

# DEER HEIGHTS | FOR LEASE

9926 West US 2, Spokane, WA



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## 1,800 +/- SqFt New Construction Retail Available

Co-tenants include Chipotle Mexican Grill, Wingstop, North 40 Outfitters, Indigo Urgent Care, Jersey Mike's Subs and MOD Pizza. Deer Heights at Village West is currently under development. Estimated completion is 2023.

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### MAJ COMMERCIAL REAL ESTATE

300 W 15th Street, Ste 200, Vancouver WA  
Office: 360.699.4494 | [www.MAJCRE.com](http://www.MAJCRE.com)

MAJ Commercial Real Estate is pleased to present the opportunity to lease +/-1,800 SF of Retail Space in Spokane, WA. The +/-1,800 SF of retail space will be adjacent to a newly developed Chipotle, which will be Chipotle's new prototype design consisting of an outdoor patio, and a "Chipotlane" pick up window for customers with online and mobile orders. The site is ideally located on the corner of U.S. Highway 2 and South Deer Heights Road and has a traffic count of more than 35,000 VPD. The property is part of Village West, a newly developed center that includes North 40, Mod Pizza, Jersey Mikes, Indigo Urgent Care. Some of the other surrounding businesses include Walmart, Home Improvement Big Box, Starbucks, O'Reilly Auto Parts, Jack in the Box, Verizon and much more.

