

# SHOWROOM FOR LEASE

RETAIL/FLEX SPACE

21 N. SKIPWORTH RD.  
SPOKANE VALLEY, WA 99206



## OFFERING SUMMARY

<b>Lease Rate</b>	\$1.25/SFT/MO
<b>Estimated NNN</b>	\$0.25/SFT/MO
<b>Divisible SFT</b>	3,550 SFT
<b>Total SFT</b>	8,280 SFT
<b>Available</b>	Now

## PROPERTY OVERVIEW

A former retail strip mall - the building has been used as a storage facility most recently. The building is being split into two units, each getting a new bathroom, a new office, new lighting, new power, and a gated yardspace.



[\*\*PROPERTY TOUR - CLICK HERE\*\*](#)

[\*\*WALKTHROUGH TOUR - CLICK HERE\*\*](#)

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**\*BUILDING CAN BE LEASED AS ONE OR DIVIDED INTO 2 SUITES**

## SUITE 1

- 4,730 SFT
- New Bathroom
- New Office
- 2 OH doors/10' w x 12' h
- New Lighting
- New Power (800 amps)
- Yard Space
- 15+ parking spaces
- Dumpster will be removed

## SUITE 2

- 3,550 SFT
- New Bathroom
- New Office
- 2 OH doors/10' w x 12' h
- New Lighting
- New Power (600 amps)
- Yard Space
- 10+ parking spaces

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## PROPERTY DETAILS

LAND AREA	0.64 AC	SUITES	2	BLDG HEIGHT	17'
APN	45163.0541	OFFICES	4	OH DOORS	4 TOT/10' W X 12' H
PARKING	25 STALLS	BATHROOMS	2	CONSTRUCTION	MASONRY
BLDG SFT	8,280 SFT	YEAR BUILT	1983	ZONING	CMU

