



Retail Space for Sublease



1020 West Francis Ave

1020 WEST FRANCIS AVE, SPOKANE, WA 99205

PRESENTED BY:

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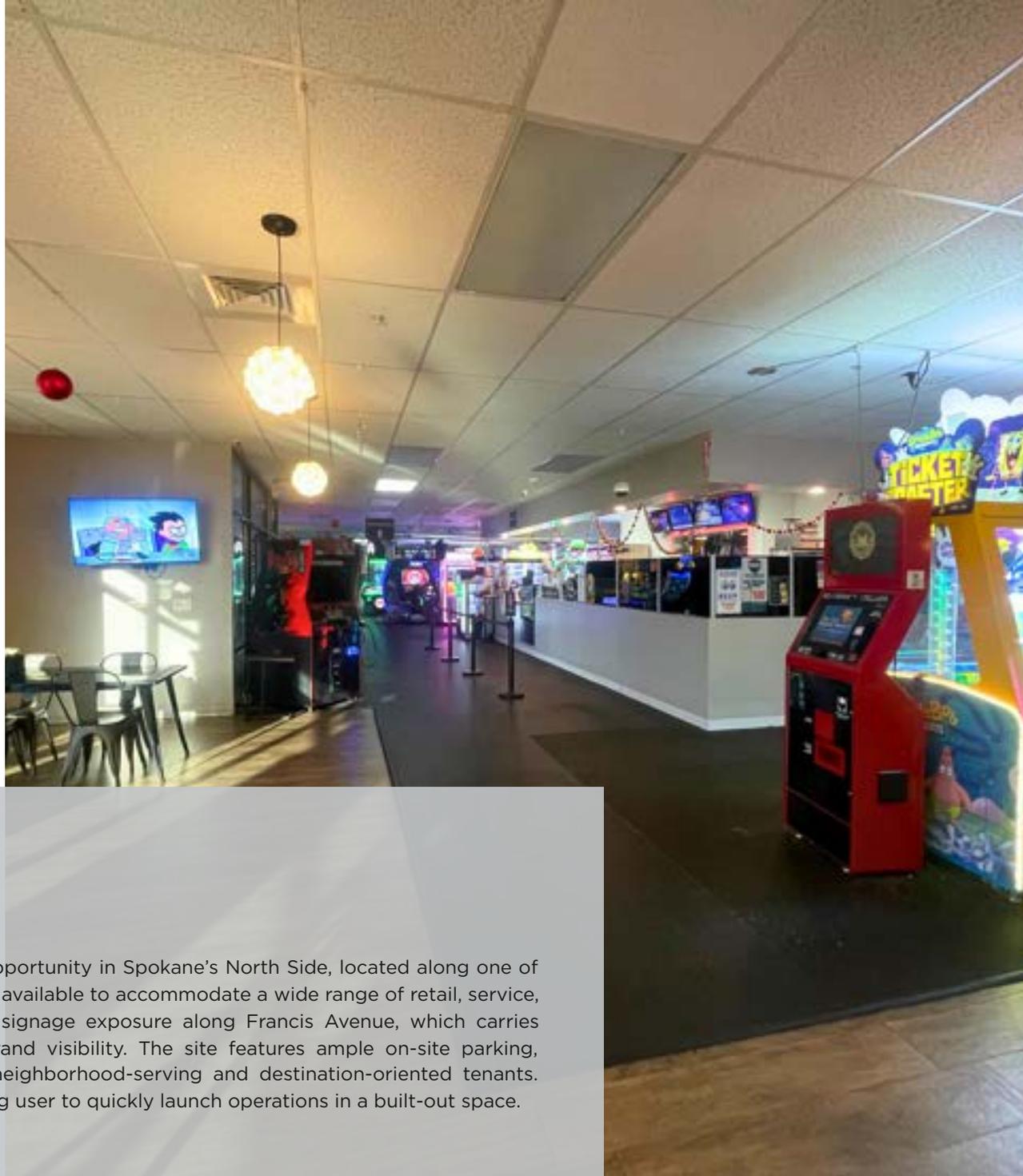
PROPERTY SUMMARY