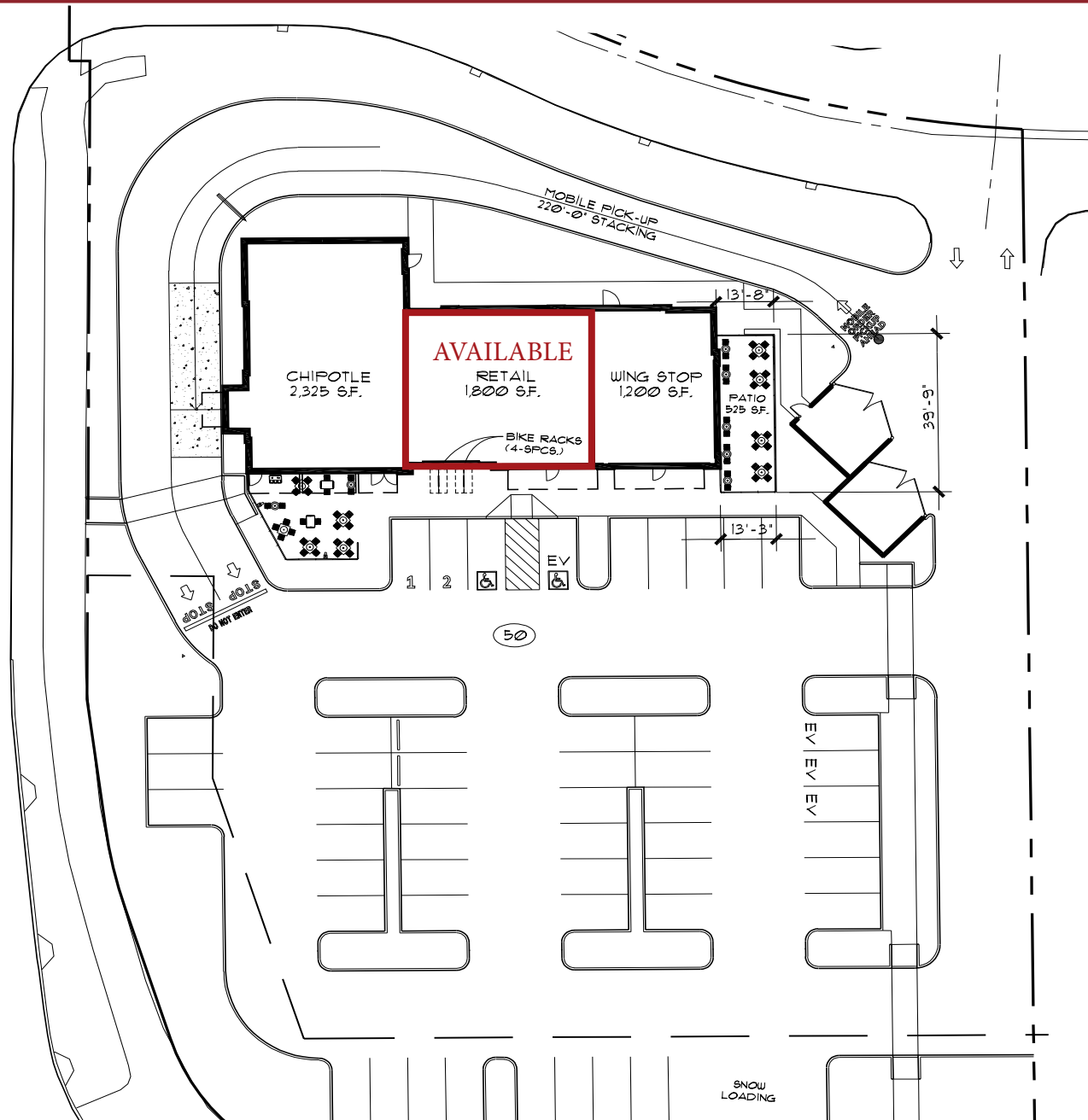


FOR LEASE

APPROXIMATELY 35,000 VEHICLES TRAVEL THE US HIGHWAY 2/DEER HEIGHTS INTERSECTION PER DAY



# FOR LEASE at Village West



**Property Address:**  
9926 West US 2  
Spokane, Washington

