renovation, appealing to tenants seeking unique retail space rather than generic modern builds.



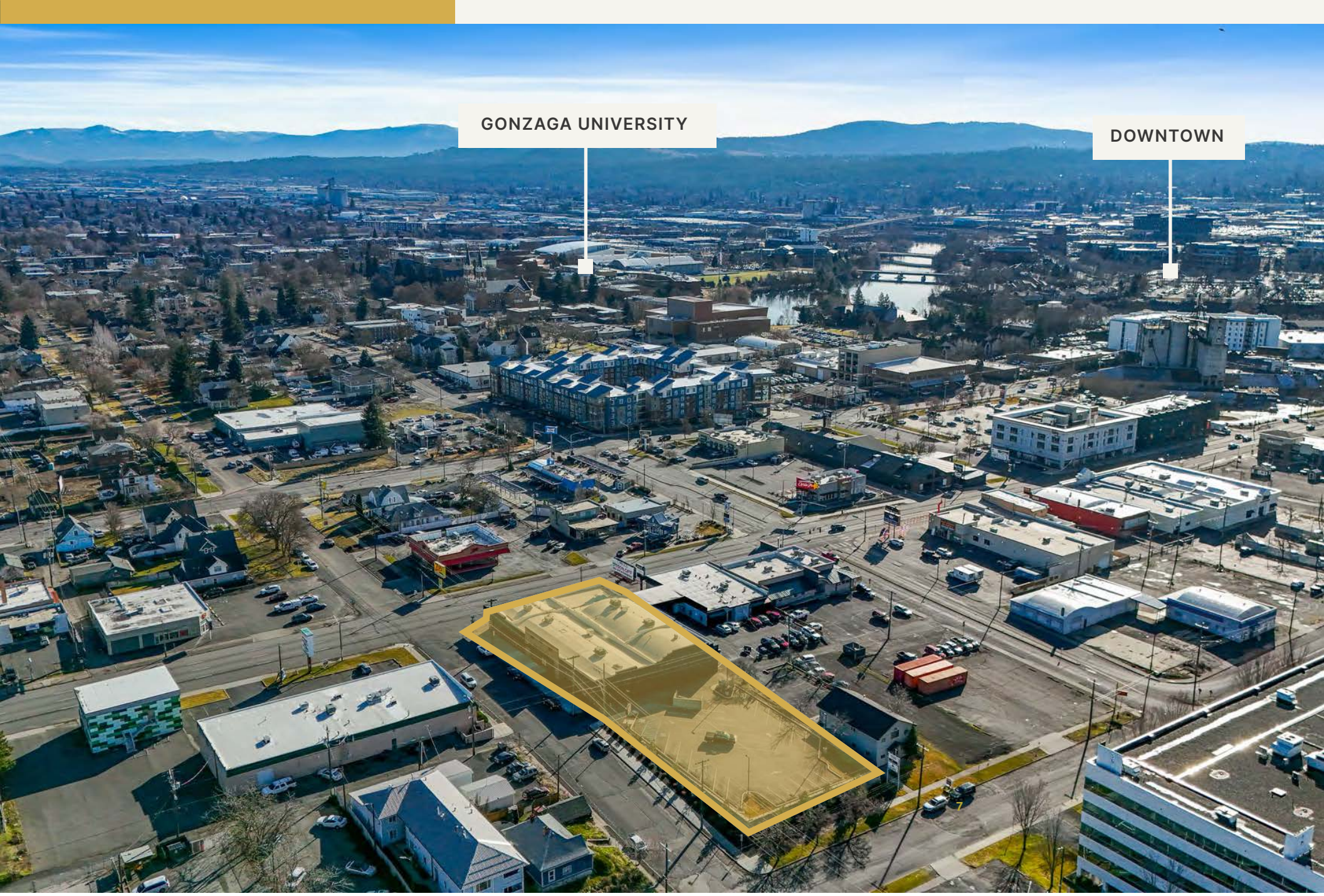


1325 N. DIVISION ST.

Property Location

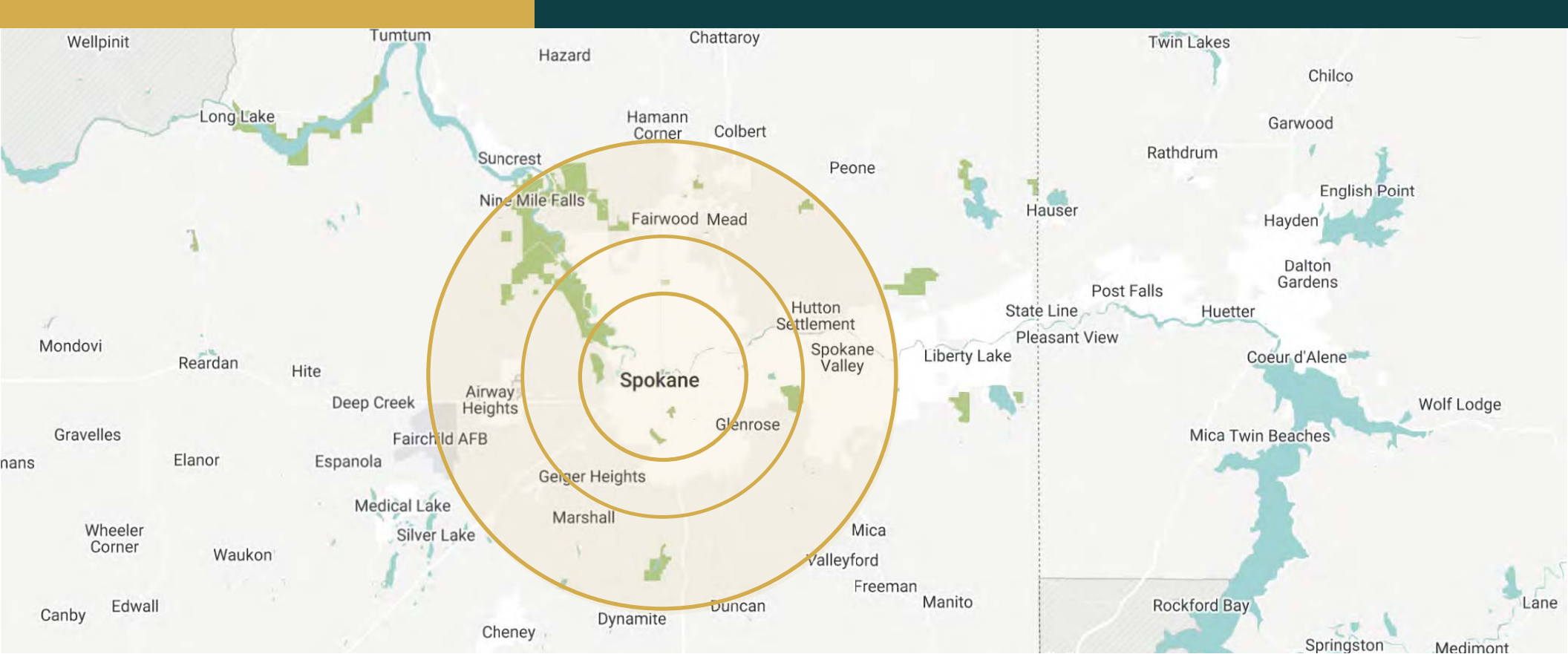
PRIME RETAIL LOCATION IN GROWING URBAN CORRIDOR

Situated on North Division Street, a major north-south arterial with strong traffic counts, the property benefits from excellent visibility and accessibility in the Emerson Garfield neighborhood, close to downtown Spokane. This area has seen revitalization and increasing commercial activity.



GONZAGA UNIVERSITY

DOWNTOWN



POPULATION (APPROX.)

HOUSEHOLDS (APPROX.)

	3 MILES	5 MILES	10 MILES		3 MILES	5 MILES	10 MILES
2020 POPULATION	180,000	224,000	350,000	MEDIAN HOME VALUE	\$370,000	\$390,000	\$420,000
2024 POPULATION	185,000	223,000	360,000	2024 HOUSEHOLDS	80,000	94,500	150,000
2029 PROJECTED POPULATION	190,000	230,000	375,000	2029 PROJECTED HOUSEHOLDS	82,500	98,000	158,500
POPULATION GROWTH 2020-2024	+2.8%	-0.3%	2.9%	ANNUAL GROWTH 2020-2024	+5%	+7%	+9%
POPULATION FORECAST 2024-2029	+2.7%	+3.1%	+4.2%	MEDIAN HH INCOME	\$63,000	\$69,000	\$76,500
AVERAGE AGE	35.5	37	38.5	AVERAGE HH INCOME	\$82,500	\$91,000	\$102,500

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Spokane Highlights

Spokane County continues its steady rise as one of Washington's fastest-growing regions, with a 2025 population of 566,000 (1.2% annual growth) and a broader metro influence exceeding 785,000. Rising household incomes (\$78,000–\$86,000+ median), resilient consumer spending (positive taxable retail sales trends into late 2025), and a strong, educated workforce position the market for sustained retail and office demand in a stable, mid-sized hub.

