

NOW PRE-LEASING - BUILD TO SUIT

Ridgeline Center - E. Appleway Ave & E. Broadway Ave, Liberty Lake, WA

PRELIMINARY SITE PLAN

LOT #1

Total Available SFT 15,000 SFT

Minimum Lease SFT 2,000 SFT

Lease Rate Call Broker

Parking Ratio 5.17/1000

Breaking Ground July 2025

Lot #1 Completion May 2026



**ARCHITECTURAL RENDERING –
CONCEPTUAL DESIGN BY BERNARDO WILLS**

- Office/Medical Office Focus
- Unbeatable I-90 frontage and access
- Zoning: C-2 Freeway Commercial
- Robust economic growth attracting a wide range of industries

Subject site is in the path of progress to future Topgolf & numerous housing projects in Liberty Lake!

 [**CLICK TO SEE PROPERTY VIDEO**](#)



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•Excellent amenities nearby

•Easy I-90 access from Broadway or Appleway



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Henry Overpass

I-90 & Liberty
Lake Exit
(20,000 VPD)

New Development
(Golftec, Mane
Collective, Palenques,
Bangkok Thai)

TOPGOLF

INTERSTATE
90

6.3 acres



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Ridgeline High School



Exxon



Allsport Powersports

6.3 acres





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DEMOGRAPHICS	1 MILE	3 MILE
Population	7,910	45,608
Households	3,149	18,068
Median Age	41	40
Median HH Income	\$74,123	\$76,915
Daytime Employees	1,021	16,027
Population Growth '24-'29	9.4%	8.7%
Household Growth '24-'29	9.4%	8.8%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Spokane Valley Freeway	N. Barker Rd. W	74,000
1-90	N. Barker Rd. W	72,342
E. Appleway Ave.	N. Michigan Rd. W	12,583

- **Unbeatable Location:** Thousands of potential customers exposed to your business every day.
- **Proximity To Key Markets:** Spokane & Coeur d' Alene
- **Development Flexibility:** Light Industrial friendly with BTS or ground lease options.

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