

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

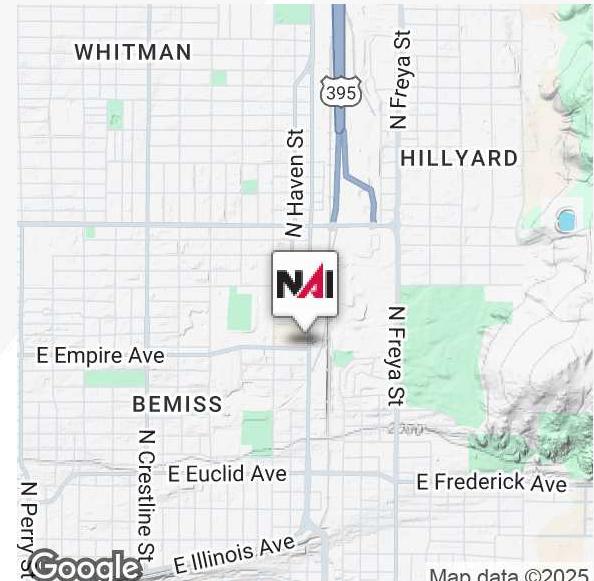
Some Neighboring tenants include: Safeway, Safeway fuel, Subway, and Shaw Middle School

Traffic Count:

35,900± VPD (N Market St)

9,000± VPD (E Garland Ave)

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



For more information

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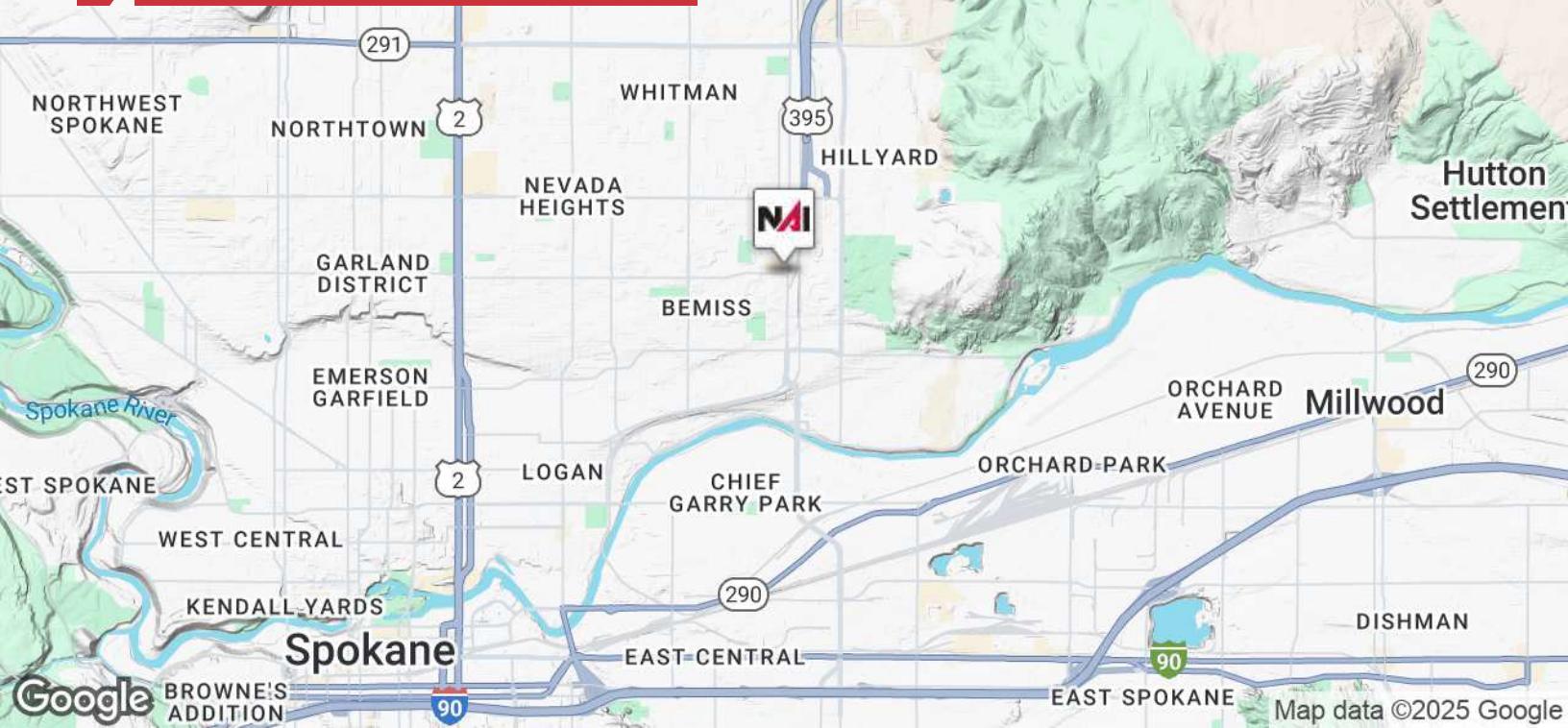
801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
**naiblack.com**

