



FOR SALE: \$3,450,000 | FOR LEASE: \$18/SF + NNN

# Coram Healthcare Spokane Specialty Medical Facility

5511 E 3rd Ave, Spokane Valley, WA 99212

KEVIN EDWARDS  
K.EDWARDS@ME.COM

OFFICE: 509-838-8500  
CELL: 509-939-8828

CHRIS EDWARDS  
CHRIS.EDWARDS@43560.COM

CELL: 206-475-5578

# Property Information

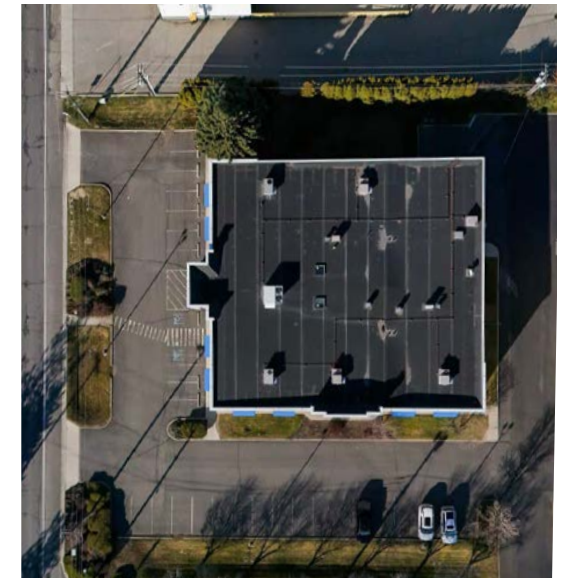
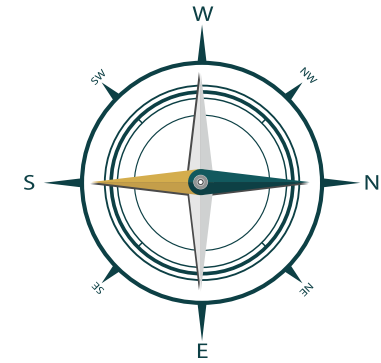
- This specialized commercial facility is currently configured for medical and pharmaceutical operations, including a sterile clean-room environment designed for compounding and preparation of specialty medications. The property offers a rare opportunity to acquire or lease a highly improved healthcare facility with infrastructure suitable for specialty pharmacy, medical laboratory, infusion services, or other regulated life-science uses.
- The building is designed to support operations requiring controlled environments, specialized HVAC systems, and secure pharmaceutical handling, making it well suited for companies operating in the rapidly growing specialty pharmacy, biotech, and healthcare services sectors.



## PROPERTY DETAILS

CURRENT TENANT	CORAM HEALTHCARE (CVS HEALTH)
AVAILABLE	JUNE 2026
SIZE OF LOT	0.98 ACRES
SIZE OF BUILDING	11,970 SF
FOR SALE PRICE	\$3,450,000
PRICE/SF	\$288.22
FOR LEASE:	\$18.00/SF + NNN
PARKING	30 CAR PARKS

# Building Floor Plan



# Investment Highlights

This investment offering features a versatile, high-quality property centrally located near the I-90 corridor in the heart of Spokane Valley. Perfectly positioned for an owner-user or investor, the asset provides a professional presence in a thriving business district with excellent accessibility. With a strategic location adjacent to I-90, the property benefits from massive visibility to over 111,000+ cars per day, ensuring long-term stability and growth.

## 01

### STERILE CLEAN ROOM INFRASTRUCTURE

Immediate operational use with a high-value compounding room (\$300–\$700+ per SF replacement cost).

## 03

### HIGH-GROWTH SECTOR EXPOSURE

Capitalize on surging demand for biotech, specialty pharmacy, and infusion therapy facilities.