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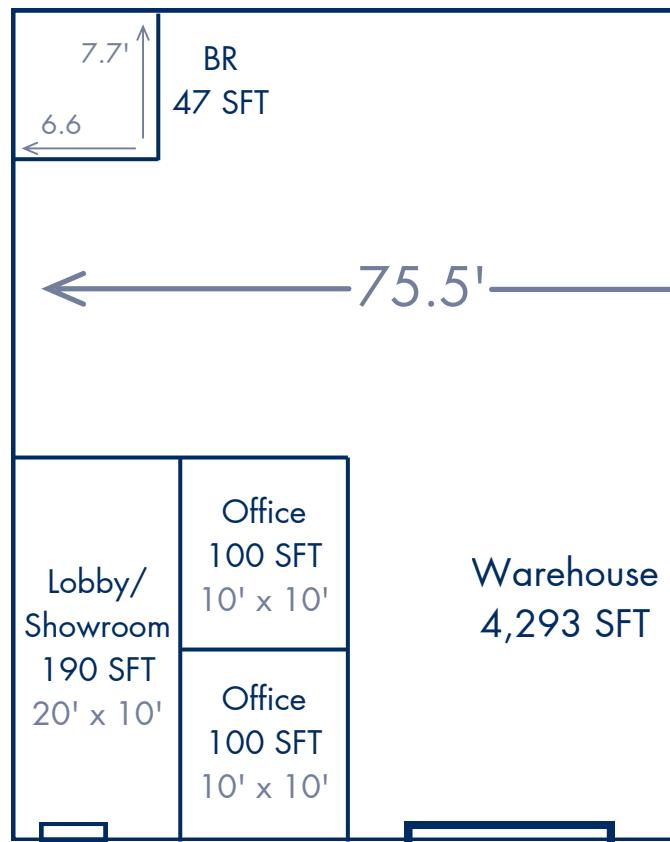
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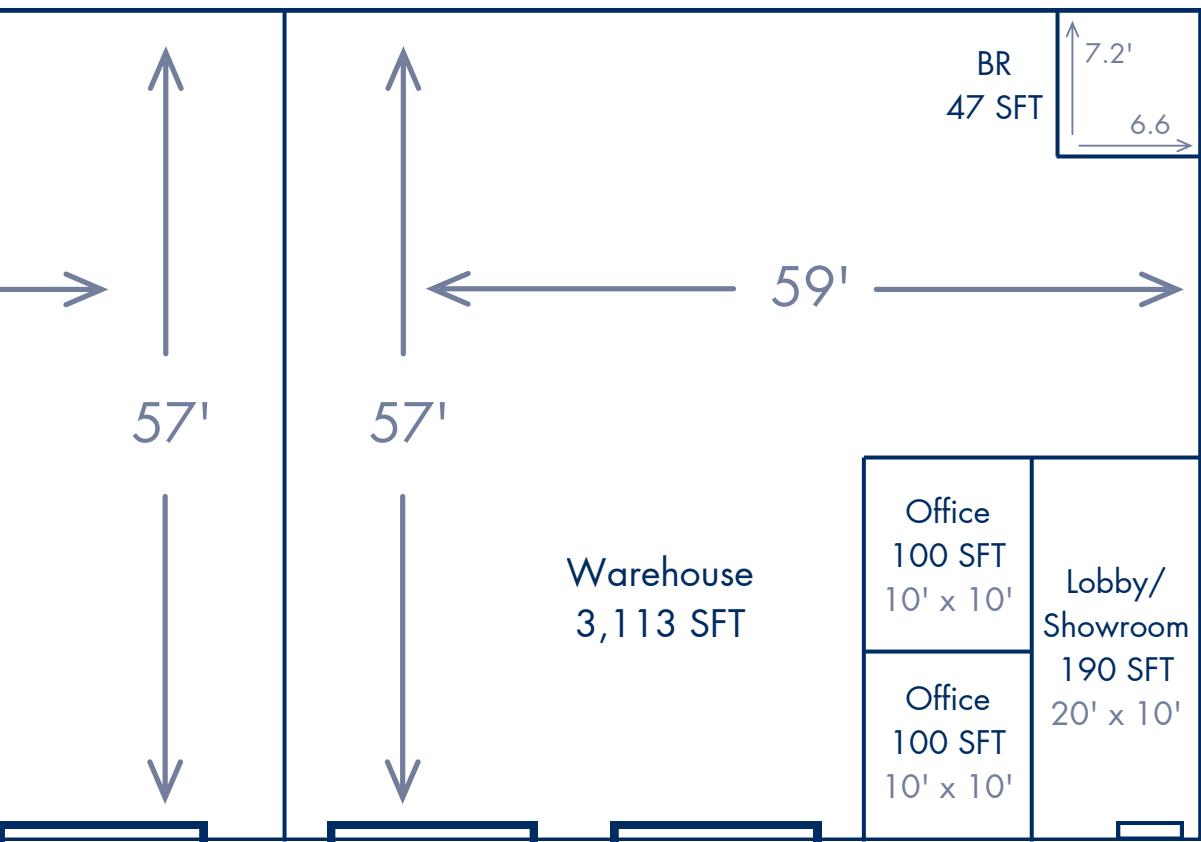
## FLOOR PLAN

