

RETAIL SPACE

FOR LEASE

9412 N NEWPORT HIGHWAY
SPOKANE, WA 99218



SUITE C
AVAILABLE

\$38.00
PSF/YR

NNN
LEASE TYPE

±2,480 SF
SPACE AVAILABLE

KIEMLEHAGOOD

CHAD CARPER
509.991.2222
chad.carper@kiemlehagood.com

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INVESTMENT HIGHLIGHTS

➤ Premier North Spokane Location

Positioned along N Newport Highway, this property sits within one of Spokane's most active retail corridors, offering exceptional visibility, strong frontage, and immediate access to a dense consumer base.

➤ High-Traffic Retail Exposure

The site benefits from approximately 23,781 vehicles per day on Newport Highway, creating strong daily impressions and consistent customer flow for retail, restaurant, and service users.

➤ Turnkey Restaurant Space

Formerly occupied by Costa Vida, the ±2,480 SF suite includes existing restaurant infrastructure and a functional layout, creating an efficient opportunity for food, beverage, or conversion to other retail concepts.

➤ National Co-Tenancy Synergy

Located within a modern retail strip alongside Verizon and Sherwin-Williams, the property benefits from established co-tenants that drive repeat traffic and reinforce consumer confidence.

➤ Strong Demographic Profile

The surrounding 5-mile trade area includes approximately 172,490 residents, 69,647 households, and an average household income exceeding \$104,000, supporting strong purchasing power.

➤ Established Retail Ecosystem

Surrounded by major national brands including Target, Home Depot, Best Buy, Chick-fil-A, Olive Garden, Ross, Total Wine, Safeway, and more, the site is embedded within a proven retail destination.

➤ Excellent Access & Connectivity

Located near the signalized intersection of Newport Highway and Holland Avenue, the site offers seamless ingress/egress and convenient connectivity to North Spokane neighborhoods and the greater metro area.

➤ Rare North Spokane Availability

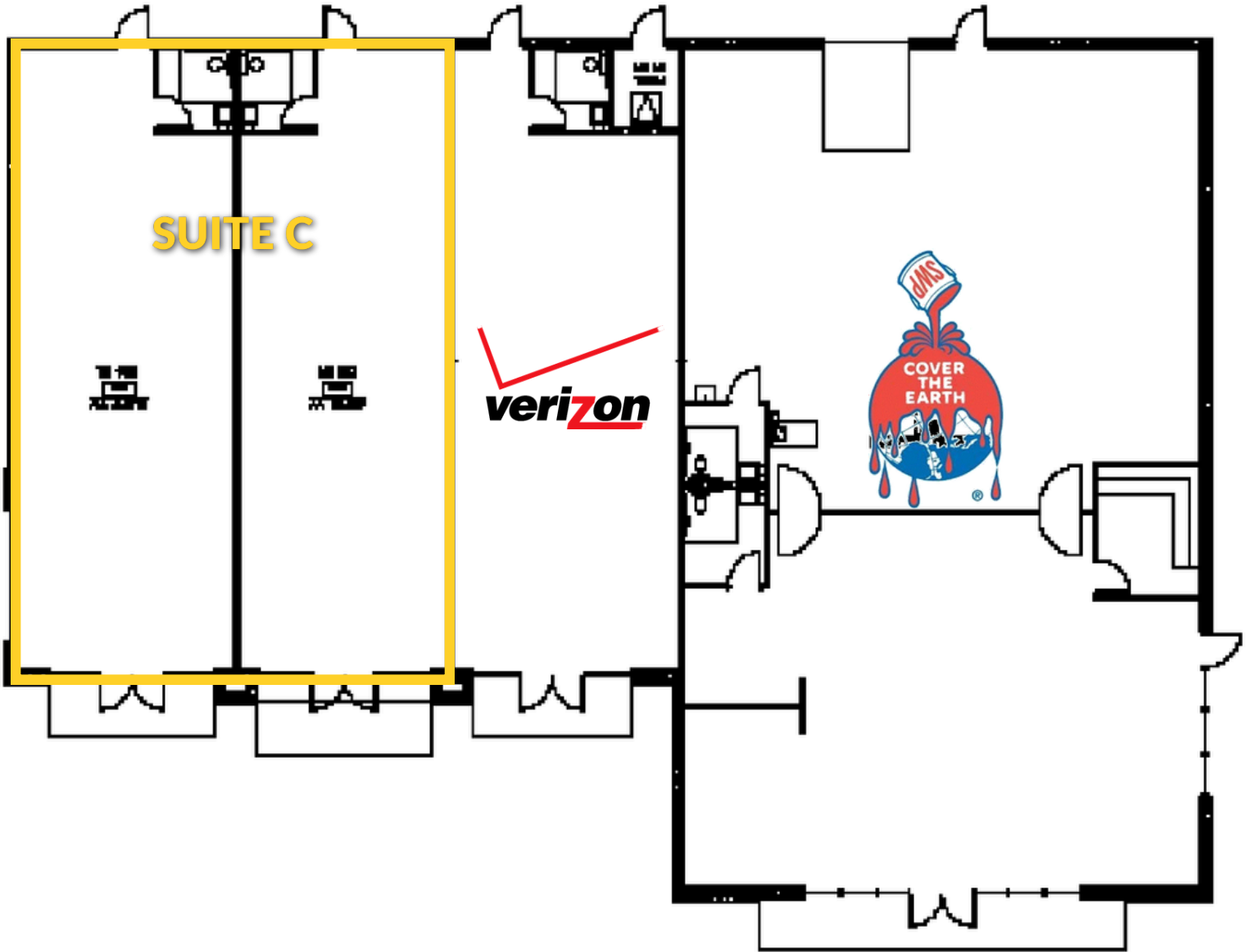
Well-positioned second-generation retail space in this corridor remains limited, making this a compelling opportunity for operators seeking immediate presence in one of Spokane's strongest submarkets.