**Building Co-Tenants:**  
Chipotle Mexican Grill &  
Wingstop

**Space Available:**  
1,800 SqFt

**Lease Rate:**  
\$42.00 Per SqFt/NNN

**TI Allowance:**  
\$40.00 PSF

**Signage:**  
Store Fascia  
30'H Monument

**Parking:**  
54 Stalls available per shared  
access agreement, including



**PLACEMENT ON  
NEW MONUMENT SIGN**



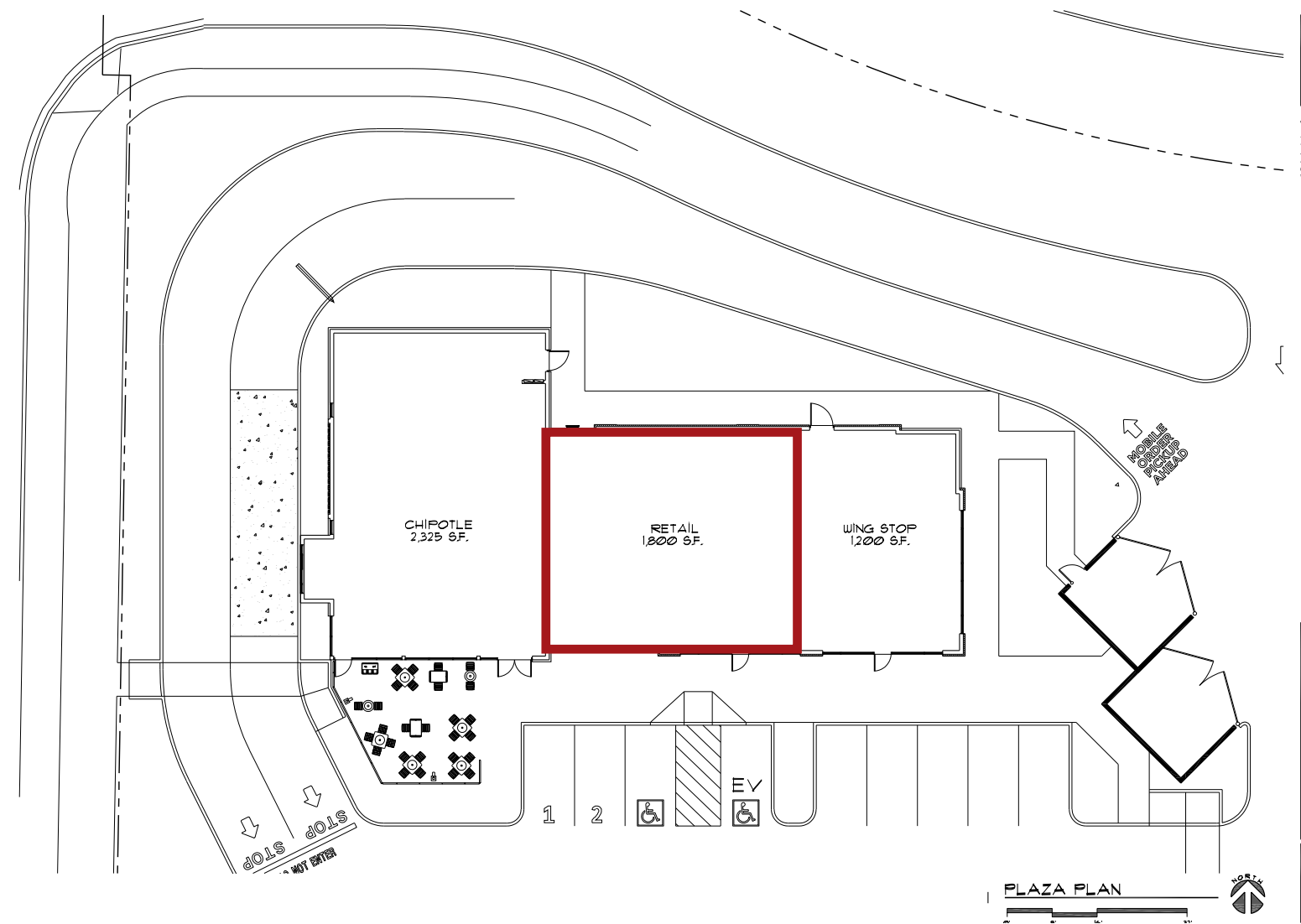
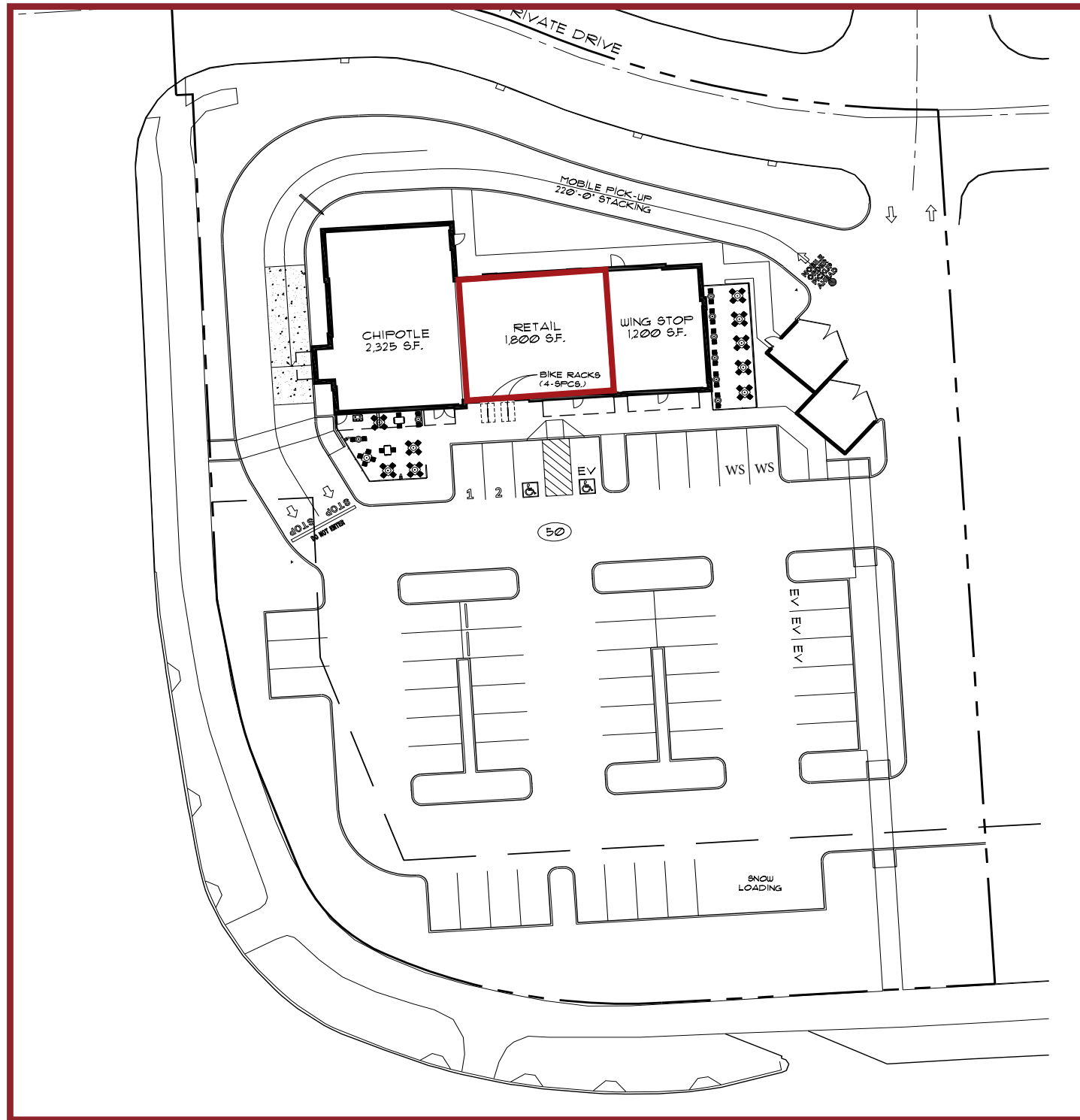
**VISIBILITY FROM  
US 2 / W SUNSET HWY  
35,000+ VPD**



