

FOR LEASE



RETAIL SPACE FOR LEASE

- Total Building Size | ±7,142 SF
- Total Lot Size | ±12,768 SF
- Parcel # | 45173.1520
- Year Built | 1974; Renovated in 1979
- Ample Parking | 70 Stalls (7.1/100)
- Excellent Visibility & Signage Available

AVAILABLE SPACE

SUITE EE

- Suite Size: ±1,190 SF
- Rent PSF: \$8.00 PSF / \$8.57 NNN PSF

SPRAGUE AVENUE RETAIL CENTER

9405 E Sprague Avenue
Spokane Valley, WA 99206

View
Location



RICHARD FOX, BROKER

509.755.7580

richard.fox@kiemleahagood.com

JAY CARSON, BROKER

509.862.5454

jay.carson@kiemleahagood.com

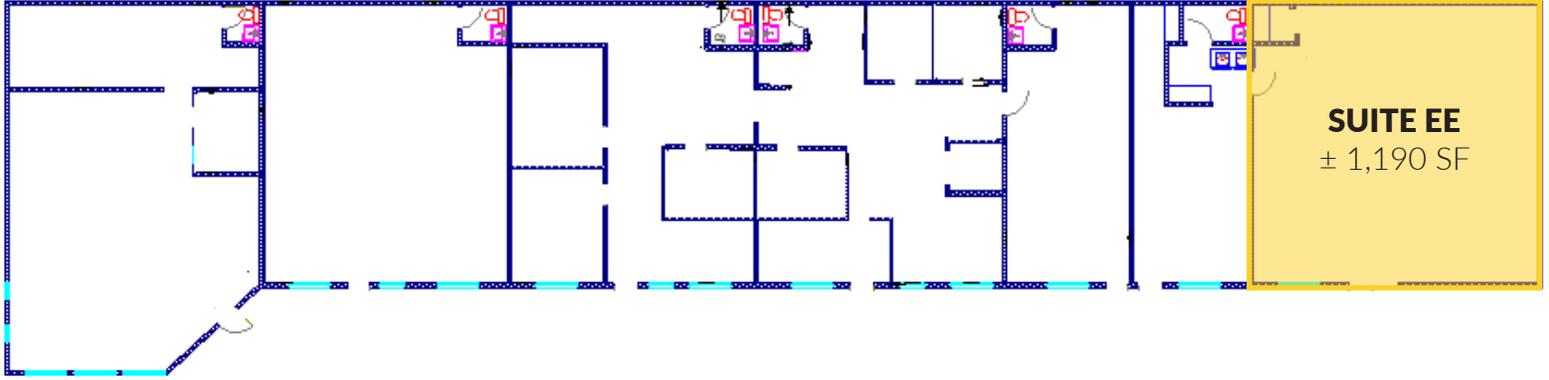
TONY KING, PROPERTY MANAGER

509.755.7517

tony.king@kiemleahagood.com

**KIEMLE
HAGOOD**

FLOOR PLAN



SUITE EE
± 1,190 SF

SUITE EE

Suite Size | ± 1,190 SF
Rent PSF | \$8.00 PSF / \$8.57 NNN PSF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	9,663	70,882	155,105
AVERAGE HHI	\$82,331	\$92,814	\$102,613
MEDIAN HHI	\$64,830	\$71,179	\$79,340
DAYTIME DEMOS	9,291	55,477	113,934



TRAFFIC COUNTS

EAST SPRAGUE AVENUE - WESTBOUND: ±14,500 ADT
NORTH MULLAN ROAD - NORTHBOUND: ±10,200 ADT

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TENANTS:

Gifted Hands Salon & Supply
Spokane Valley Licensing
Bedard & Associates



SPOKANE VALLEY
LICENSING, INC.

AUTO-LICENSING

Bedard & Associates
Professional Benefits Management, L.L.C.





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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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



601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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