

# FOR LEASE



## FRANCIS CENTER

1500 E Francis Avenue | Spokane, WA 99208



### SUITE #1426

LEASE RATE | \$20.00 PSF + NNN

SUITE 1426 SF | ±1,075 SF

\*Fenced parking included

### SUITE #1506

LEASE RATE | \$15.00 PSF + NNN

SUITE 1506 SF | ±1,595 SF

EST. NNN RATE | \$4.67 PSF

ZONING | CB - Community Business

Signage is available on the facade of the building as well as the pylon sign, at Tenant's expense.

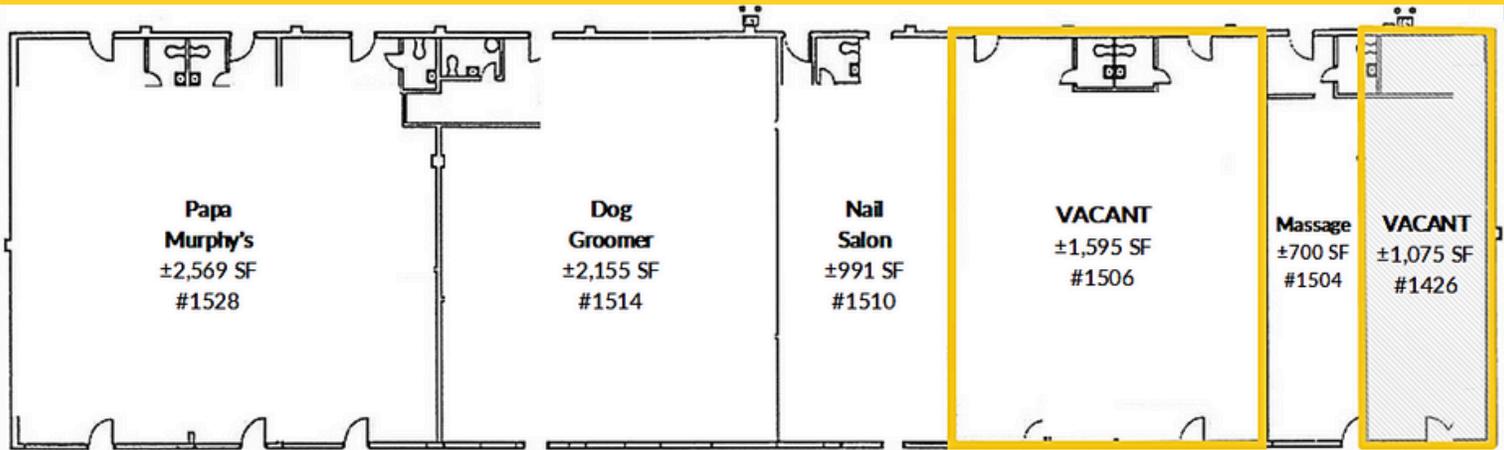
**CARL GUENZEL**

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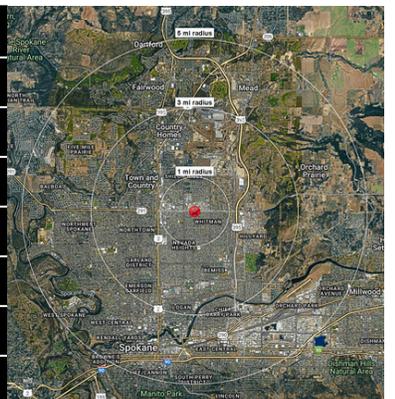
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HAGOOD**

