

SHOWROOM FOR LEASE

RETAIL/FLEX SPACE

21 N. SKIPWORTH RD. STE. 1
SPOKANE VALLEY, WA 99206



OFFERING SUMMARY

Lease Rate \$1.25/SFT/MO

Estimated NNN \$0.20/SFT/MO

Suite 1 SFT 4,730 SFT

Bldg. SFT 8,280 SFT

Available Now

PROPERTY OVERVIEW

A former retail strip mall - the building has been used as a storage facility most recently. The building is being split into two units, each getting a new bathroom, a new office, new lighting, new power, and a gated yardspace.



[PROPERTY TOUR - CLICK HERE](#)

[WALKTHROUGH TOUR - CLICK HERE](#)

STEVEN DAINES
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SUITE 1

- 4,730 SFT
- New Bathroom
- New Office
- 2 OH doors/10' w x 12' h
- New Lighting
- New Power (800 amps)
- Yard Space
- 15+ parking spaces
- Dumpster will be removed

SUITE 2 - LEASED

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PROPERTY DETAILS

LAND AREA	0.64 AC	SUITES	2	BLDG HEIGHT	17'
APN	45163.0541	OFFICES	4	OH DOORS	4 TOT/10' W X 12' H
PARKING	25 STALLS	BATHROOMS	2	CONSTRUCTION	MASONRY
BLDG SFT	8,280 SFT	YEAR BUILT	1983	ZONING	CMU

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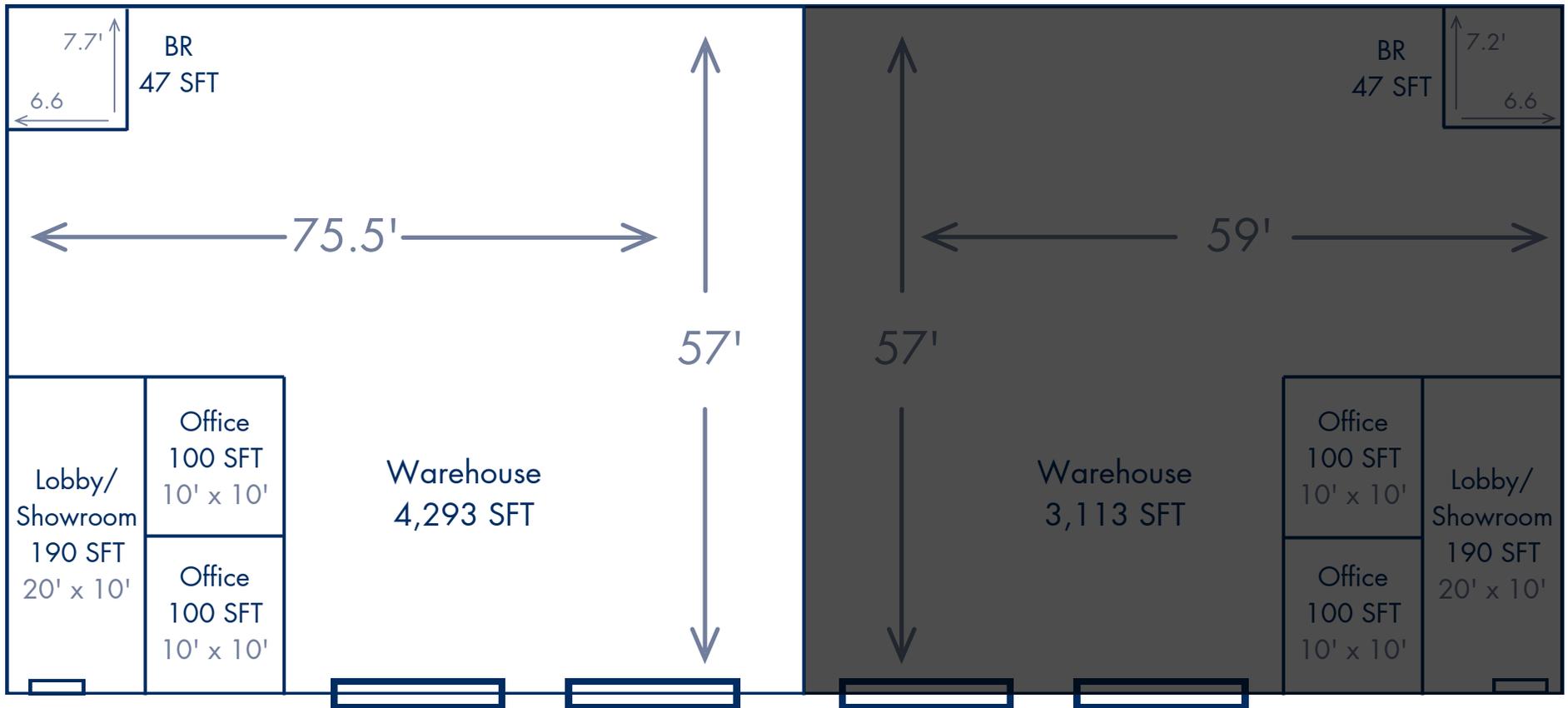
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COMMERCIAL REAL ESTATE

FLOOR PLAN

*Floor plan not drawn to scale

Suite 1

Suite 2 - Leased



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DEMOGRAPHICS	1 MILE	3 MILE
Population	13,583	80,731
Households	5,572	32,764
Median Age	38	39
Median HH Income	\$56,423	\$61,266
Daytime Employees	6,229	39,801
Population Growth '24-'29	6.13%	6.37%
Household Growth '24-'28	6.37%	6.53%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	N. Skipworth Rd.	21,489
E. Sprague Ave.	N. Gillis Rd.	21,213
E. Sprague Ave.	N. Bowdish Rd.	23,018

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