

FOR SALE

FORMER ZIP'S DRIVE-IN

Ideal Owner-User, Value Add, or Redevelopment Opportunity



6505 E SPRAGUE AVE SPOKANE VALLEY, WA 99212

km Kidder Mathews

FORMER ZIP'S DRIVE-IN

VACANT QUICK SERVICE RESTAURANT WITH DRIVE THRU IN SPOKANE VALLEY, WA

PROPERTY DETAILS

PRICE	\$900,000
OCCUPANCY	Vacant
LEASABLE SQFT	2,406
PRICE PER SQFT	\$374
LOT SQFT	24,844
PARKING SPACES	+/- 34 14 per 1,000 SQFT
YEAR BUILT	1969
PARCEL #	351332607
OWNERSHIP	Fee Simple



\$900,000

LIST PRICE

\$374

PRICE/SF

2,406

TOTAL LEASABLE SF

FORMER ZIP'S DRIVE-IN

INVESTMENT HIGHLIGHTS



Owner-User, Value Add, or Redevelopment Opportunity

Well positioned for an Owner-User, Value-Add Investor, or Developer to reposition or redevelop into a new retail, restaurant, or alternative commercial concept.



Existing Drive-Thru Infrastructure

The former Zip's Drive-In includes an existing drive-thru and electronic pylon sign



High-Traffic Arterial with Strong Visibility

Located directly on Sprague Avenue, right off the I-90 Freeway, with an Average Daily Traffic Count exceeding 31,000+ vehicles per day, providing maximum visibility and accessibility.



Dense Retail Trade Area

The property is located just East of several National Tenants including, Walmart, Costco, Home Depot, Lowe's Home Improvement, Big 5 Sporting Goods, etc., reinforcing the area as a dominant retail hub.



Ample On-site Parking

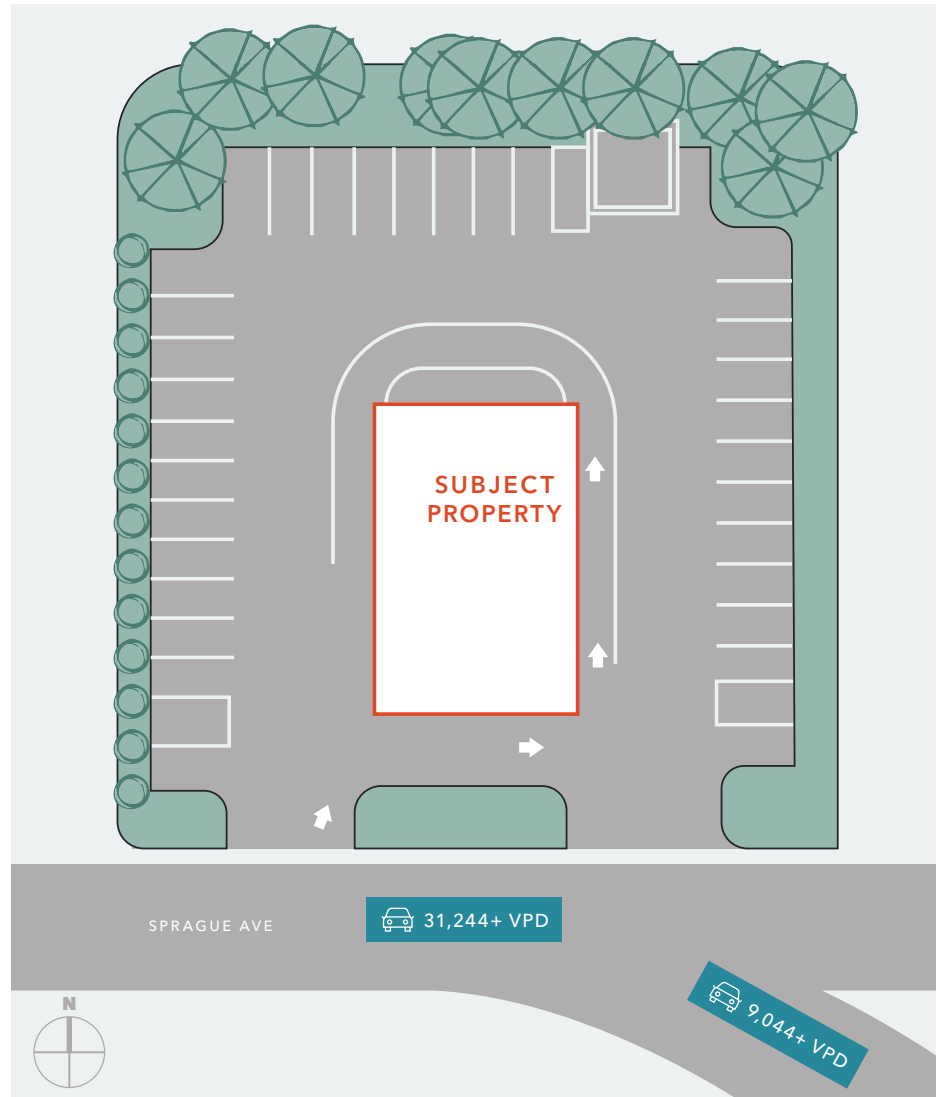
+/- 34 surface stalls (14 per 1,000 SF) supporting high customer traffic and easy access.