## 02

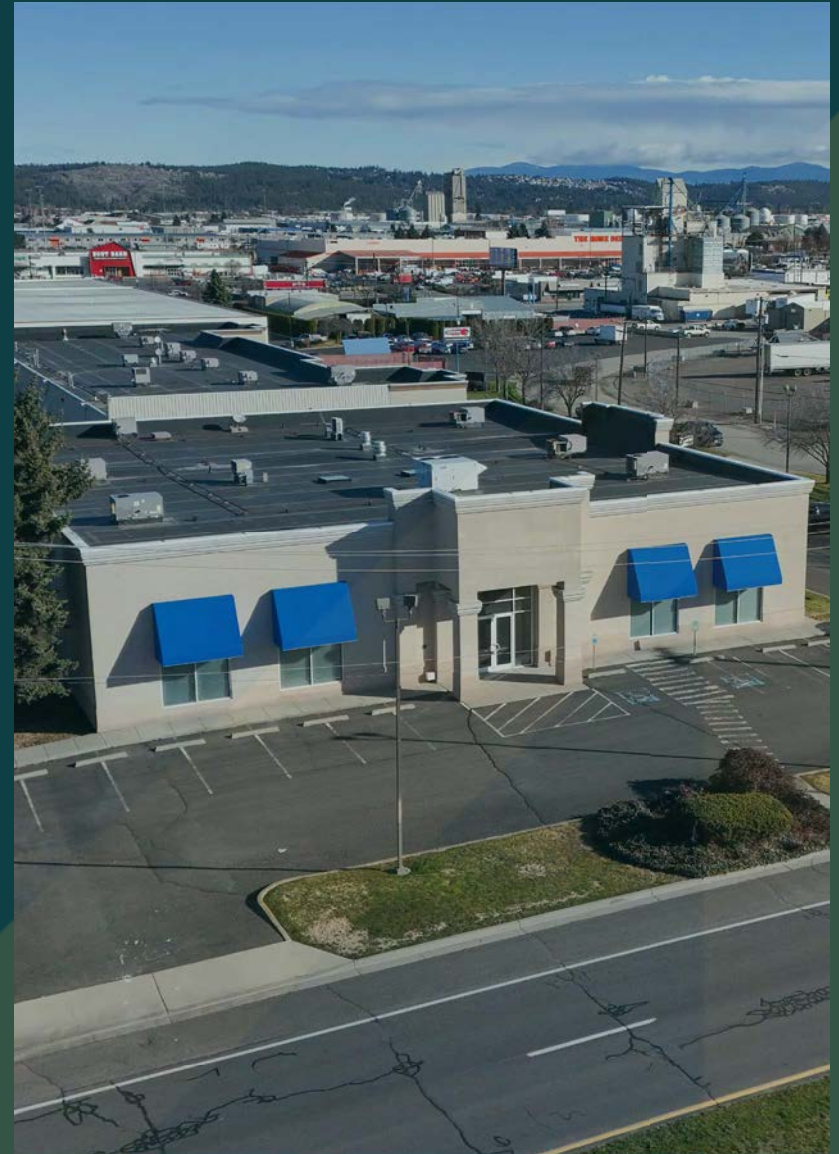
### IMMEDIATE I-90 ACCESS

Adjacent to I-90 (110,000+ VPD), providing elite regional connectivity for staff, patients, and distribution.

## 04

### STRATEGIC HEALTHCARE HUB

Located in Spokane—the primary medical gateway serving Eastern WA, North ID, and Western MT.

