

FOR LEASE

Suite 13E

2ND LEVEL WALK-UP OFFICE SPACE



Moran Prairie Cedar Canyon Village

3022 E. 57TH AVE

Spokane, WA 99223

Exclusively listed by:

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Property Description

A unique window of opportunity in a sought-after prime **South Hill location** is perfect for Retail and Office business ventures. **This property is a second level walk-up office space** and offers a wide variety of uses. This local retail hub is surrounded by the upper South Hill's vibrant and thriving community with the strongest demographics in Spokane, WA.



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,365	22,140	47,332
TOTAL POPULATION	12,086	53,623	112,992
AVERAGE HH INCOME	\$112,169	\$127,107	\$109,004

Available Spaces

SPACES	RATE	SIZE	AVAILABLE
SUITE 13E	\$15.50 SF/YR NNN	2,000 SF	MAY 2026

Property Highlights



[View Prime Location](#)



Abundant Parking



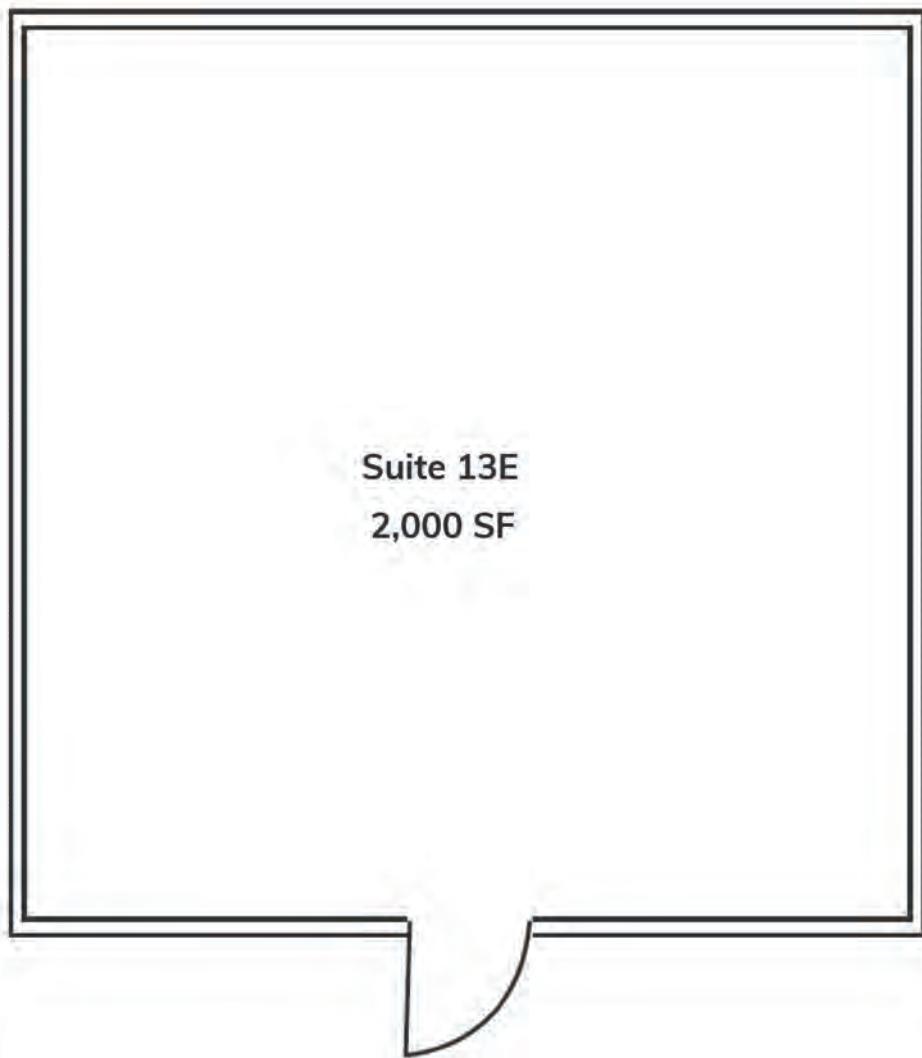
Built in 2000



Easy Access to Public Transit

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LOCATION OVERVIEW

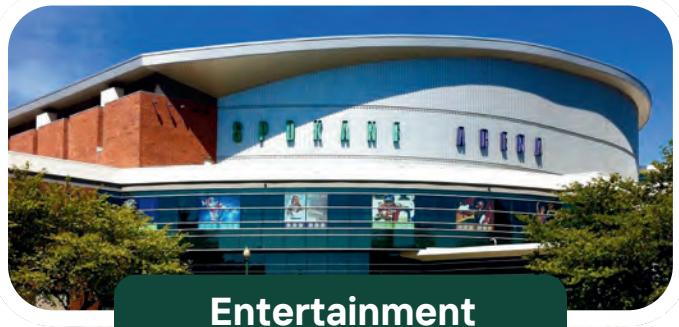
Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.

✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.

✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.

✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.

✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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AERIAL MAP

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