

SPACE FOR LEASE



Argonne Village

9211 E. Montgomery Avenue
Spokane Valley, WA 99216

Over ±70,000 Vehicles
Pass, Stop and Shop in
This Area Everyday!

COLIN CONWAY, MANAGING BROKER
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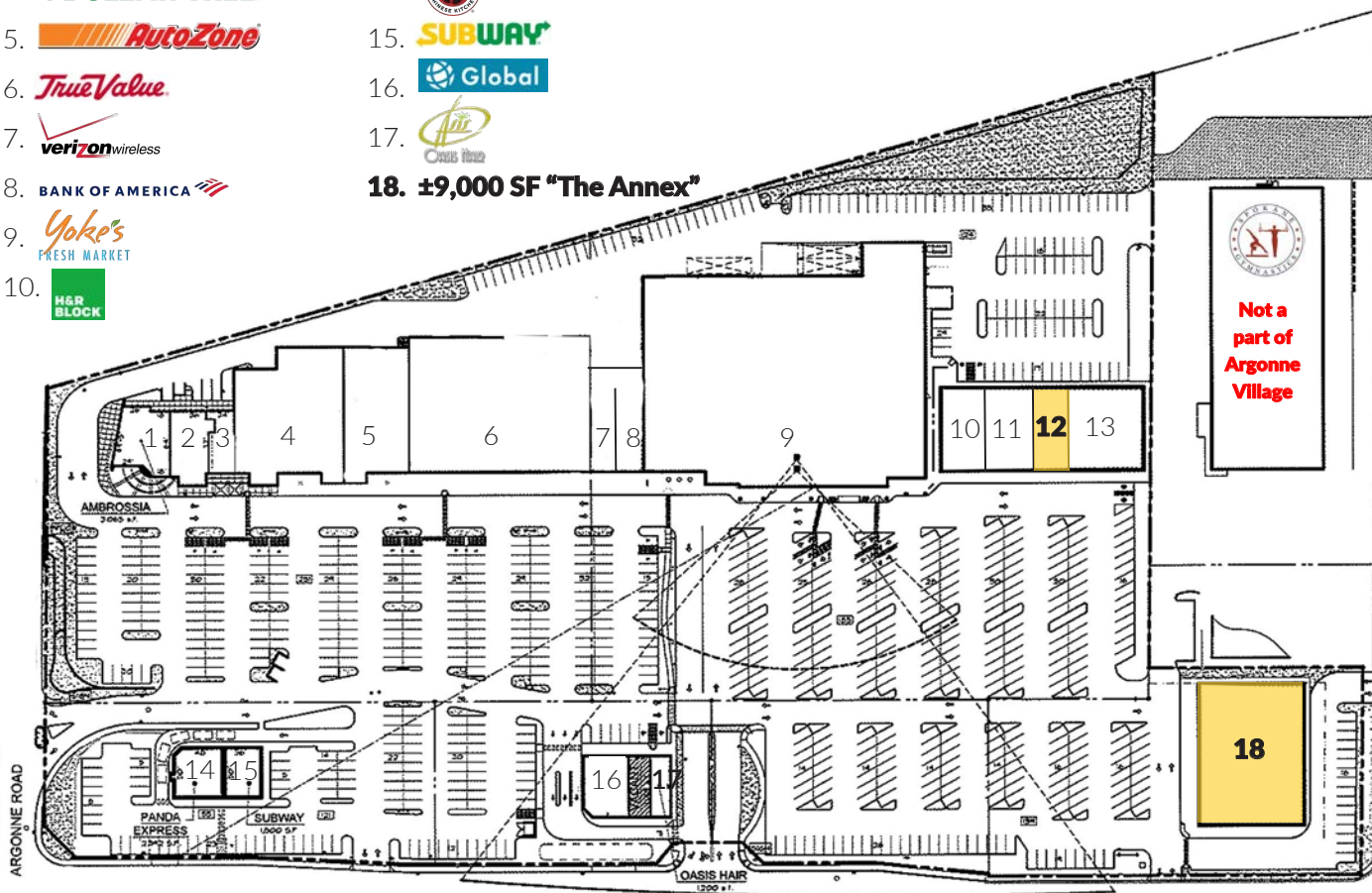
KIEMLE
HAGOOD