1020 WEST FRANCIS AVE

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SPOKANE, WA 99205

OFFERING SUMMARY

LEASE RATE:	\$6.82 SF/YR/NNN \$8,183/ MO/NNN
NNN EST.	\$5,084/MO
CURRENT LEASE:	Through March 2027
BUILDING SIZE:	15,925 SF
AVAILABLE SF:	14,403 SF
LOT SIZE:	1.06 Acres
ADT:	28,445 from Francis Ave

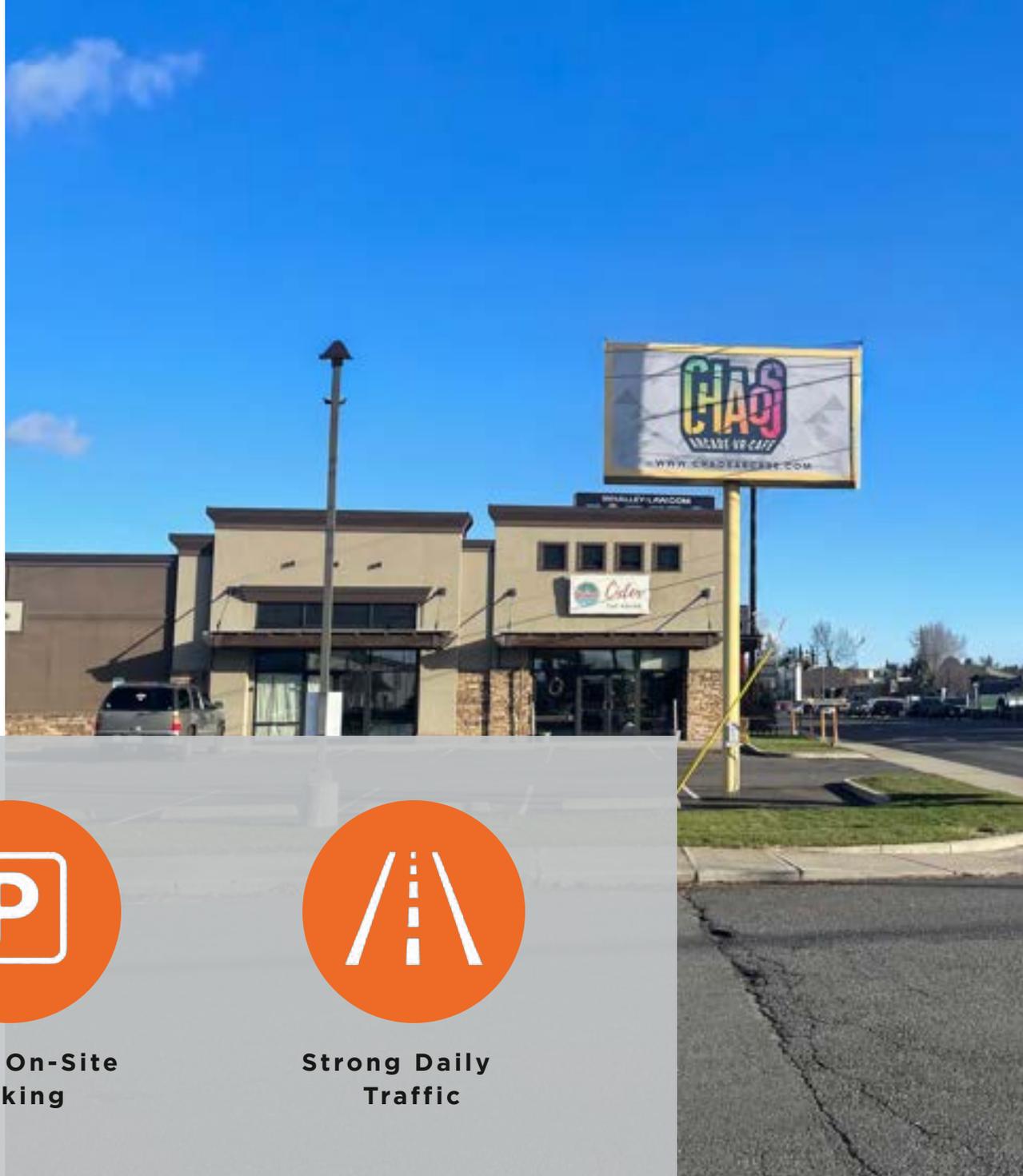


PROPERTY SUMMARY

1020 W Francis Avenue offers a high-visibility retail leasing opportunity in Spokane's North Side, located along one of the area's primary east-west arterials. The ±14,403 SF space is available to accommodate a wide range of retail, service, or showroom users. The property benefits from prominent signage exposure along Francis Avenue, which carries approximately 28,445 vehicles per day, providing strong brand visibility. The site features ample on-site parking, convenient