

FOR LEASE



RETAIL OPPORTUNITY

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

SUITE A

Suite Size | $\pm 1,030$ SF
Rent PSF | \$10.00 PSF / \$8.57 NNN PSF
Total Rent | \$18.57 PSF / \$1,595.00 per Month

SUITE EE

Suite Size | $\pm 1,190$ SF
Rent PSF | \$8.00 PSF / \$8.57 NNN PSF
Total Rent | \$16.57 PSF / \$1,644.00 per Month



KIEMLEHAGOOD.COM

SPRAGUE AVENUE RETAIL CENTER

9405 E Sprague Avenue
Spokane Valley, WA 99206

View
Location



RICHARD FOX, BROKER

509.755.7580

richard.fox@kiemleahagood.com

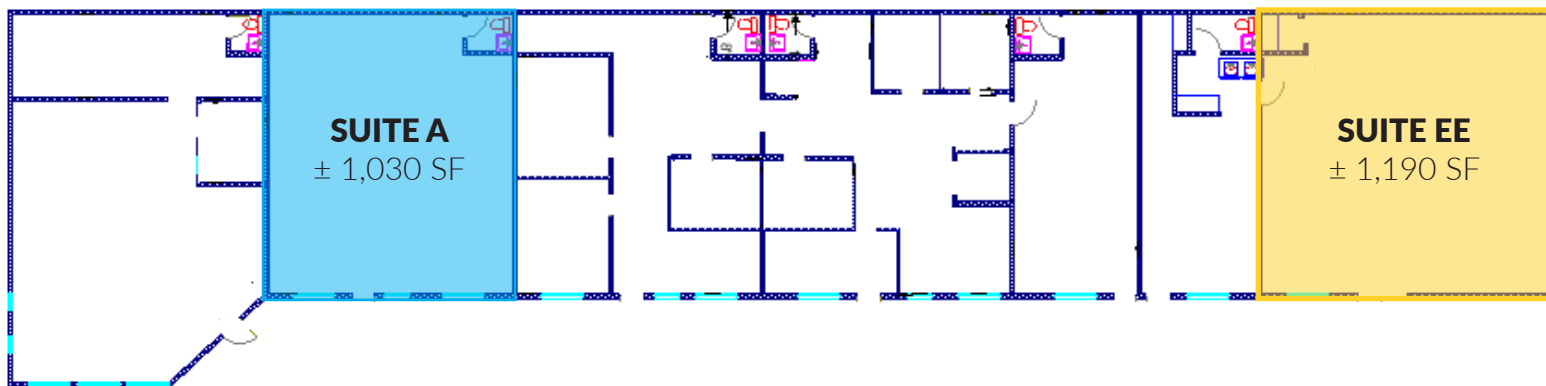
JASON JACKSON, PROPERTY MANAGER

509.755.7585

jason.jackson@kiemleahagood.com

**KIEMLE
HAGOOD**

FLOOR PLAN



SUITE A

Suite Size	± 1,030 SF
Rent PSF	\$10.00 PSF / \$8.57 NNN PSF
Total Rent	\$18.57 PSF / \$1,595.00 per Month

SUITE EE

Suite Size	± 1,190 SF
Rent PSF	\$8.00 PSF / \$8.57 NNN PSF
Total Rent	\$16.57 PSF / \$1,644.00 per Month

DEMOGRAPHICS



Est Pop 2022	9,607	69,568	155,241
Projected Pop 2027	9,915	71,743	162,231
Proj Ann Growth (22-27)	0.6%	0.6%	0.9%
Est Daytime Pop	21,837	22,273	43,140
2022 Average HHI	\$63,972	\$73,225	\$80,013
2022 Median HHI	\$55,624	\$60,004	\$66,719

TRAFFIC



Average Daily Traffic

East Sprague Avenue - Westbound:

± 14,500 ADT

North Mullan Road - Northbound:

± 10,200 ADT



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9405 E Sprague Avenue
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TENANTS:

Gifted Hands Salon & Supply
Spokane Valley Licensing
Bedard & Associates



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



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509.755.7585 jason.jackson@kiemleahagood.com

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

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