\*Floor plan not drawn to scale

**Suite 1**



**Suite 2**



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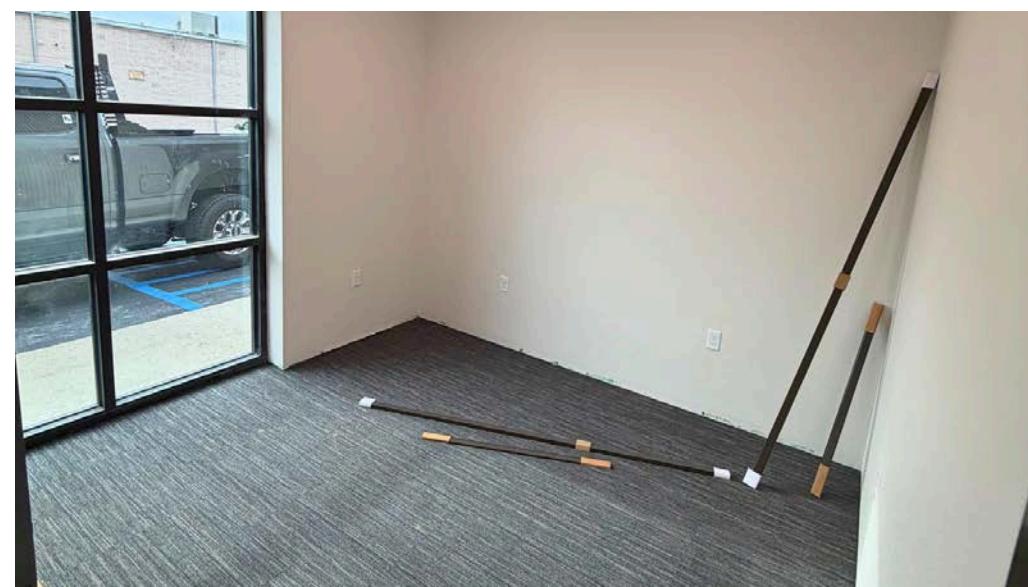
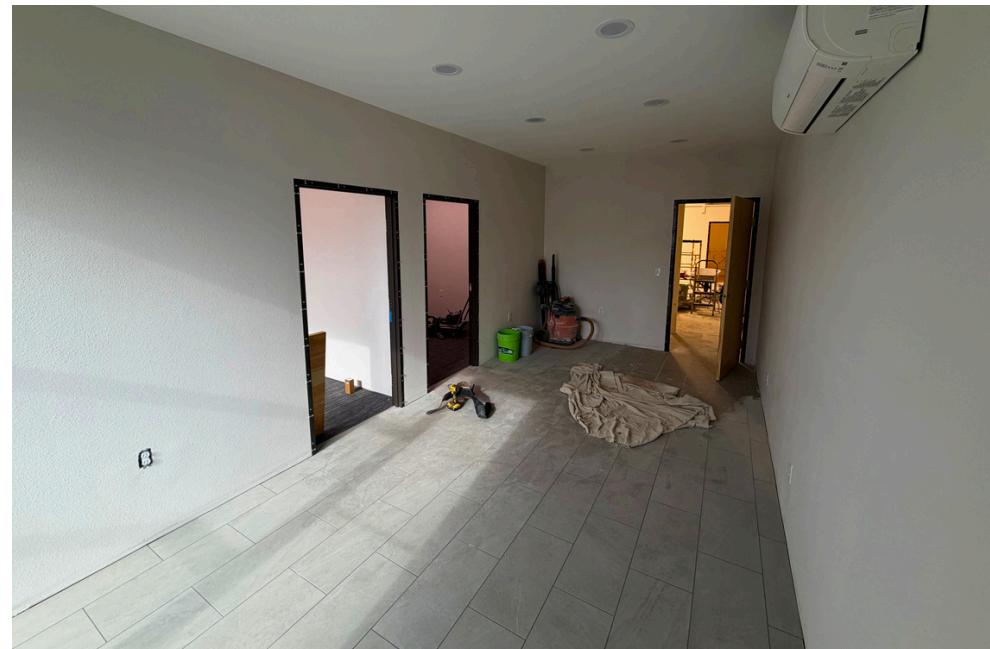
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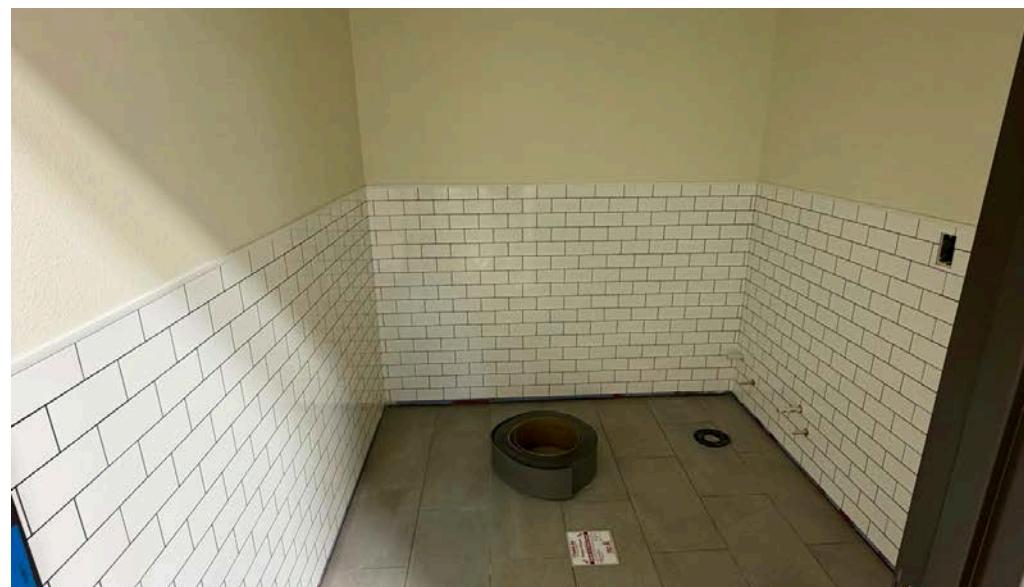