access, and a flexible layout suitable for both neighborhood-serving and destination-oriented tenants. Equipment may be available for purchase, allowing an incoming user to quickly launch operations in a built-out space.

PROPERTY HIGHLIGHTS

- Current lease through March 2027
- Prominent frontage on Francis Avenue
- ±28,445 average daily traffic from Francis Ave
- ±1.06-acre site with ample parking
- Located within an established retail corridor
- Strong surrounding residential density supporting neighborhood retail demand
- Nearby national and regional retailers driving consistent consumer activity
- High daytime and commuter traffic driven by Francis Avenue's east-west connectivity



**Established Retail
Corridor**



**Ample On-Site
Parking**

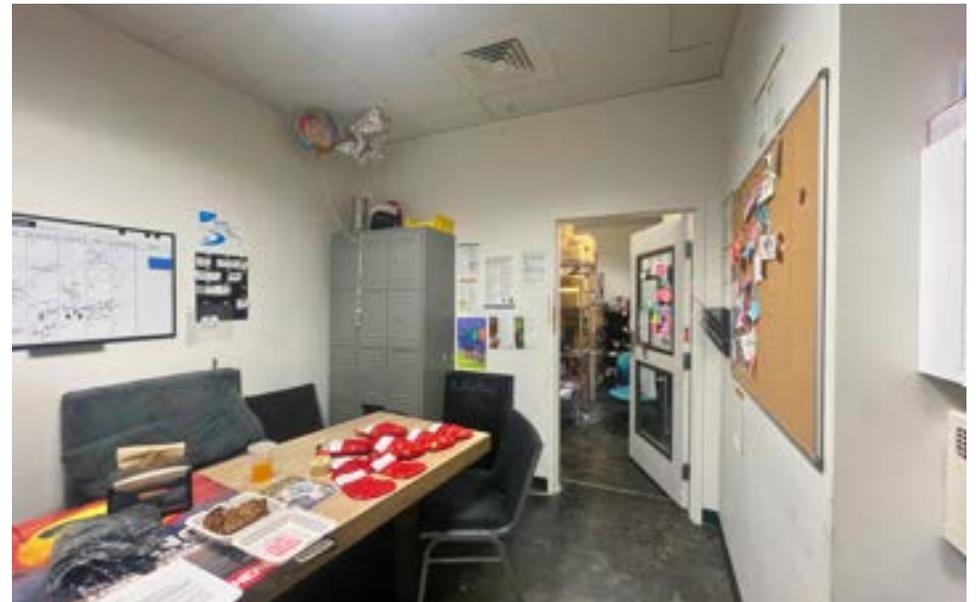
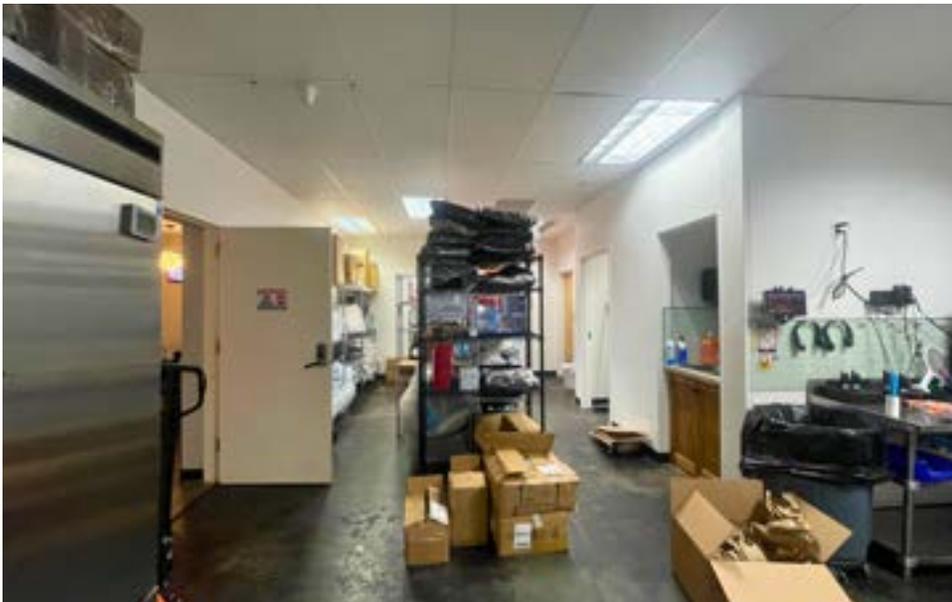