230,609

EST. POPULATION

This stable urban core, combined with surrounding county growth, provides a reliable base for retail/office properties.

Source: U.S. Census Bureau

\$70,000

MEDIAN HH INCOME

The median household income, supporting potential retail/office demand in a mid-sized market.

Source: U.S. Census Bureau

\$15.2B

RETAIL SALES

Spokane County's taxable retail sales hit all-time highs in 2024 and continued modest growth into 2025.

Source: WA State Dept of Revenue

3.9%

INCREASED SPENDING

Spokane households demonstrate increasing capacity for discretionary spending power Q1–Q2 2025 gains of 2–3.9%.

Source: Washington State Department of Revenue

94%

EDUCATED WORKFORCE

Over 94% of residents aged 25+ hold a high school diploma or higher, with one-third possessing a bachelor's degree or advanced credentials.

Source: U.S. Census Bureau

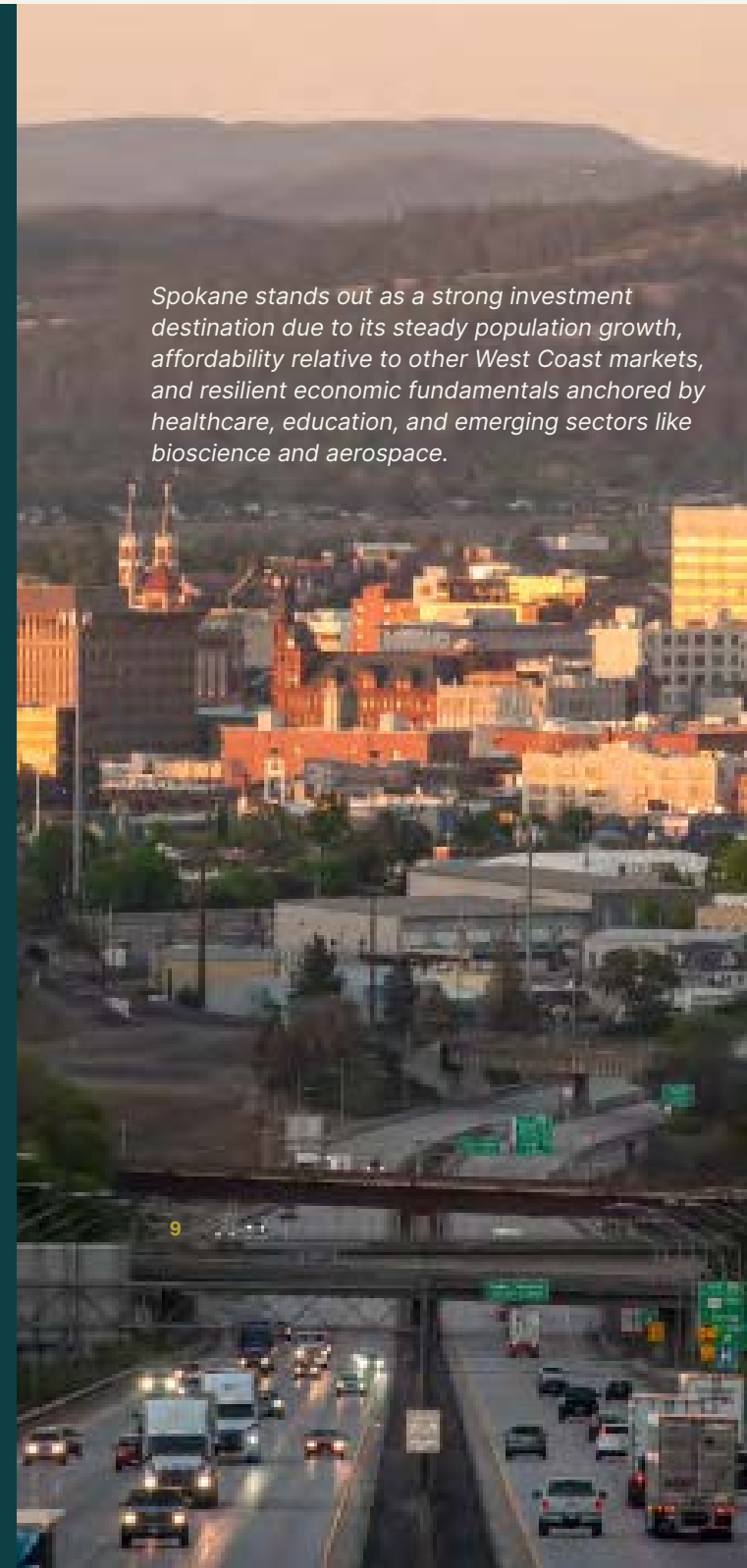
1.2%

ANNUAL POP. GROWTH

Spokane County's population had a 1.2% annual growth rate from 2024, one of the state's fastest-growing counties.

