



Sears Building

14720 E Indiana Avenue
Spokane Valley, WA 99216



Available SF: 132,421 SF
Lot Size: 7.28 Acres
Building Size: 132,421 SF

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Sears – Spokane Valley

Seattle
289 miles

Spokane International Airport
16.7 miles



Major Employers

| | Demographics | 5 Miles | 10 Miles |
|--|-----------------------------------|----------|----------|
| | Population | 124,354 | 309,317 |
| | 2026 Population | 133,628 | 328,153 |
| | Daytime Population | 119,031 | 325,884 |
| | Households | 49,541 | 124,358 |
| | Median Age | 39.4 | 38.3 |
| | Median Household Income | \$60,402 | \$56,090 |
| | Average Household Income | \$78,658 | \$74,930 |
| | Total Specified Consumer Spending | \$999M | \$2.4B |

Site

Liberty Lake

Coeur d'Alene, ID
22.9 miles



Spokane River

Sears – Spokane Valley



Retail 1

- MAVERIK
- SUBWAY
- 76
- 7 ELEVEN

Retail 3

- Tuesday Morning
- pure barre
- Cafe Rio MEXICAN GRILL

Retail 4

- DONATOS Every piece is important.
- Olive Garden ITALIAN KITCHEN
- Jamba
- BUFFALO WILD WINGS
- IHOP
- TORRID
- H&M
- SHOE DEPT. ENCORE
- Red Robin GOURMET BURGERS AND BEERS
- maurices
- zumiez
- FAMOUS footwear
- REGAL
- VICTORIA'S SECRET
- OLD NAVY
- VANS "OFF THE WALL"
- TJ-maxx
- Foot Locker
- FOREVER 21
- rue21
- OUTBACK STEAKHOUSE
- JCPenney
- SUBWAY
- AÉROPOSTALE
- NORDSTROM rack
- carter's
- macys
- PACSUN
- Buckle
- HOLLISTER
- AMERICAN EAGLE
- THEATRES

Site

Retail 2

- Chevron
- 76
- JJ
- GLACIER BANK
- Applebee's
- QDOBA
- Jack in the box
- DQ

Evergreen Rd
24,600 CPD

Sullivan Rd
33,200 CPD

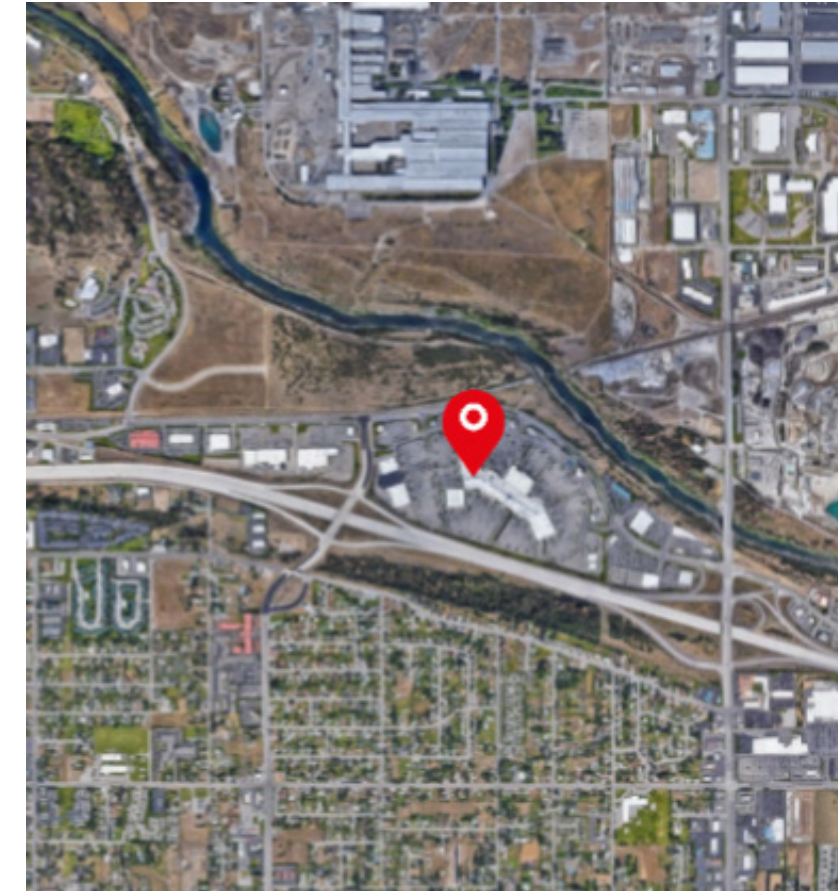
Retail 5

- Panera BREAD
- DAVID'S BRIDAL
- Arby's
- BARNES & NOBLE
- Krispy Kreme DOUGHNUTS