**Strong Daily
Traffic**

ARCADE



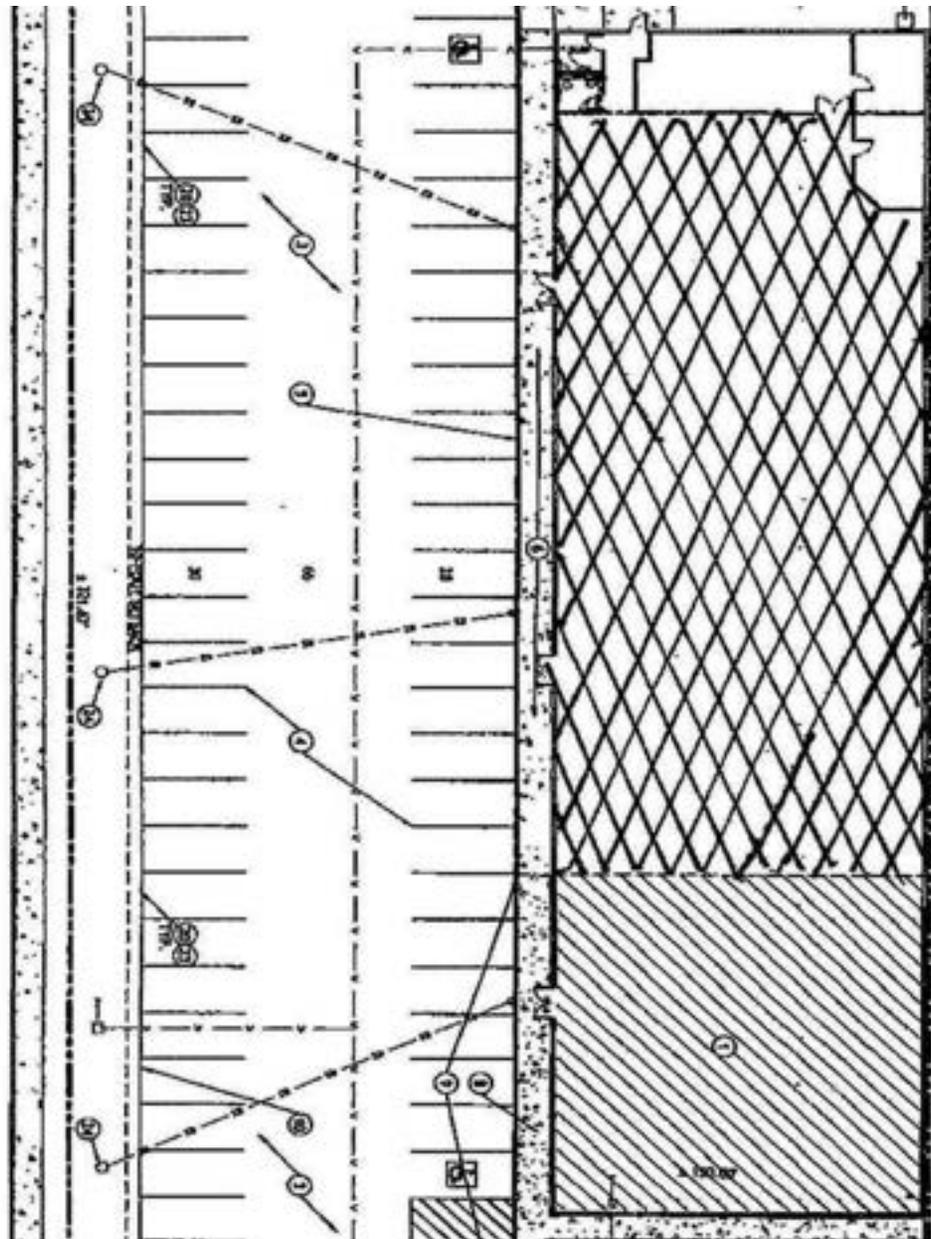
KITCHEN



REMAINING BALANCE THROUGH CURRENT LEASE TERM

	Suite B	Rent	CAMs	Monthly Rent
\$16.63psf	1403 sf			
4/1/2026	3.5% +			
	Mar	1,878.66	549.93	2,428.59
	April	1,944.41	549.93	2,494.34
	May	1,944.41	549.93	2,494.34
	June	1,944.41	549.93	2,494.34
	July	1,944.41	549.93	2,494.34
	Aug	1,944.41	549.93	2,494.34
	Sept	1,944.41	549.93	2,494.34
	Oct	1,944.41	549.93	2,494.34
	Nov	1,944.41	549.93	2,494.34
	Dec	1,944.41	549.93	2,494.34
	2027			
	Jan	1,944.41	549.93	2,494.34
	Feb	1,944.41	549.93	2,494.34
	Mar	1,944.41	549.93	2,494.34
		<u>25,211.58</u>	<u>7,149.09</u>	<u>32,360.67</u>
	Suite H	Rent	CAMs	Monthly Rent
\$6.27 psf	13,000sf			
4/1/2026	2.5% +			
	Mar	6,622.87	5,010.46	11,633.33
	April	6,788.44	5,010.46	11,798.90
	May	6,788.44	5,010.46	11,798.90
	June	6,788.44	5,010.46	11,798.90
	July	6,788.44	5,010.46	11,798.90
	Aug	6,788.44	5,010.46	11,798.90
	Sept	6,788.44	5,010.46	11,798.90
	Oct	6,788.44	5,010.46	11,798.90
	Nov	6,788.44	5,010.46	11,798.90
	Dec	6,788.44	5,010.46	11,798.90
	2027			
	Jan	6,788.44	5,010.46	11,798.90
	Feb	6,788.44	5,010.46	11,798.90
	Mar	6,788.44	5,010.46	11,798.90
		<u>88,084.15</u>	<u>65,135.98</u>	<u>153,220.13</u>