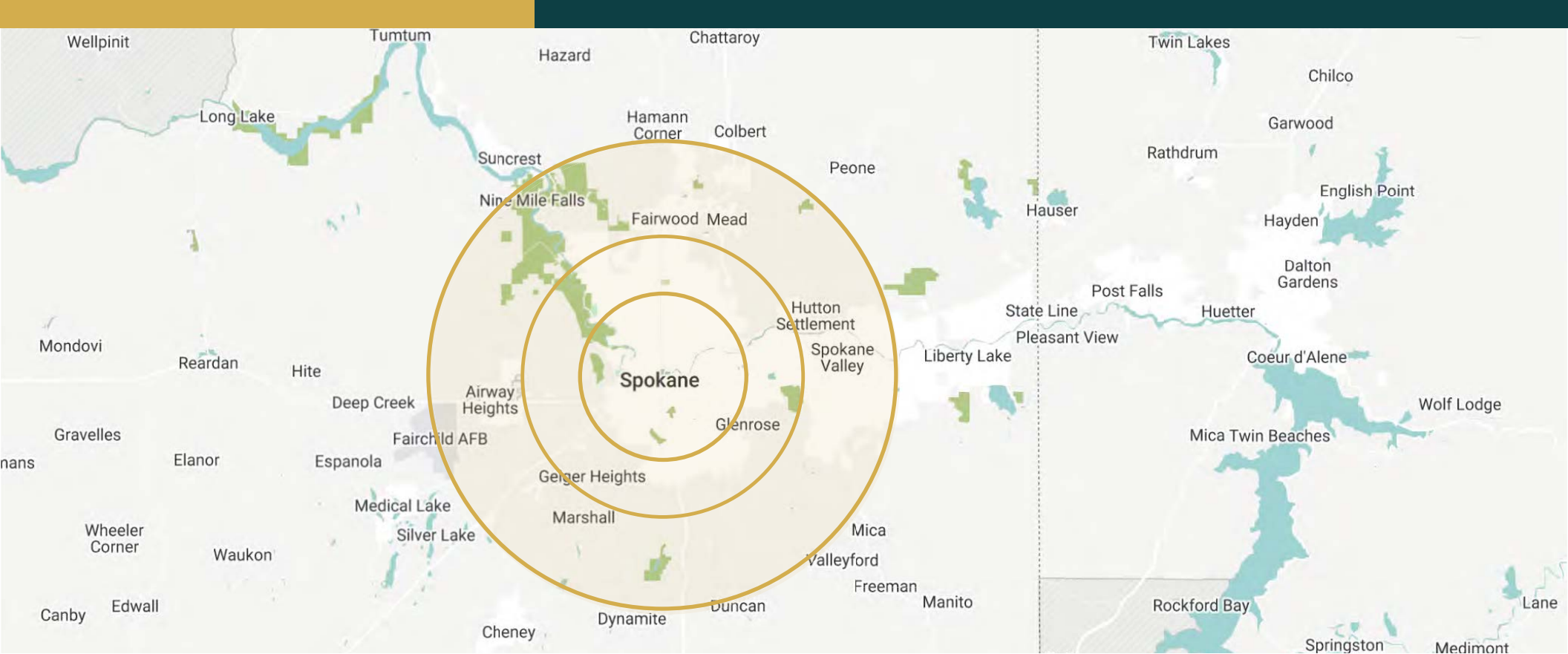




## Property Location

The property is located at 5511 E 3rd Ave in Spokane Valley, immediately adjacent to Interstate 90, which carries over 110,000 vehicles per day through the Spokane metropolitan area. The location provides excellent regional access throughout Eastern Washington, North Idaho, and Western Montana, making it well suited for medical, pharmaceutical, and distribution uses.

Spokane serves as the primary healthcare and life science hub for the Inland Northwest, supported by major medical systems including Providence Health & Services and MultiCare Health System, along with regional research and life science employers. The surrounding area offers strong connectivity to healthcare providers, universities, and biotech firms throughout the region.



POPULATION (APPROX.)

HOUSEHOLDS (APPROX.)

	3 MILES	5 MILES	10 MILES		3 MILES	5 MILES	10 MILES
<b>2020 POPULATION</b>	180,000	224,000	350,000	<b>MEDIAN HOME VALUE</b>	\$370,000	\$390,000	\$420,000
<b>2024 POPULATION</b>	185,000	223,000	360,000	<b>2024 HOUSEHOLDS</b>	80,000	94,500	150,000
<b>2029 PROJECTED POPULATION</b>	190,000	230,000	375,000	<b>2029 PROJECTED HOUSEHOLDS</b>	82,500	98,000	158,500
<b>POPULATION GROWTH 2020-2024</b>	+2.8%	-0.3%	2.9%	<b>ANNUAL GROWTH 2020-2024</b>	+0.5%	+0.7%	+0.9%
<b>POPULATION FORECAST 2024-2029</b>	+2.7%	+3.1%	+4.2%	<b>MEDIAN HH INCOME</b>	\$63,000	\$69,000	\$76,500
<b>AVERAGE AGE</b>	35.5	37	38.5	<b>AVERAGE HH INCOME</b>	\$82,500	\$91,000	\$102,500

