

For Lease

Drive Thru Retail

NAI Black



3907 N. Market Street

Spokane, Washington 99207

Property Description

Space Available: 2,995 ± SF (Divisible)

Drive Thru / Patio

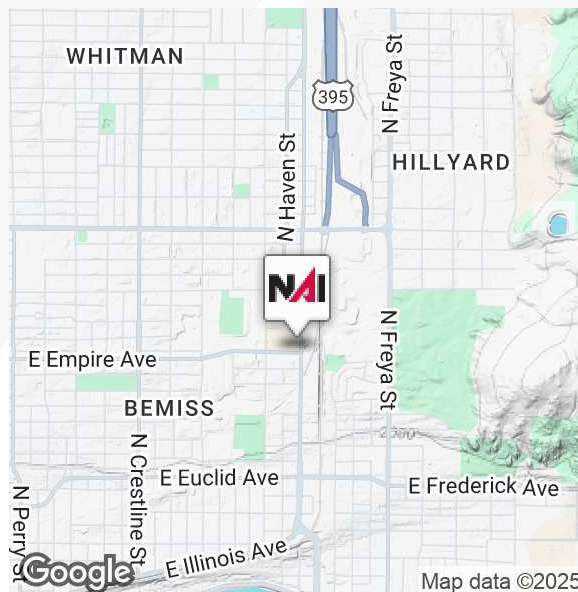
Busy North Spokane shopping center built in 2001

Some Neighboring tenants include: Safeway, Safeway fuel, Subway, and Shaw Middle School

Traffic Count:

35,900± VPD (N Market St)

9,000± VPD (E Garland Ave)



For more information

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Jon Jeffreys, SIOR

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Lease Rate: \$25/sf/yr (NNN)

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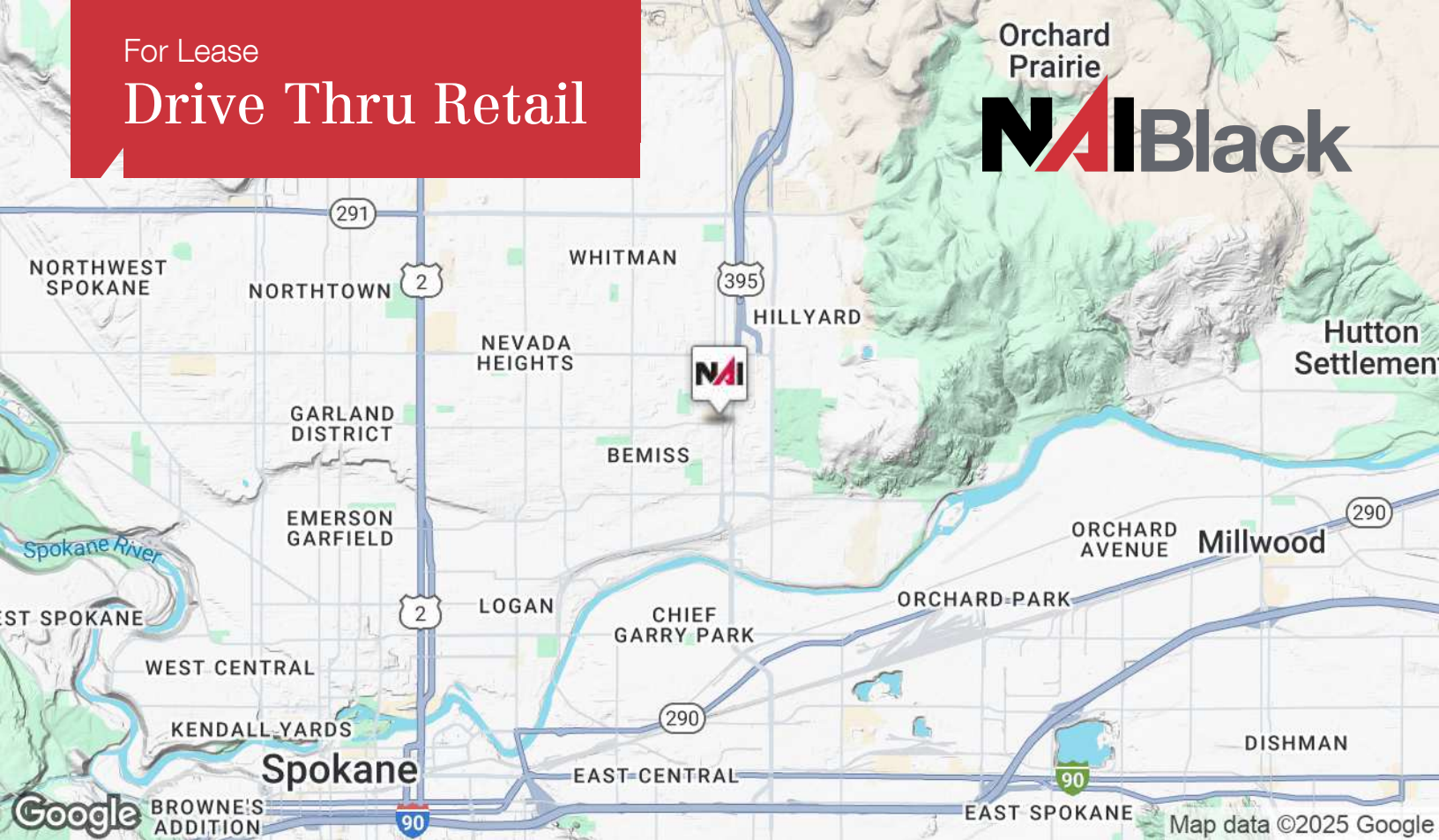
801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