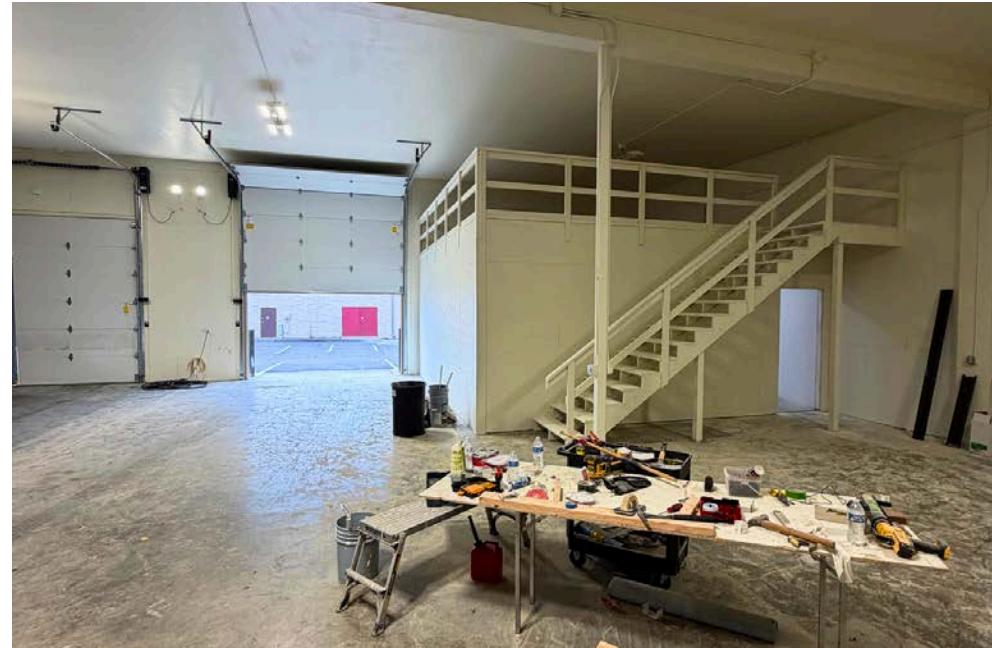
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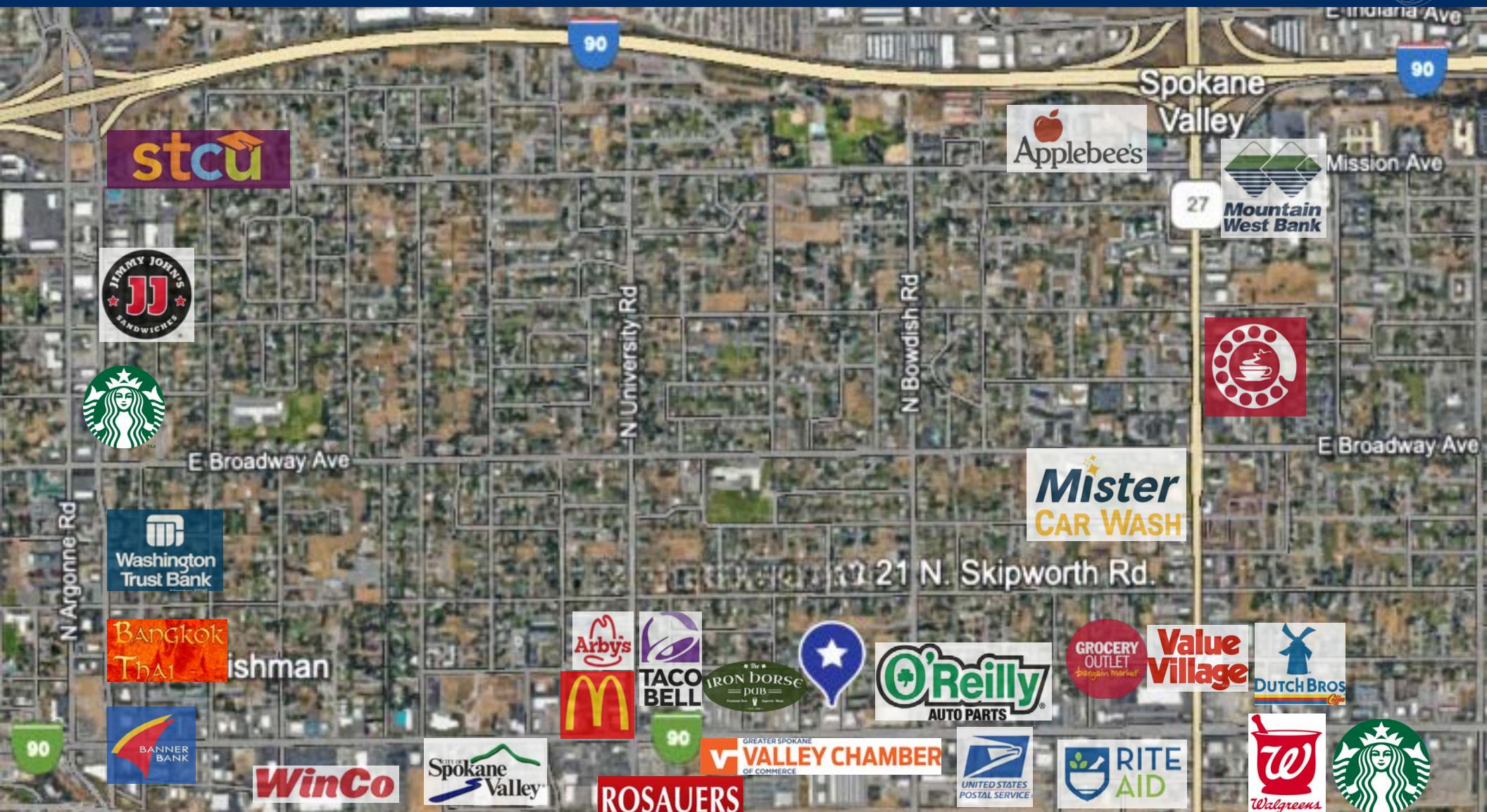
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DEMOGRAPHICS	1 MILE	3 MILE
Population	13,583	80,731
Households	5,572	32,764
Median Age	38	39
Median HH Income	\$56,423	\$61,266
Daytime Employees	6,229	39,801
Population Growth '24-'29	6.13%	6.37%
Household Growth '24-'28	6.37%	6.53%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	N. Skipworth Rd.	21,489
E. Sprague Ave.	N. Gillis Rd.	21,213
E. Sprague Ave.	N. Bowdish Rd.	23,018

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