FF&E Available

Call Listing Brokers for details.

LOT OVERVIEW



FORMER ZIP'S DRIVE-IN



FORMER ZIP'S DRIVE-IN

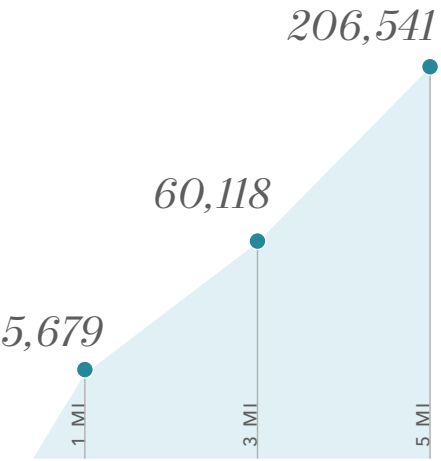




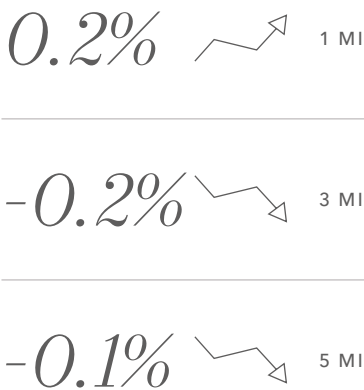
DEMOGRAPHICS

Data Source: ©2025, Sites USA

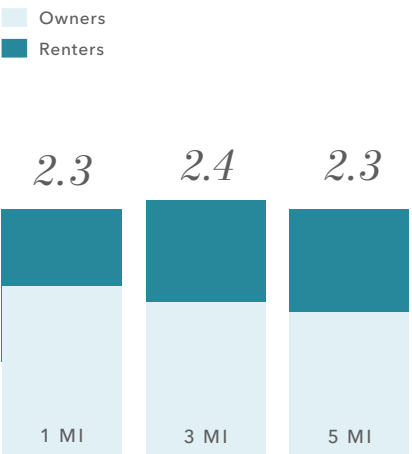
POPULATION



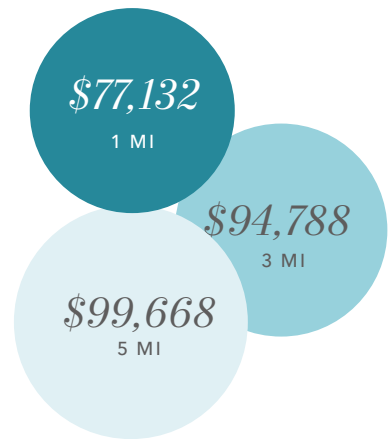
2025-2030 POP. GROWTH



AVERAGE HH SIZE



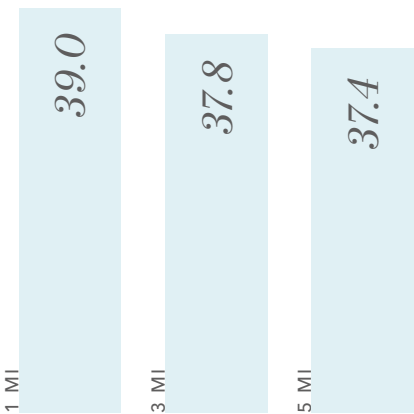
AVERAGE HH INCOME



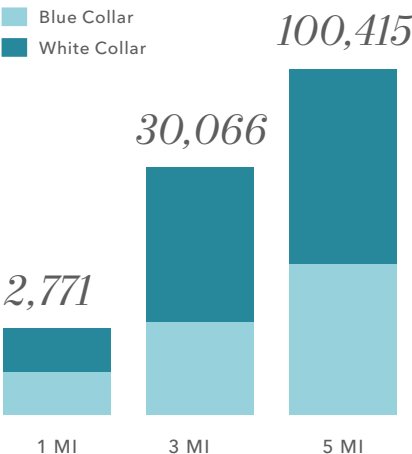
CONSUMER SPENDING



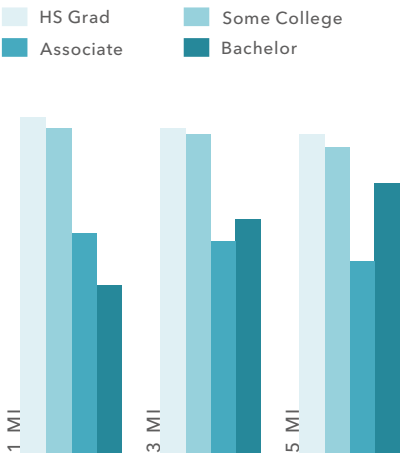
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



Exclusively listed by the Verger Team

KEVIN VERGER

Vice President

206.946.9425

kevin.verger@kidder.com

MAGGIE VERGER

Vice President

206.600.8500

maggie.verger@kidder.com

KIDDER.COM