# 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

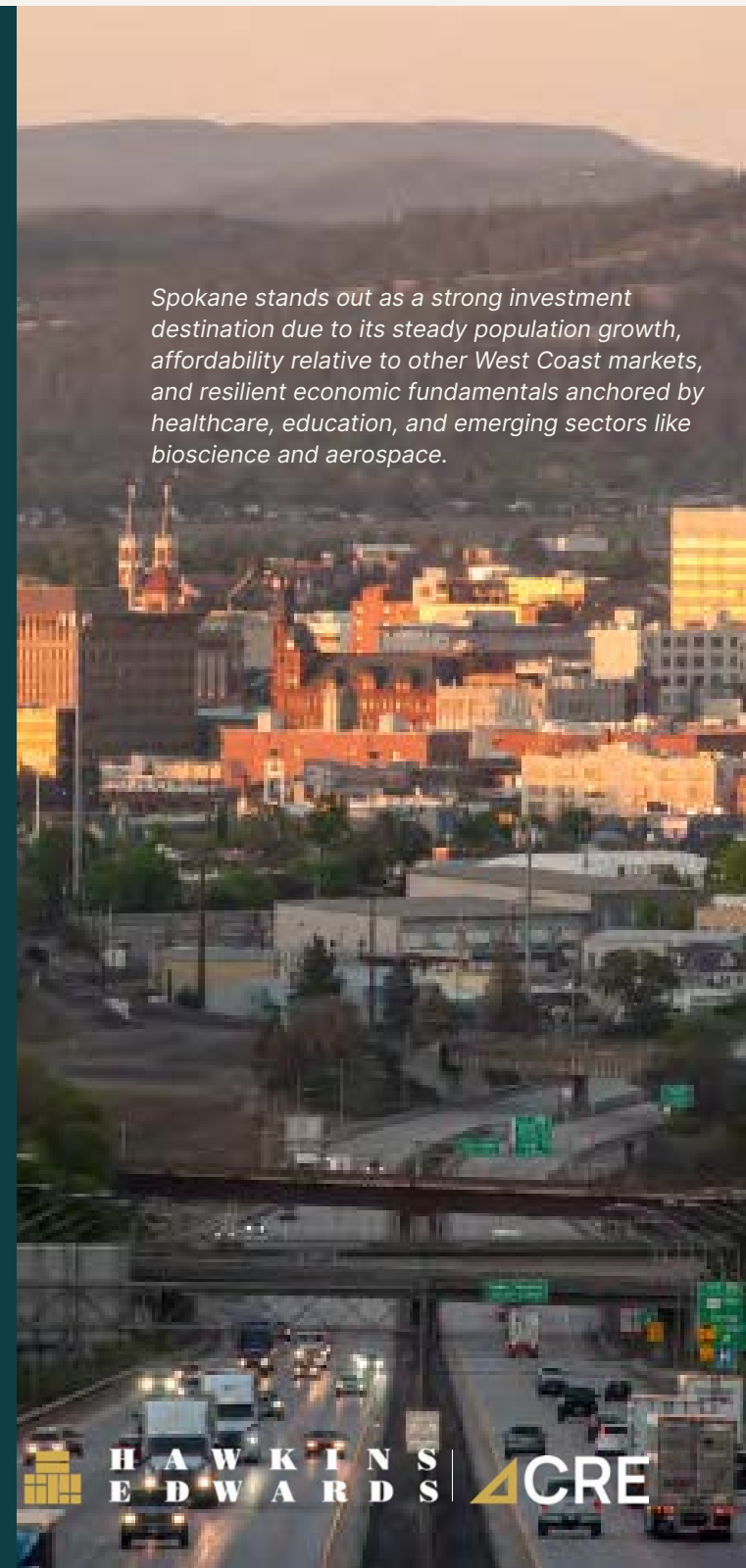
**1.2%**

## 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.*



# Photo Gallery



**ACRE**



**HAWKINS  
EDWARDS**

**WWW.43560.COM**

**KEVIN EDWARDS**  
K.EDWARDS@ME.COM

OFFICE: 509-838-8500  
CELL: 509-939-8828

**CHRIS EDWARDS**  
CHRIS.EDWARDS@43560.COM

CELL: 206-475-5578