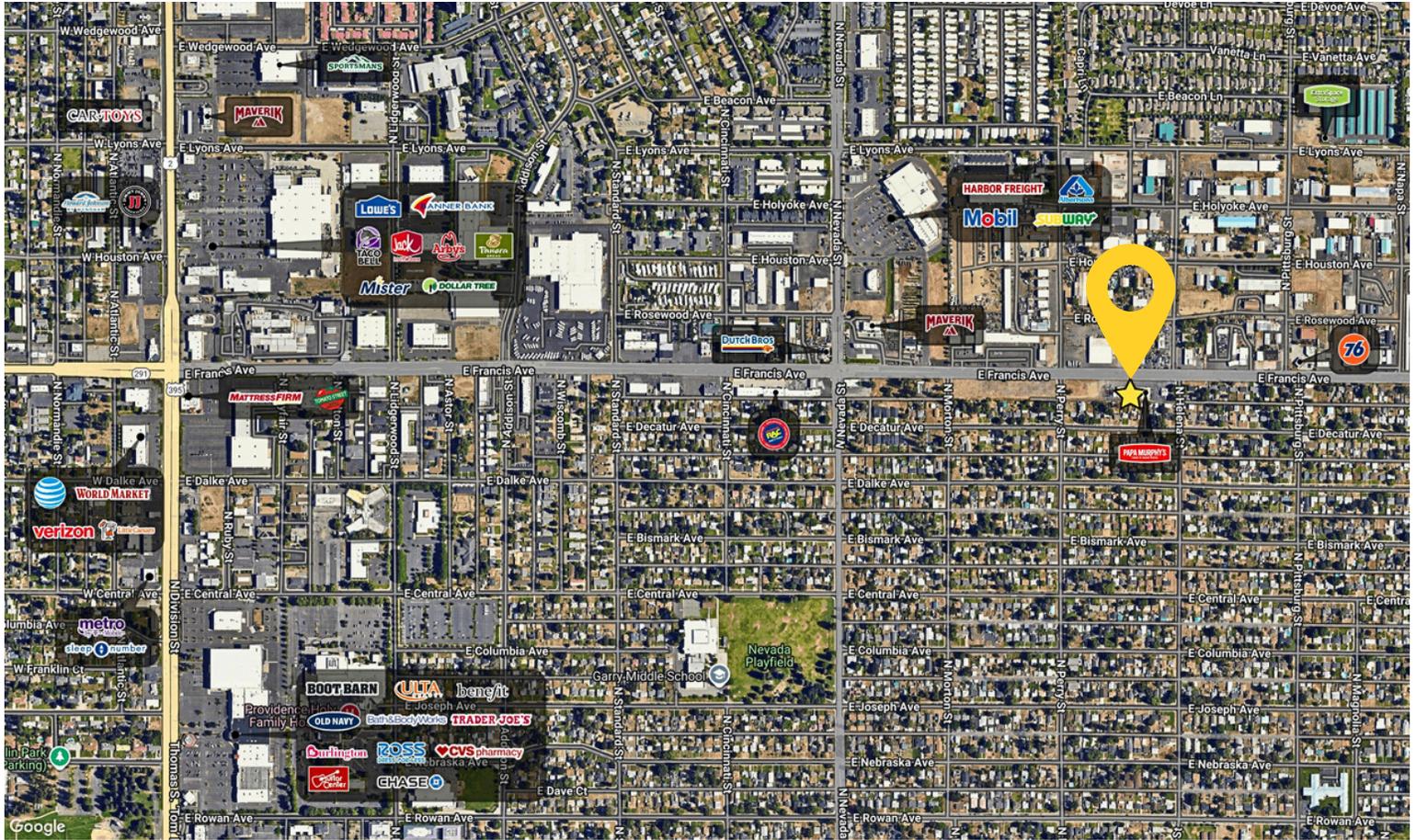
Prime retail space available along a high-traffic corridor with excellent visibility and access. Two suites are currently available: Suite 1426 (±1,075 SF) with fenced parking and Suite 1506 (±1,595 SF). Zoned CB-Community Business, the property supports a variety of retail uses and benefits from strong traffic counts and established surrounding businesses. This property is ideal for retailers seeking exposure in a busy commercial area.





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION 2025	20,837	99,304	211,571
PROJECTED POPULATION 2030	20,142	98,083	211,335
EST. HOUSEHOLDS 2025	9,114	41,603	88,051
MEDIAN AGE	35.8	35.4	36.4
ADJ. DAYTIME DEMOGRAPHICS	11,086	63,774	186,364
AVERAGE HOUSEHOLD INCOME	\$77,980	\$86,707	\$95,304
MEDIAN HOUSEHOLD INCOME	\$56,241	\$65,608	\$71,489





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[VIEW LOCATION](#)



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601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201