

**FOR LEASE**

**2 SPACES AVAILABLE**



Moran Prairie Cedar Canyon Village

**3022 E. 57<sup>TH</sup> AVE**

Spokane, WA 99223

**Exclusively listed by:**

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## 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



## Property Description

A unique window of opportunity in a sought-after prime South Hill location is perfect for Retail and Office business ventures.

Suite 13E is a second level walk-up office space and offers a wide variety of uses.

Suite 16 is a former Great Clips and comes with multiple mirrors, sinks, counter reception and chairs, making this space a turnkey hair/barber opportunity.

This local retail hub is surrounded by the upper South Hill's vibrant and thriving community with the strongest demographics in Spokane, WA.

## Available Spaces

SPACES	RATE	SIZE	AVAILABLE
<b>SUITE 13E</b> 2 <sup>ND</sup> STORY WALK-UP	<b>\$15.50 SF/YR NNN</b> EST NNN \$5.25 PSF	<b>2,000 SF</b>	<b>MAY 2026</b>
<b>SUITE 16</b> FORMER GREAT CLIPS	<b>\$22.00 SF/YR NNN</b> EST NNN \$5.25 PSF	<b>1083 SF</b>	<b>NOW</b>

## Property Highlights



[View Prime Location](#)



Abundant Parking



Built in 2000

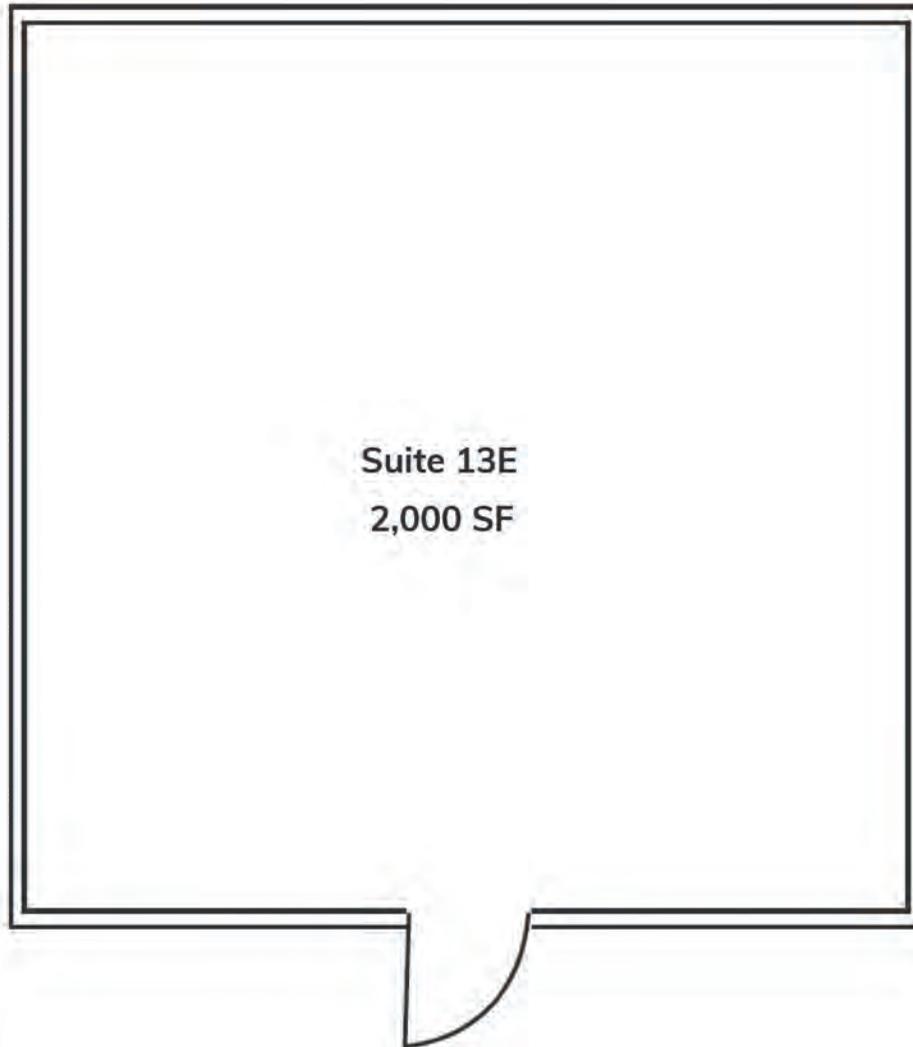


Easy Access to Public Transit

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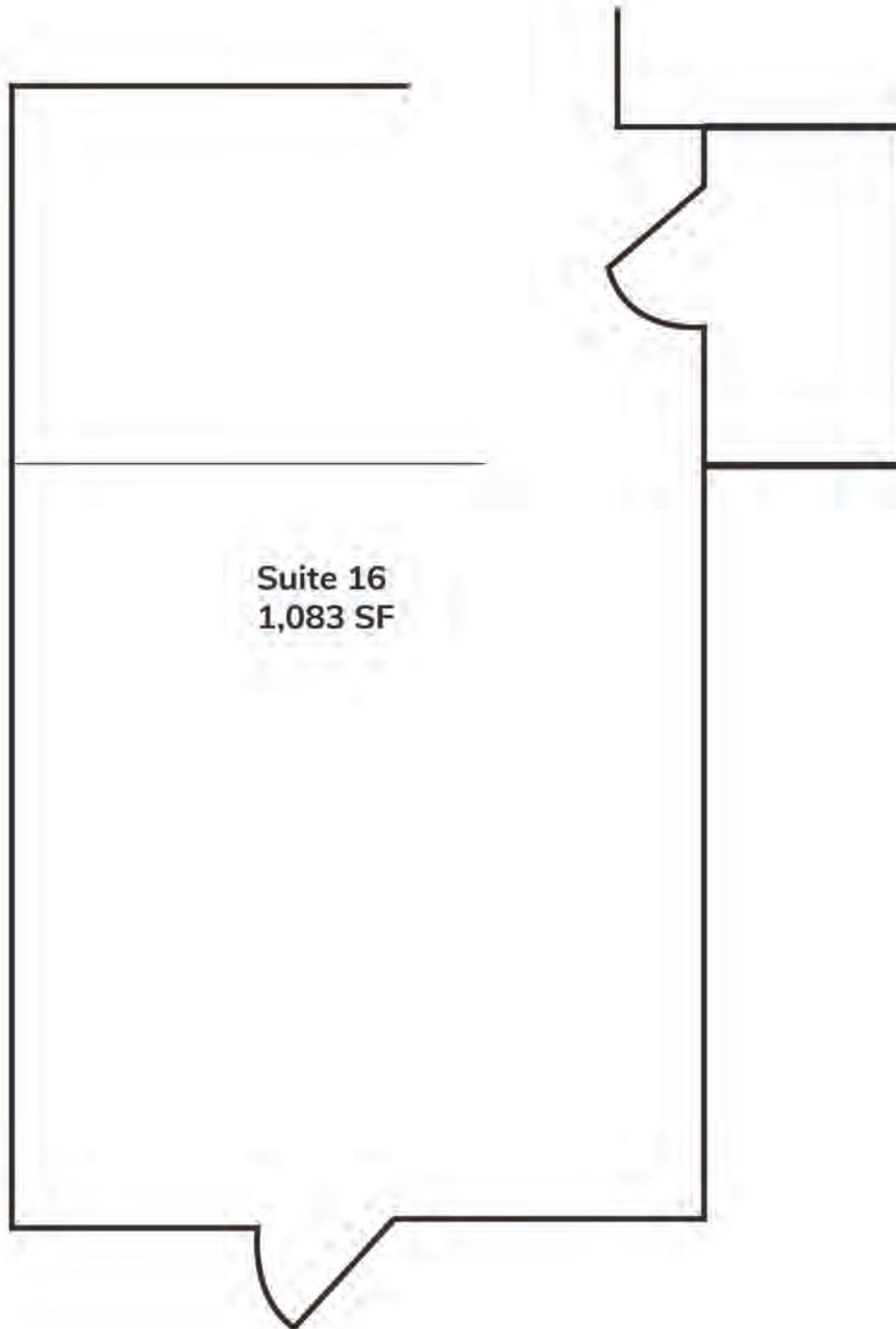