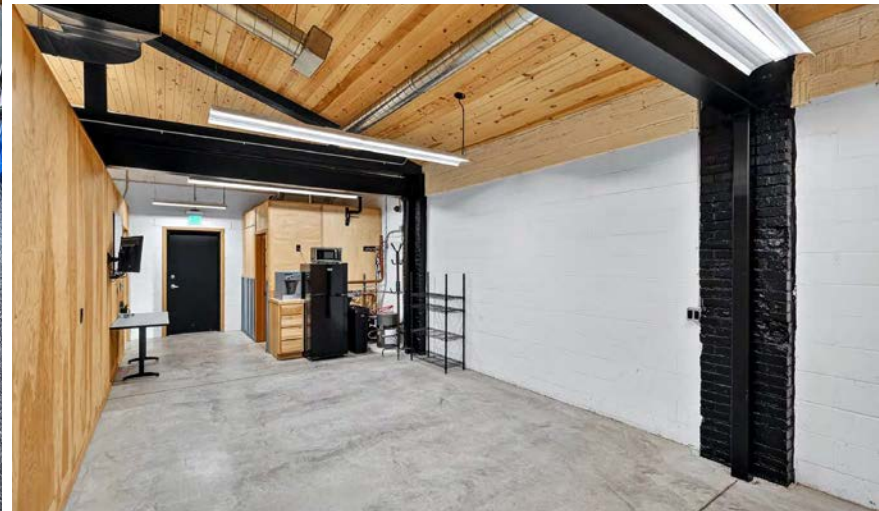
Source: Washington State Office of Financial Management

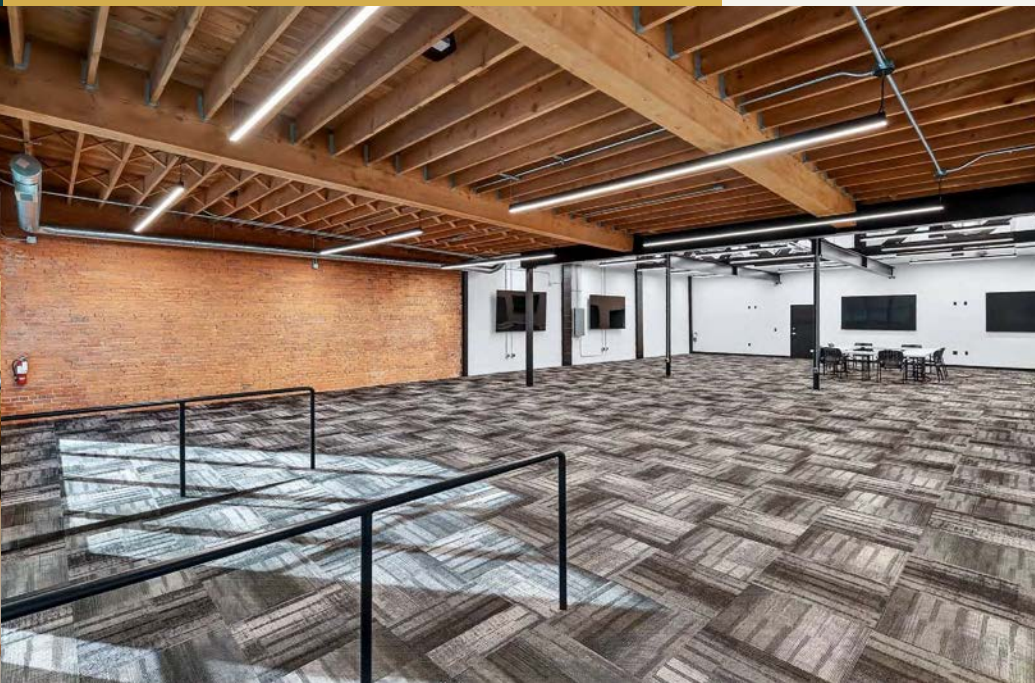
Spokane stands out as a strong investment destination due to its steady population growth, affordability relative to other West Coast markets, and resilient economic fundamentals anchored by healthcare, education, and emerging sectors like bioscience and aerospace.



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Photo Gallery







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