For Lease

Drive Thru Retail

Orchard
Prairie

NAIBlack

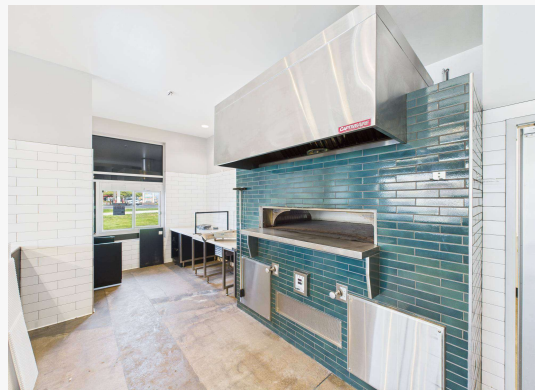


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Future North Spokane Corridor

Hillyard Public Library

Shaw Middle School

Regal Elementary

Newtech Skill Center

SAFeway
Ingredients for life.



AUTO WHEEL SALES

FRANK'S

PAWN

JUBILANT
HOLLISTERSTIER

DUTCH BROS



DEMOGRAPHICS

| STATS | POPULATION | AVG. HH INCOME |
|-----------|------------|----------------|
| 0.3 MILES | 441 | \$66,632 |
| 0.5 MILES | 2,069 | \$68,877 |
| 1 MILE | 13,481 | \$66,177 |

DAILY TRAFFIC CONDITIONS

| ROADS | DAILY TRAFFIC |
|----------------|---------------|
| MARKET STREET | 35,900 |
| GARLAND AVENUE | 9,000 |

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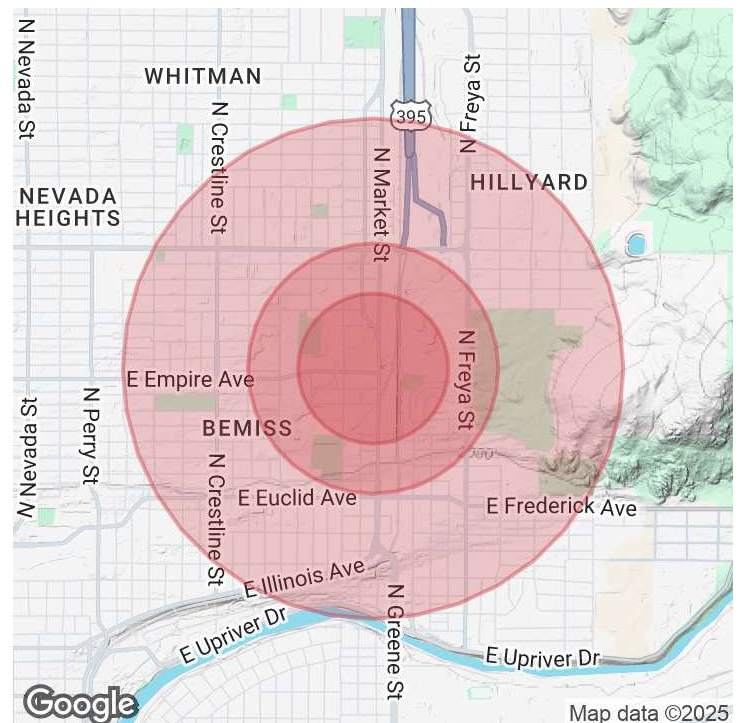
NALBlack



| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 441 | 2,069 | 13,481 |
| Average Age | 37 | 38 | 38 |
| Average Age (Male) | 35 | 36 | 37 |
| Average Age (Female) | 39 | 39 | 39 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 169 | 782 | 5,152 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$66,632 | \$68,877 | \$66,177 |
| Average House Value | \$270,827 | \$281,131 | \$307,130 |

Demographics data derived from AlphaMap



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