ARGONNE VILLAGE

9211 E. Montgomery Avenue
Spokane Valley, WA 99216

CURRENT TENANTS:

- | | |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1.  Ambrosia | 11.  Salon Services Pro |
| 2.  Pizza Hut | 12. ±1,200 SF Available |
| 3.  AT&T | 13.  SNAP Fitness 24/7 |
| 4.  DOLLAR TREE | 14.  COCA-COLA |
| 5.  AutoZone | 15.  SUBWAY |
| 6.  True Value | 16.  Global |
| 7.  verizon wireless | 17.  Oasis Hair |
| 8.  BANK OF AMERICA | 18. ±9,000 SF "The Annex" |
| 9.  Yoke's FRESH MARKET | |
| 10.  H&R BLOCK | |



*NOT TO SCALE

Lease Details

Available Space:
Suite 12 | ±1,200 SF
Suite 18 "The Annex" | ±9,000 SF
Suite 18 divisible to ±1,300 SF

Rental Rate:
*\$24.00 PSF / YR, NNN

NNN Expenses:
\$6.30

*For Vanilla Shell only.
Additional Tenant Improvement
funds available for increased
base rent.



View
Location



Argonne Village

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Signage Opportunities:

- The “rotunda” is a 360 degree marketing platform located at the west end of Argonne Village. The panels are 12’ wide and 24’ tall. Each retailer within the center receives a panel on the rotunda as part of their lease – at no additional cost.
- The center will occasionally rotate the panels allowing the retailers to experience maximum exposure from various angles.
- Along with pylon and façade signage, the rotunda adds another level of branding that is hard to find anywhere else in the Pacific Northwest.
- This comes at no additional cost as part of the retailer’s lease.