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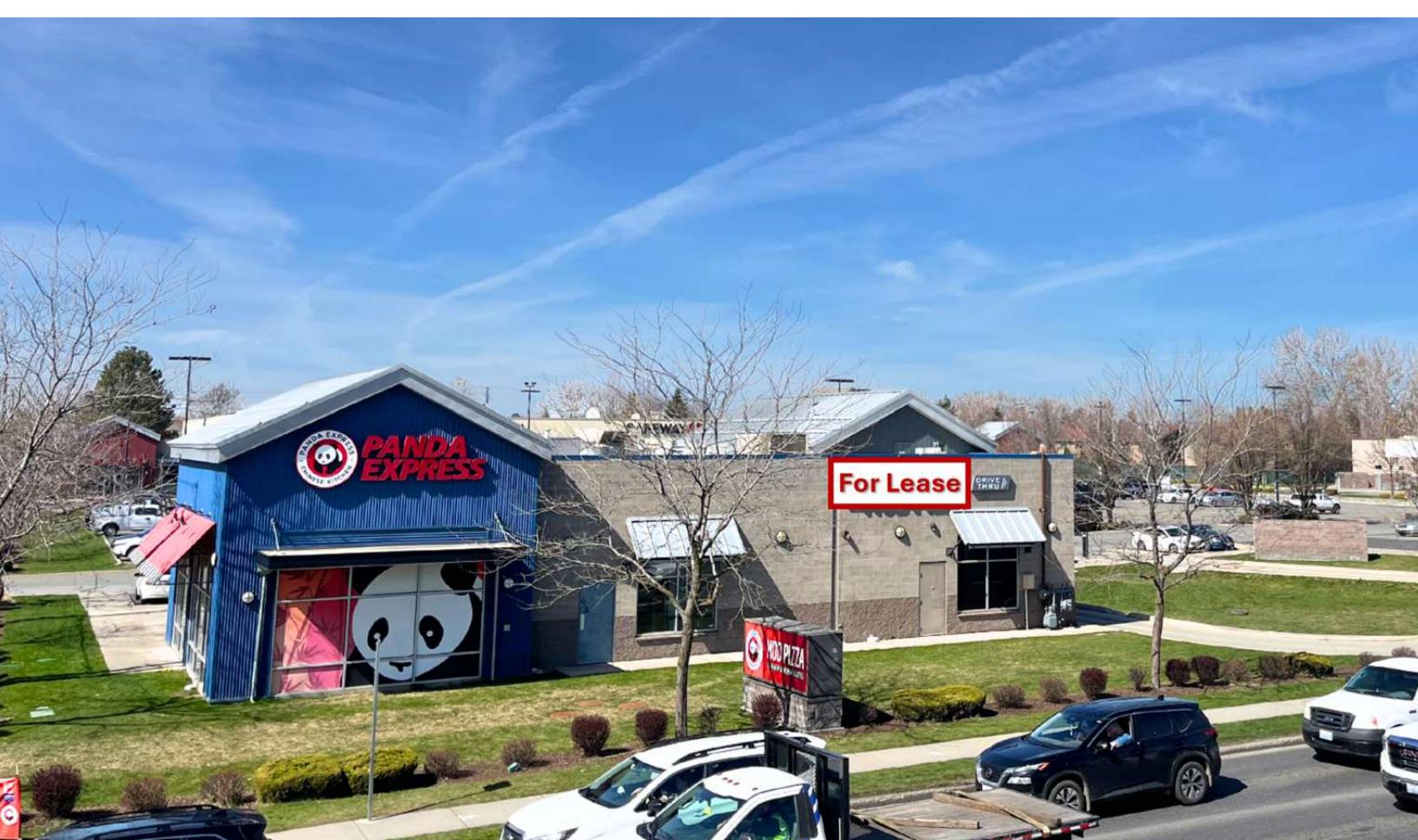
Orchard Prairie

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Google

Map data ©2025 Google



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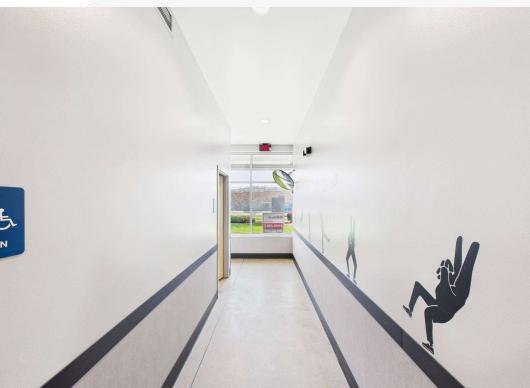
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## DEMOGRAPHICS

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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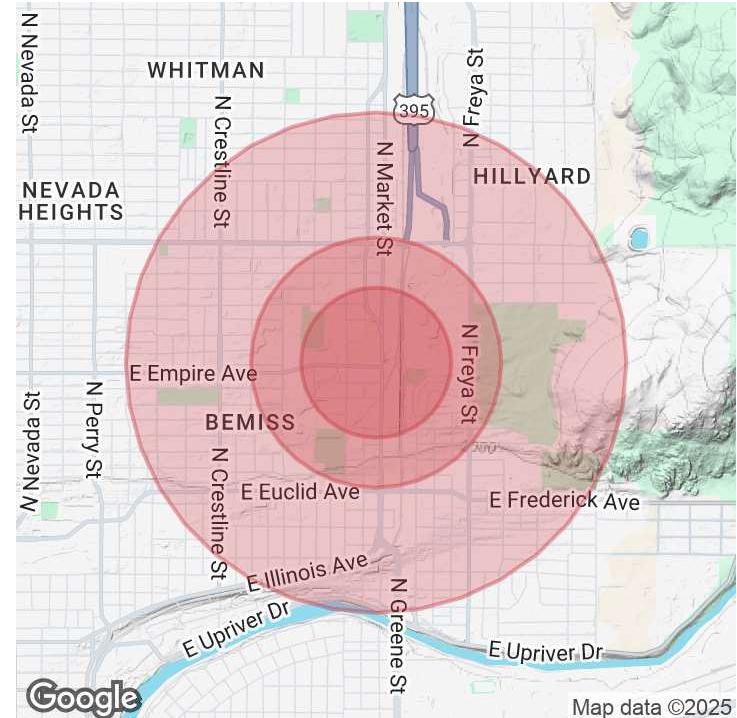
## Population 0.3 Miles 0.5 Miles 1 Mile

	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

	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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