SITE PLAN



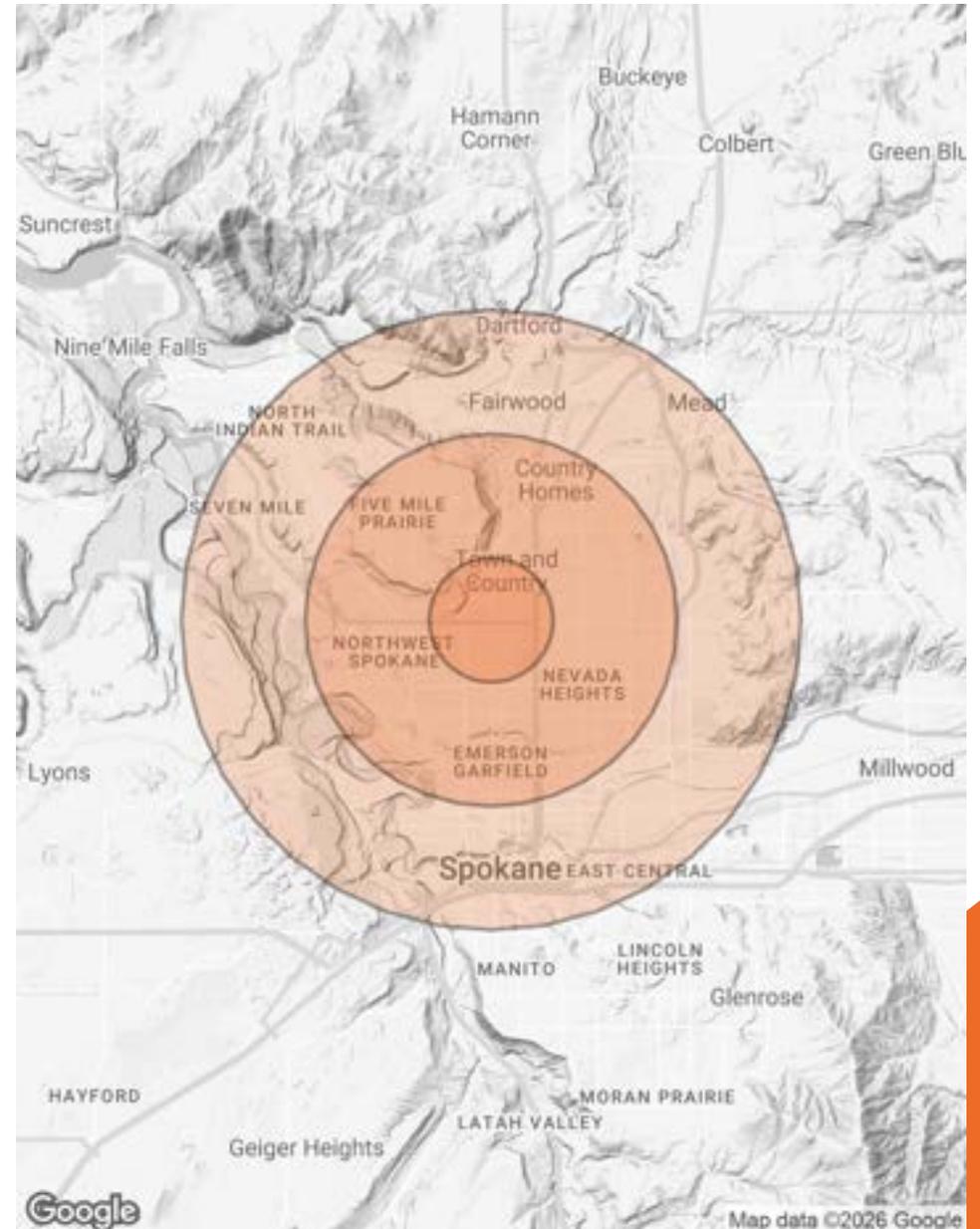
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,997	122,508	204,271
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,292	48,885	83,091
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$76,512	\$80,678	\$83,381
AVERAGE HOUSE VALUE	\$354,387	\$373,002	\$404,966

Demographics data derived from AlphaMap





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