Argonne Village

9211 E. Montgomery Avenue
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Building J 9331 E. Montgomery

Rental Rate:
*\$24.00/SF/YR

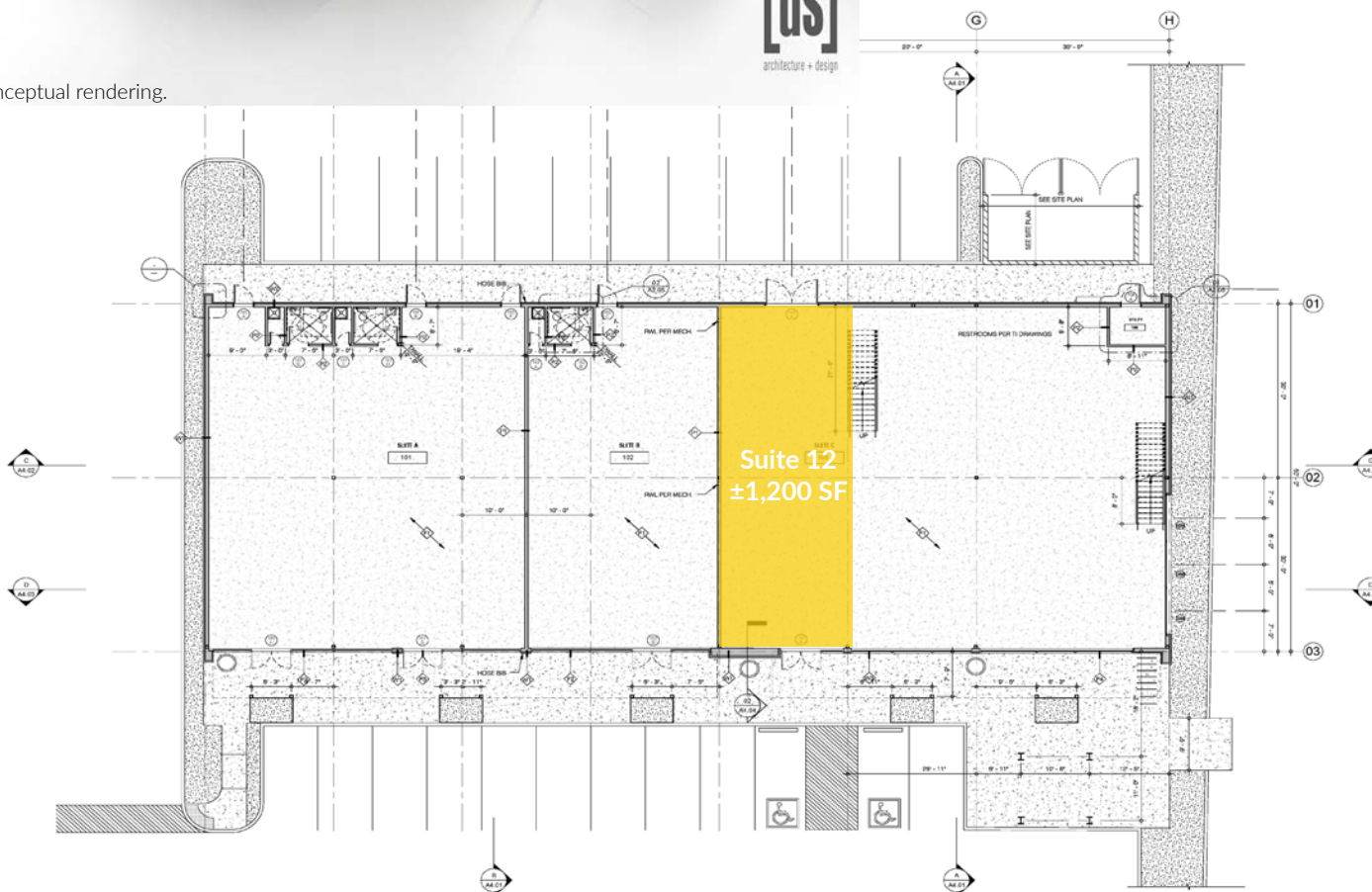
NNN's:
\$6.30

Available SF:
Suite 12 | ±1,200

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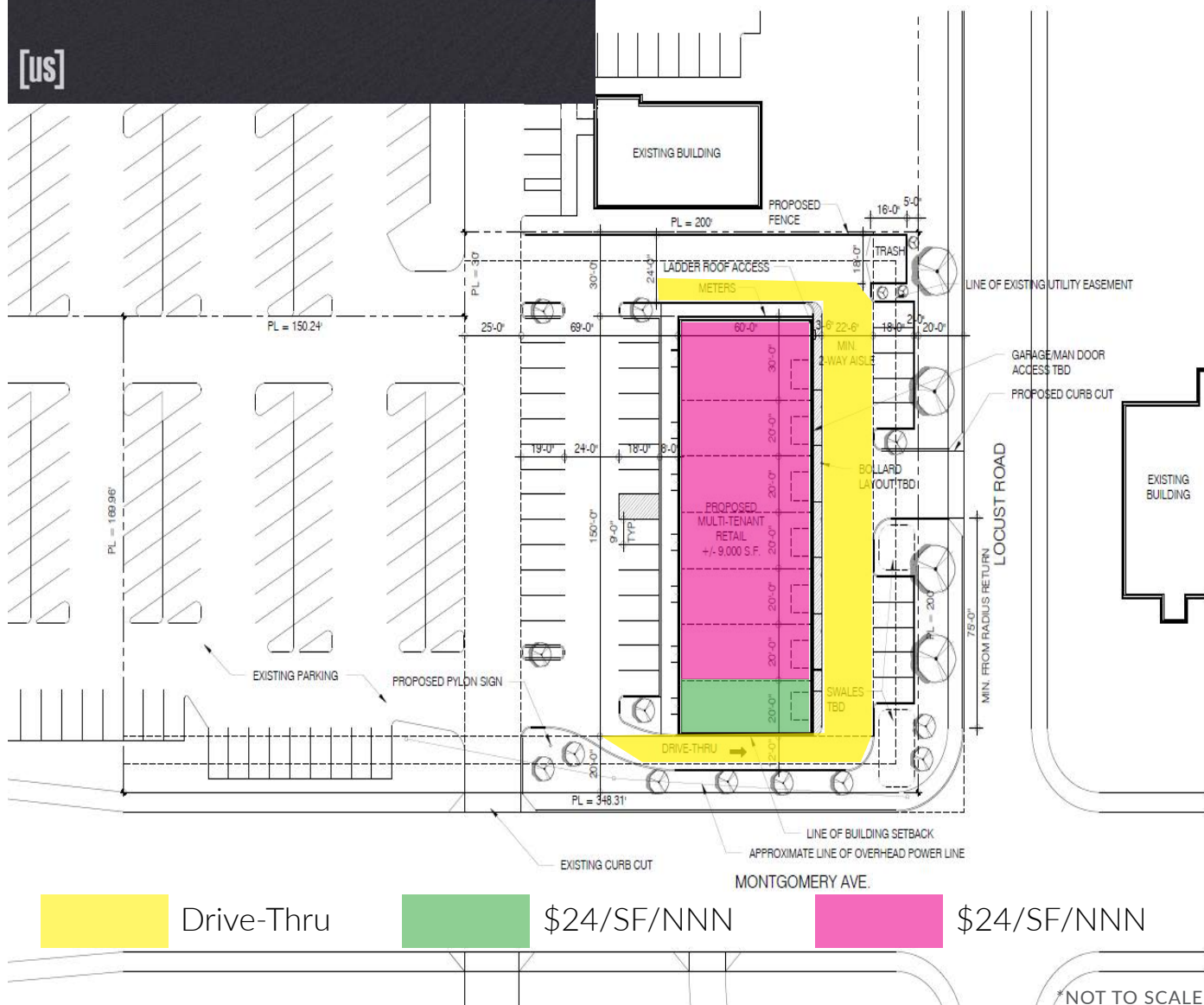


[us]
architecture + design





[US]



Argonne Village
 9211 E. Montgomery Avenue
 Spokane Valley, WA 99216

Building H (Annex)
9405 E. Montgomery

Rental Rate:
 *\$24.00/SF/YR

NNN's:
 \$6.30

Available SF:
 ±9,000

Divisible SF:
 ±1,300

**For Vanilla Shell only. Additional Tenant Improvement funds available for increased base rent.*

Proposed Construction



Co-Tenants



Argonne Village

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Neighboring Retailers:

- Walgreens
- Safeway
- Starbucks
- Taco Time
- Great Clips
- O'Reilly's
- Wendys
- McDonalds
- Super 8
- Little Caesars
- Denny's
- Longhorn Barbecue
- Jack in the Box