**NEW ANCHOR TENANTS  
IN 2023**



# SITE PLAN and Building Footprint



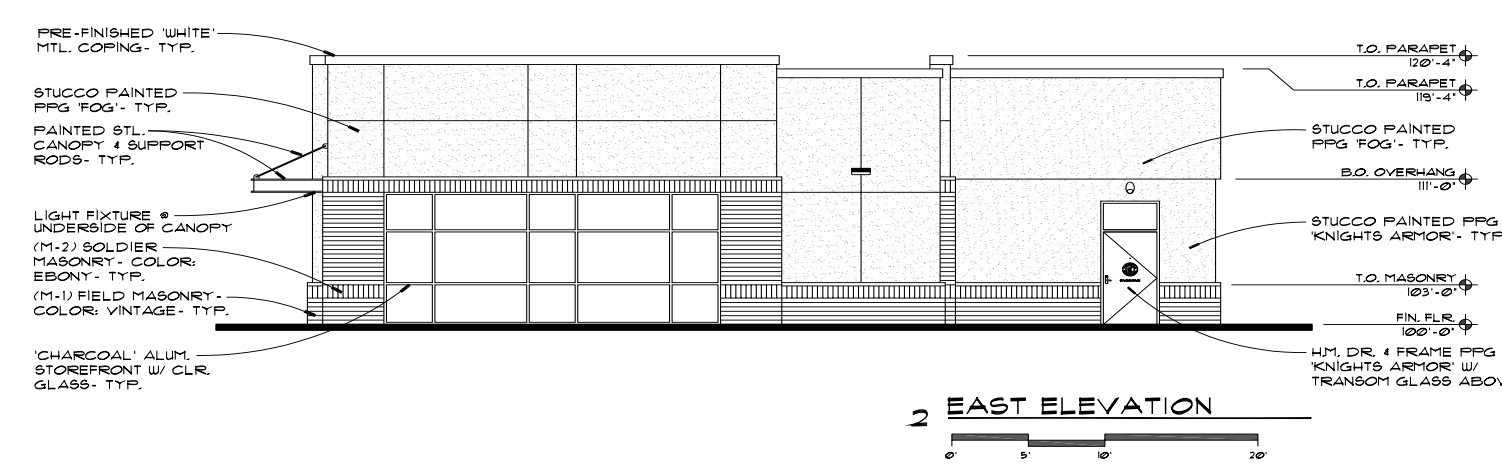
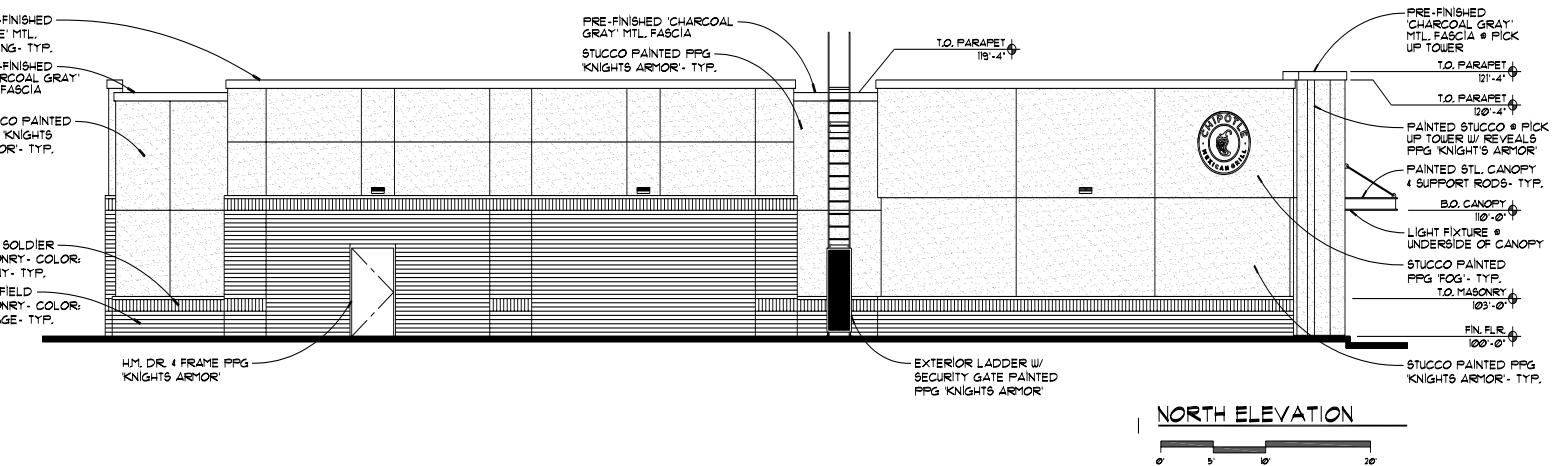