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**GOODALE  
& BARBIERI**

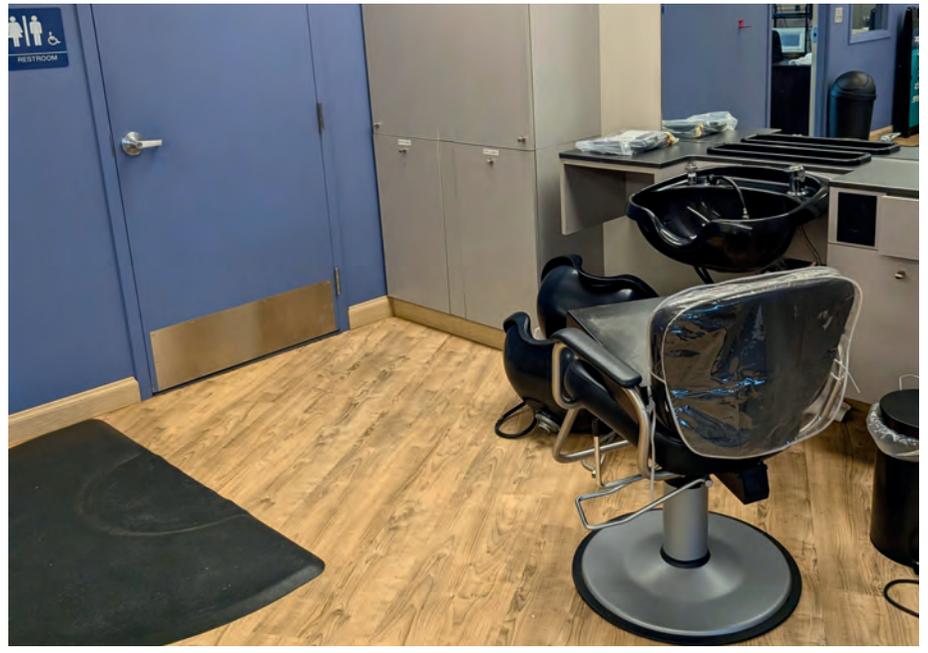


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- 7 built-out hair stations with mirrors and cabinets (bring your own chairs)
- Each station is on its own dedicated circuit
- Private manager's office or breakroom
- Unisex restroom
- 1 hairwashing sink with room and parts for a second



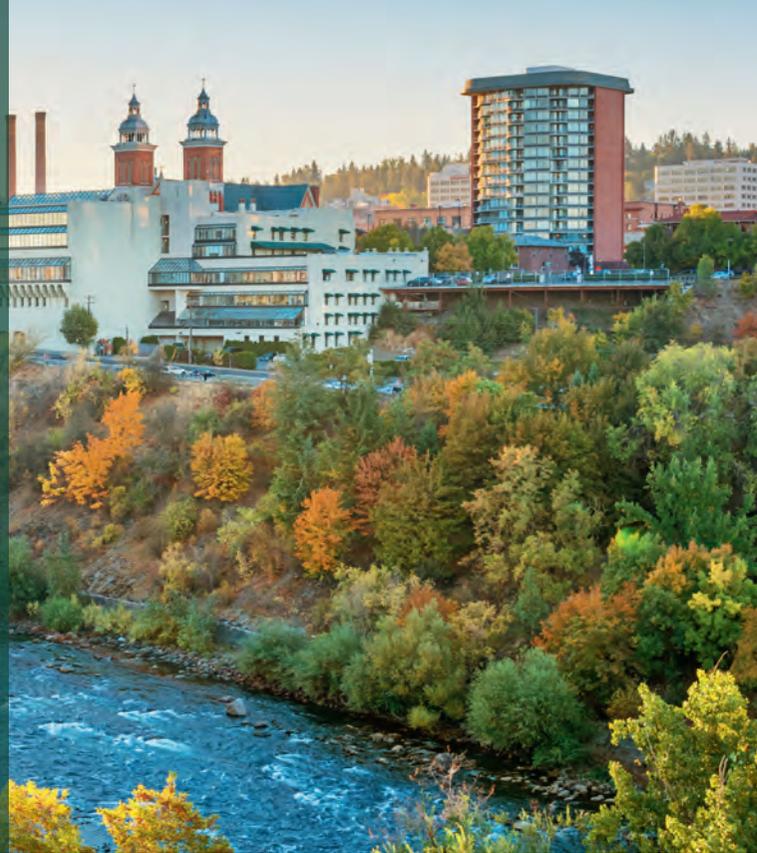
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# LOCATION OVERVIEW

Spokane, Washington



International Events

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**



Outdoor Activities

✓ 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.



Entertainment

✓ 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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