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DEMOGRAPHICS



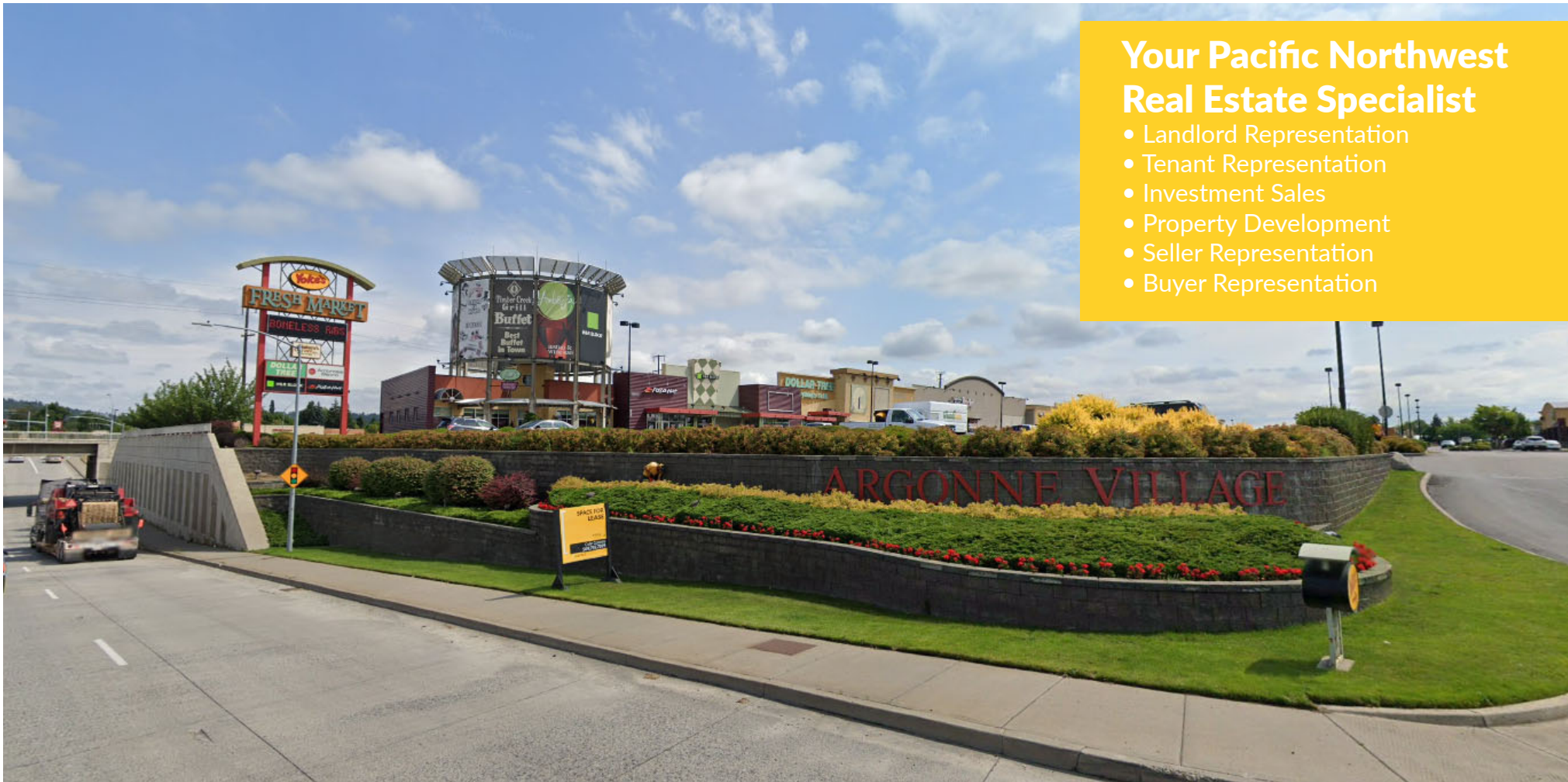
	1mi	3mi	5mi	10mi
2023 Estimated Population	8,209	59,127	148,738	435,480
2028 Projected Population	8,638	61,170	155,688	452,362
Projected Annual Growth (23-28)	1.0%	0.7%	0.9%	0.8%
2023 Med Age	38.2	36.0	36.9	37.6
2023 Average HHI	\$92,636	\$87,594	\$92,538	\$101,361
2023 Median HHI	\$65,337	\$65,757	\$69,986	\$76,405
2023 Daytime Demographics	8,895	50,063	112,015	316,888

TRAFFIC



Average Daily Traffic

Trent (W of Argonne):	±24,128 ADT
Trent (E of Argonne):	±24,703 ADT
I-90 (@ Argonne):	±104,713 ADT
Montgomery (@ Site):	±10,221 ADT
Argonne (@ Site):	±54,323 ADT



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- Landlord Representation
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**KIEMLE
HAGOOD**

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SPOKANE, WA 99201

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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REALTOR