Retail 6

- 76
- Burlington
- KOHL'S
- Starbucks
- Chevron
- JJ
- Eddie Bauer
- Jack in the box
- ROSS DRESS FOR LESS
- LOWE'S
- SHERWIN-WILLIAMS
- SUBWAY
- Walmart
- Little Caesars
- PET SMART
- Starbucks
- Panda Express CHINESE KITCHEN
- Pizza Hut
- McDonald's

Sears – Spokane Valley



Major attractions:

Southside Family Aquatic Facility
Arbor Crest Wine Cellars
Historic Flight Foundation
Dishman Hills Natural Area
Splash Down Aquatic Center
Spokane Valley Heritage Museum

Property highlights:

- 1M SF regional mall located along I-90 with superior freeway visibility
- Strong lineup of national anchor and shop tenants
- Strong collection of national suburban restaurants, movie theater serves as entertainment
- 132,000 SF Anchor building attached to super regional mall

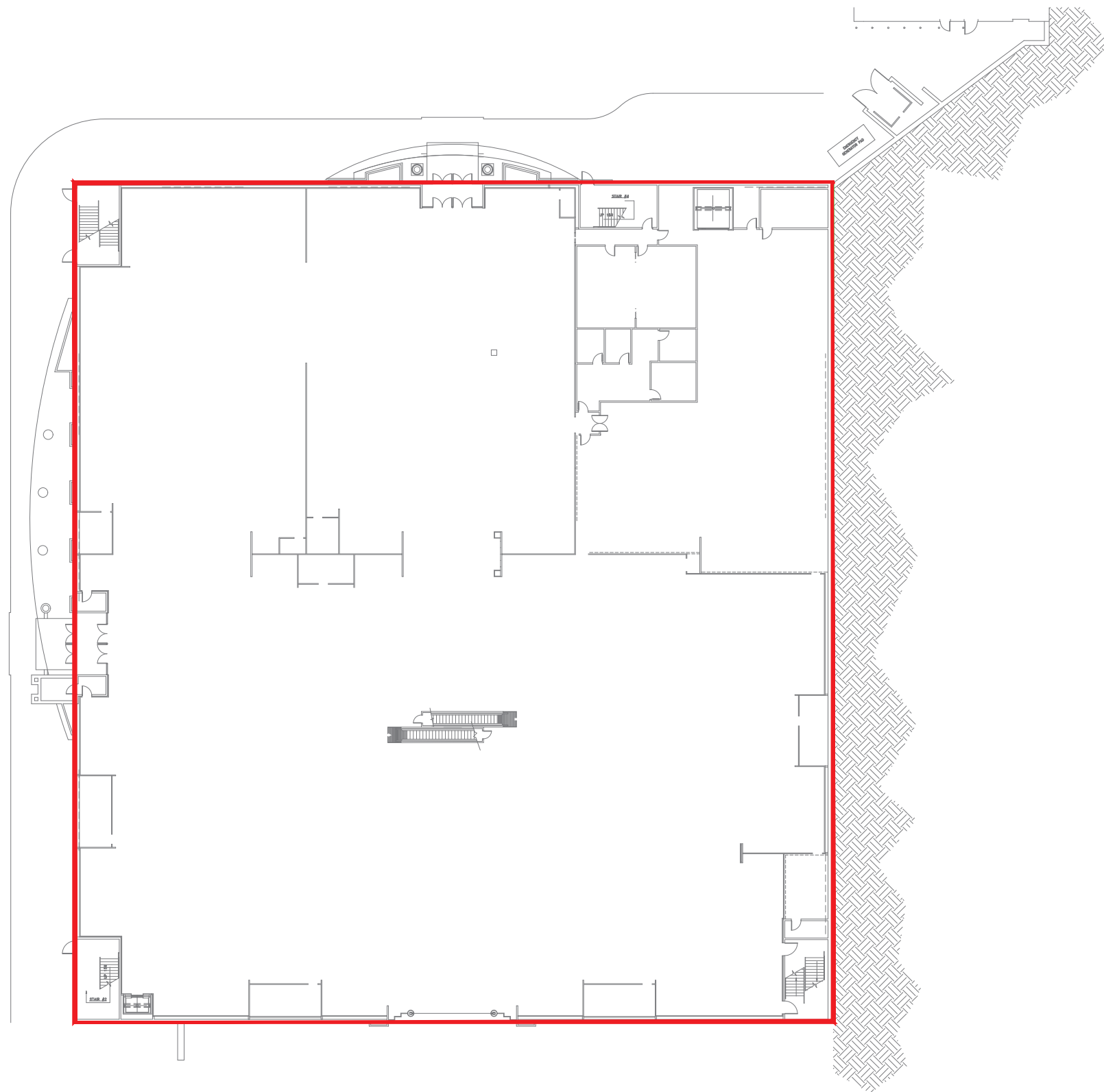
Description:

Sears (now closed) was one of 5 anchors at this suburban regional mall on the east side of the Spokane Valley located off of I-90. It is anchored by Macy's, Regal 12, and JCPenney. Dick's Sporting Goods, Nordstrom Rack, and Old Navy are situated on the ring road. The Sears store was constructed with interesting exterior architectural features with a nod to art deco. The collection of national restaurants on the ring road include: Red Robin, Olive Garden, Outback Steakhouse, Black Angus, Buffalo Wild Wings, and regional operators Boston's and Twigs Martini Bar. The Center's draw is from as far west as Seattle, and Idaho to the East.

Sears – Spokane Valley

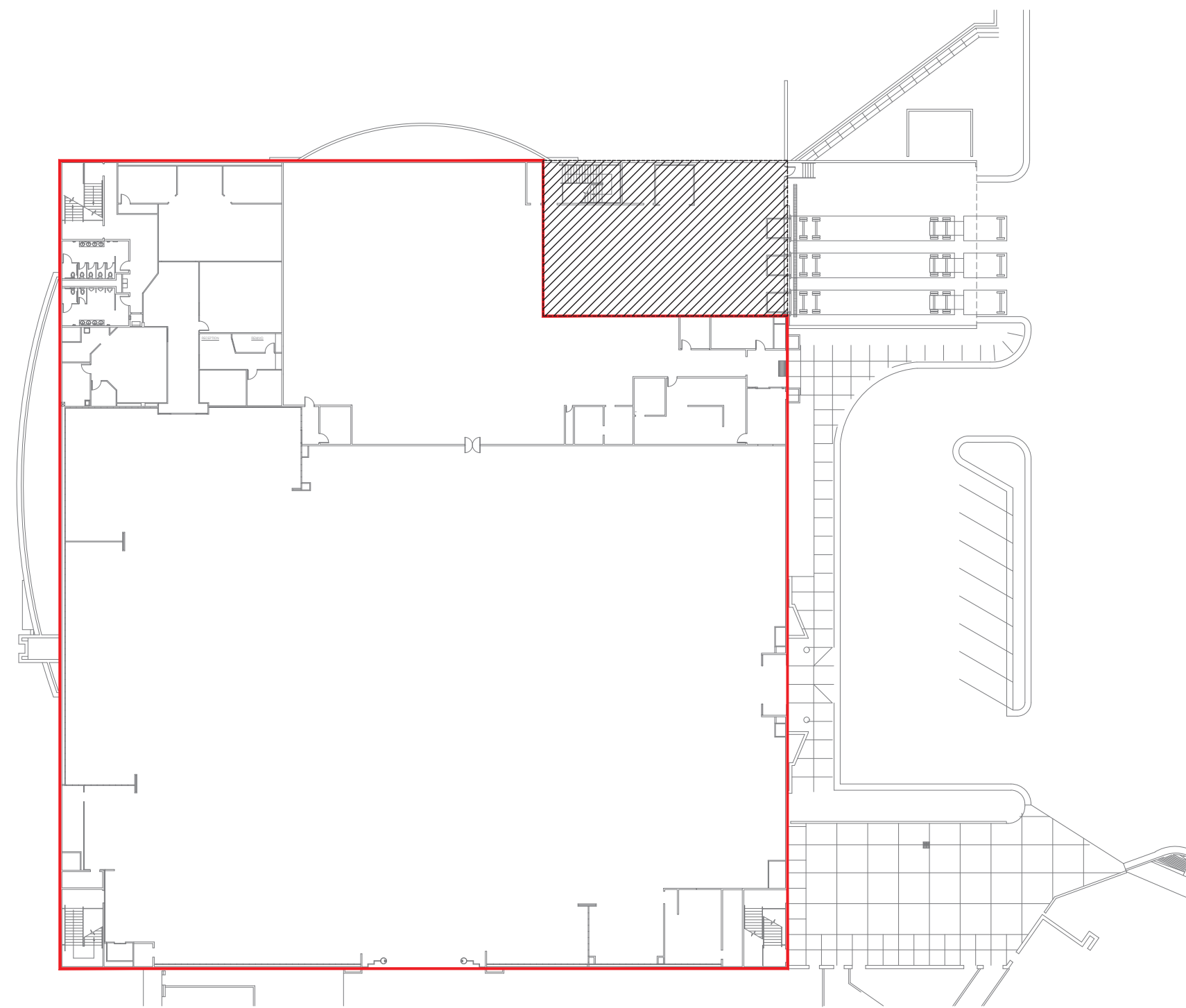
Proposed Level 1 Plan

± 62,094 SF



Proposed Level 2 Plan

± 57,838 SF



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