

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

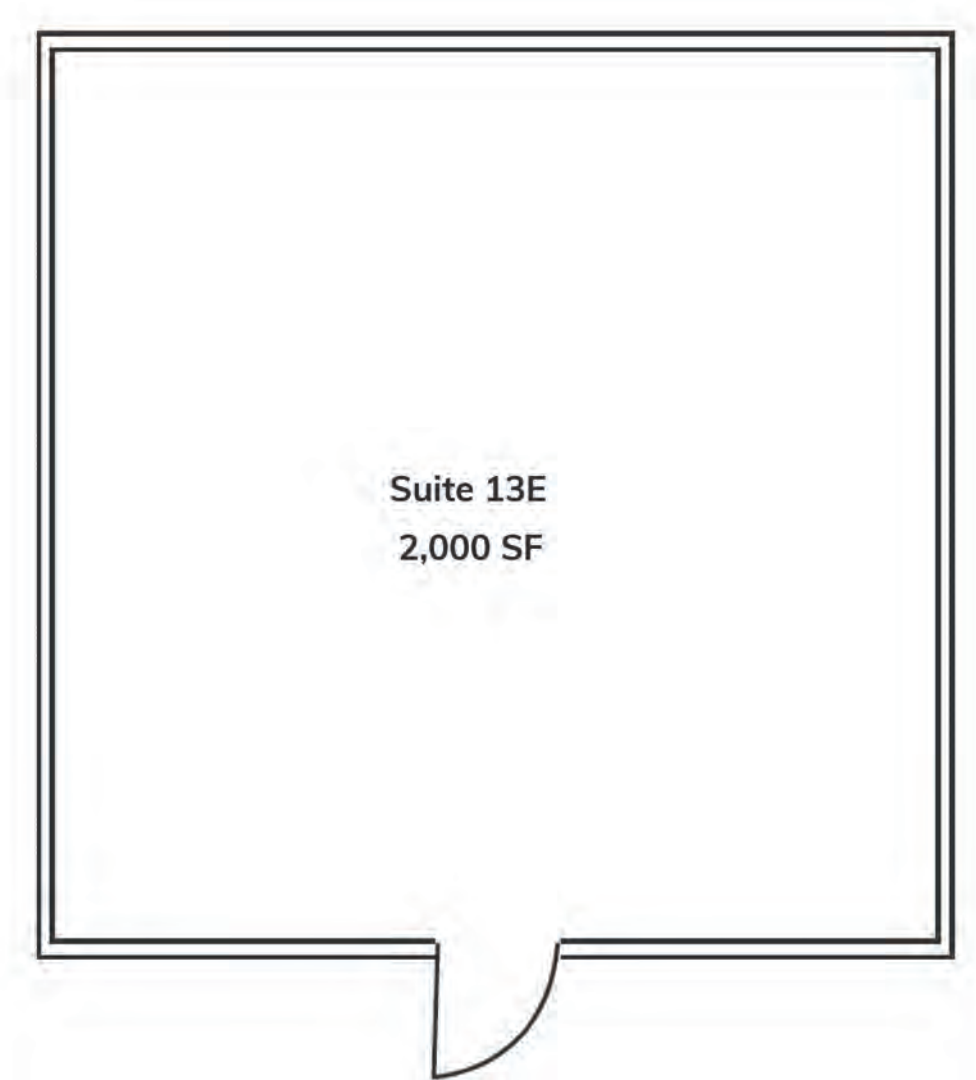


Easy Access to Public Transit

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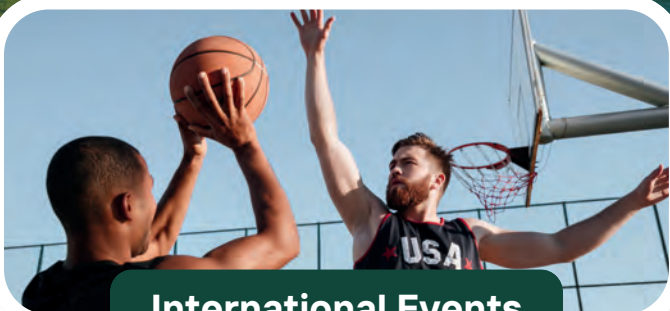
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**GOODALE
& BARBIERI**

LOCATION OVERVIEW

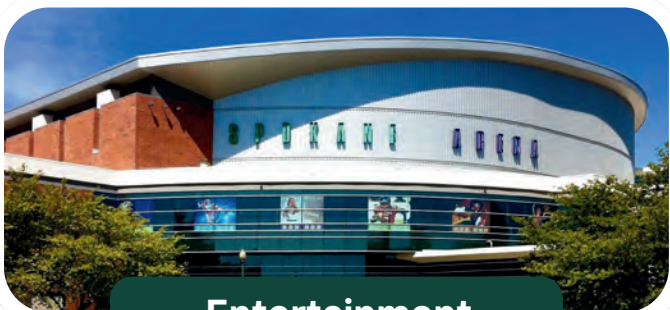
Spokane, Washington



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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