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PROPERTY ADDRESS	SUITE	Suite C	YEAR BUILT	2014
9412 N Newport Hwy, Spokane, WA 99218	SPACE SIZE (SF)	±2,480 SF	PARCEL #	36202.0087
	BUILDING SIZE (SF)	±7,720 SF	AVAILABLE	Immediately
	LOT SIZE (SF)	±62,234 SF	LEASE TYPE	NNN



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INTERIOR PHOTOS



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LOCAL DEMOGRAPHICS



NORTH *Spokane*



172,490

5 MILE RADIUS
EST POPULATION 2025



69,647

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$79,606

5 MILE RADIUS
MEIDAN HH INCOME 2025



\$6.81 B

5 MILE RADIUS
TOTAL HH SPEND 2025



RETAIL SPACE | FOR LEASE

RETAIL SPACE FOR LEASE

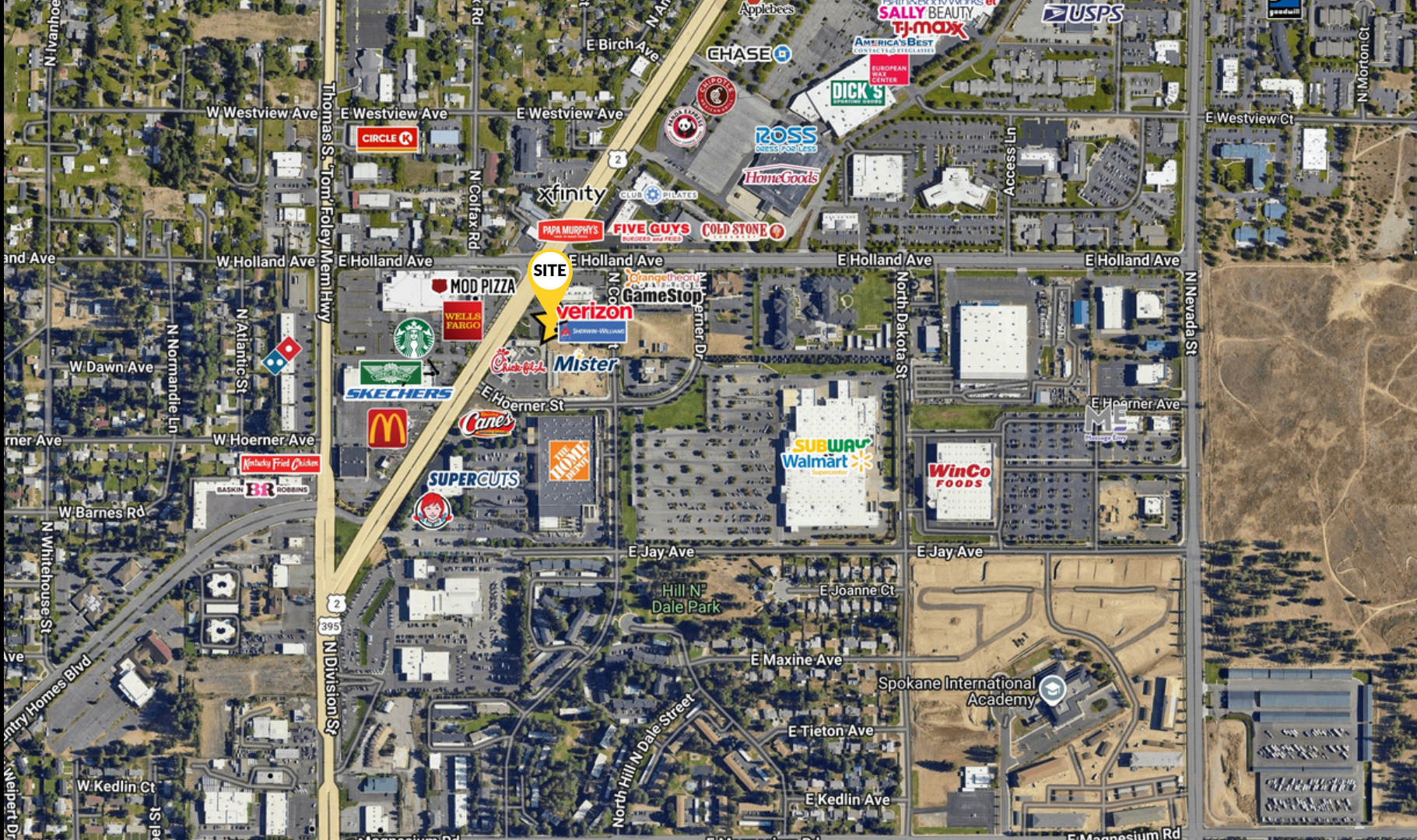
SITE PHOTOS



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