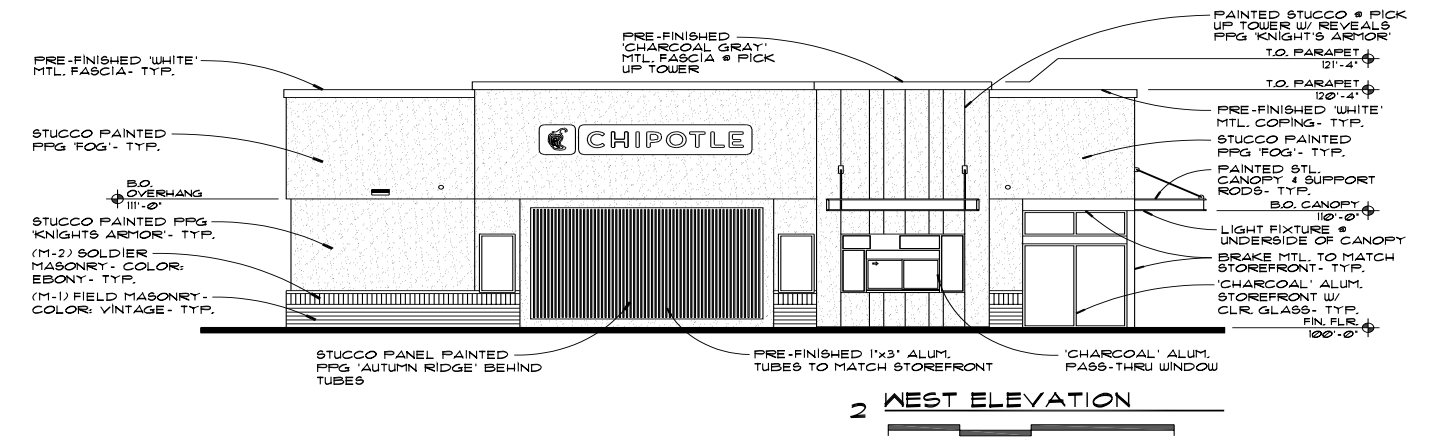
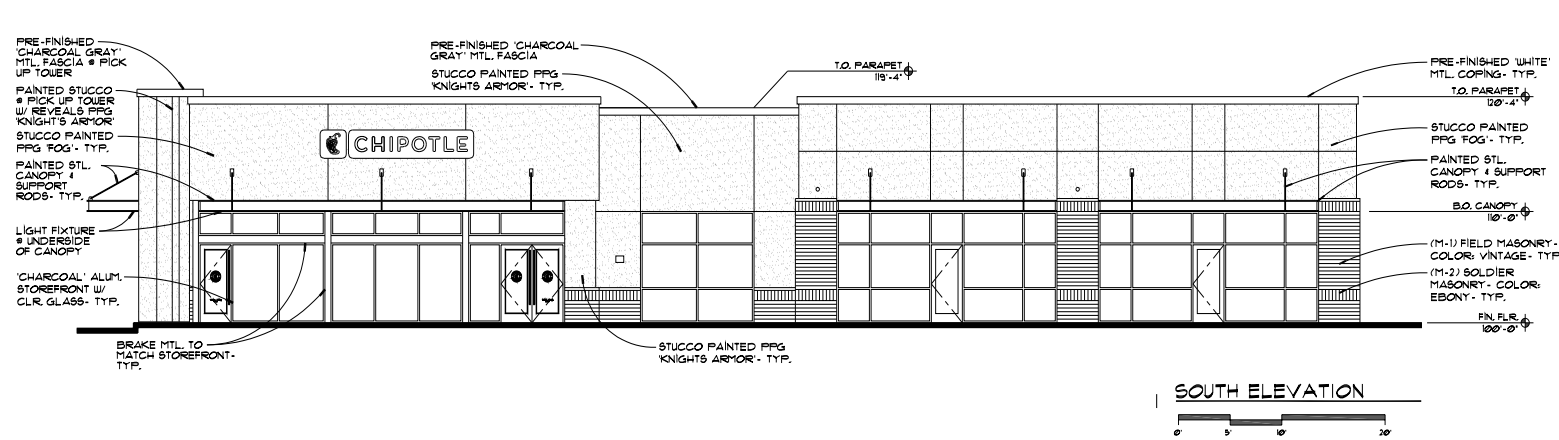
ESTIMATED CONSTRUCTION  
COMPLETION IS DEC 2023

# MONUMENT Signage



New 30' Tall, Illuminated, Double Sided Monument Sign

# BUILDING Elevations



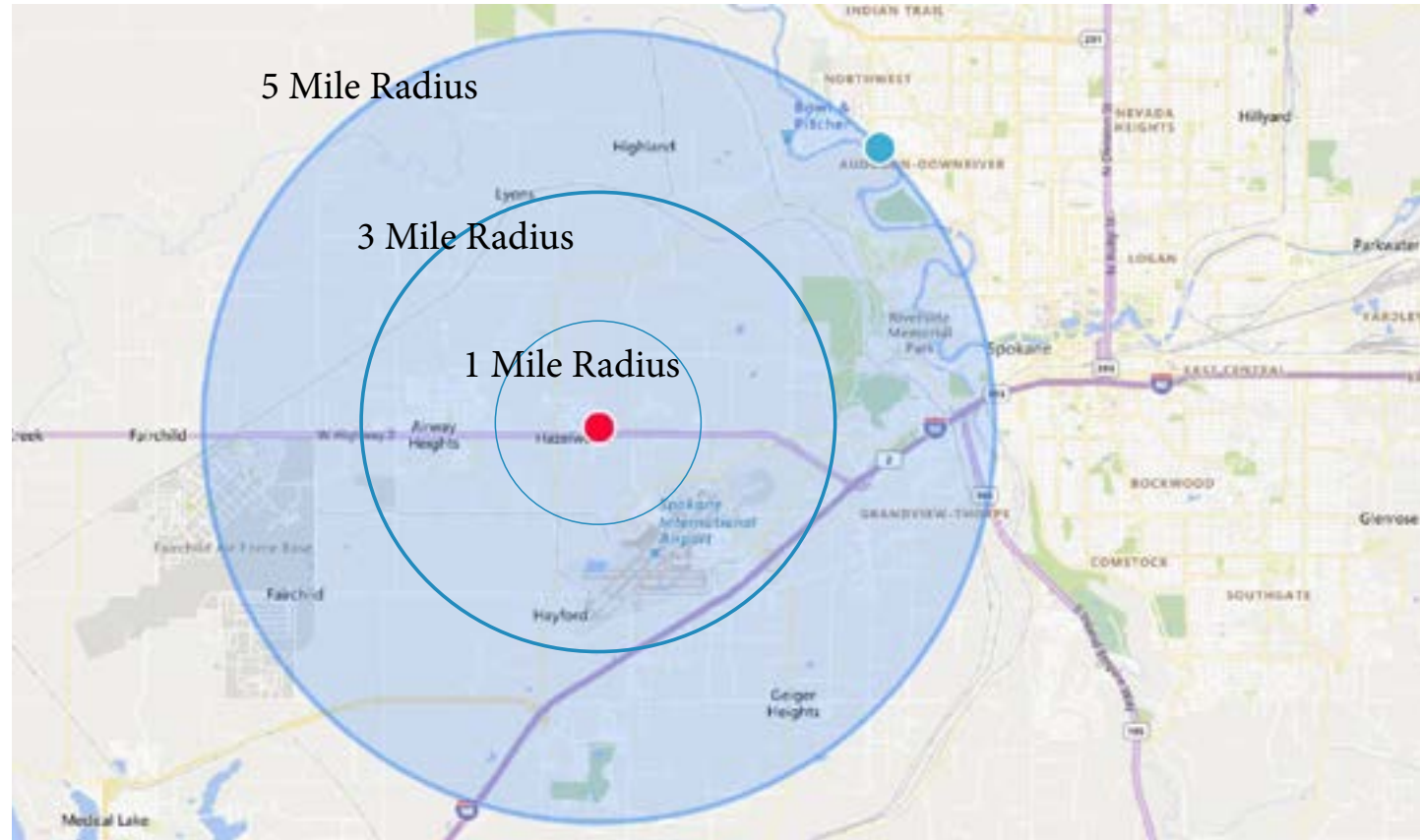
VILLAGE WEST IS LOCATED JUST EAST OF AIRWAY HEIGHTS, WA IN SPOKANE COUNTY. THE SPOKANE INTERNATIONAL AIRPORT IS LOCATED LESS THAN 1.5 MILES AWAY.



# AREA and Surrounding Retail



# DEMOGRAPHICS



Median Age  
36.2 Years Old

Gender  
Male 49%  
Female 51%

Average Income  
1 Mile = \$76,211  
3 Mile = \$68,594  
5 Mile = \$76,698

<u>Population</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimate 2021	3,706	15,010	36,318
Projected 2026	3,370	13,545	33,224
Census 20210	2,468	9,274	25,613

PRIME LOCATION AND RAPIDLY GROWING RETAIL CORRIDOR. NEW ROUNDABOUT INTERSECTION ALONG STATE HIGHWAY 2.





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