

# LINCOLN HEIGHTS SHOPPING CENTER

SUITE  
004

±21,647 SF Available

JOANN

petco

SUITE  
2927A

BUILD-TO-SUITE  
OR  
GROUND LEASE

TRADER JOE'S

**VANDERVERT**  
Developments

McDonald's

## SPACE FOR LEASE

2975 E 29th Avenue – Spokane, WA 99223

CHAD CARPER | 509.991.2222  
chad.carper@kiemlehagood.com

KIEMLEHAGOOD

CHRIS BELL, SIOR | 509.622.3538  
cbell@naiblack.com

NAI Black



# LINCOLN HEIGHTS SHOPPING CENTER

2975 E 29th Avenue  
Spokane, WA 99223

## AVAILABLE SPACE

SPACE	SPACE SIZE	LEASE RATE	NNN EXPENSE
Lower Level Suite 004	±4,290 SF	\$16.00 PSF	\$3.80 PSF
Former JoAnn Fabrics	±21,647 SF	Contact Listing Brokers	Contact Listing Brokers
2927A	±1,256 SF	\$24.00 PSF	\$5.35 PSF
*24 Hour Notice Needed to Tour Space   Space Occupied   Lease Term Expires on 2/29/2028*			
BTS or Ground Lease	±53,143SF	Contact Listing Brokers	Contact Listing Brokers
Former US Bank Site	±23,522 SF	Contact Listing Brokers	Contact Listing Brokers

## CENTER ANCHORED BY

Trader Joe's  
Petco  
McDonald's

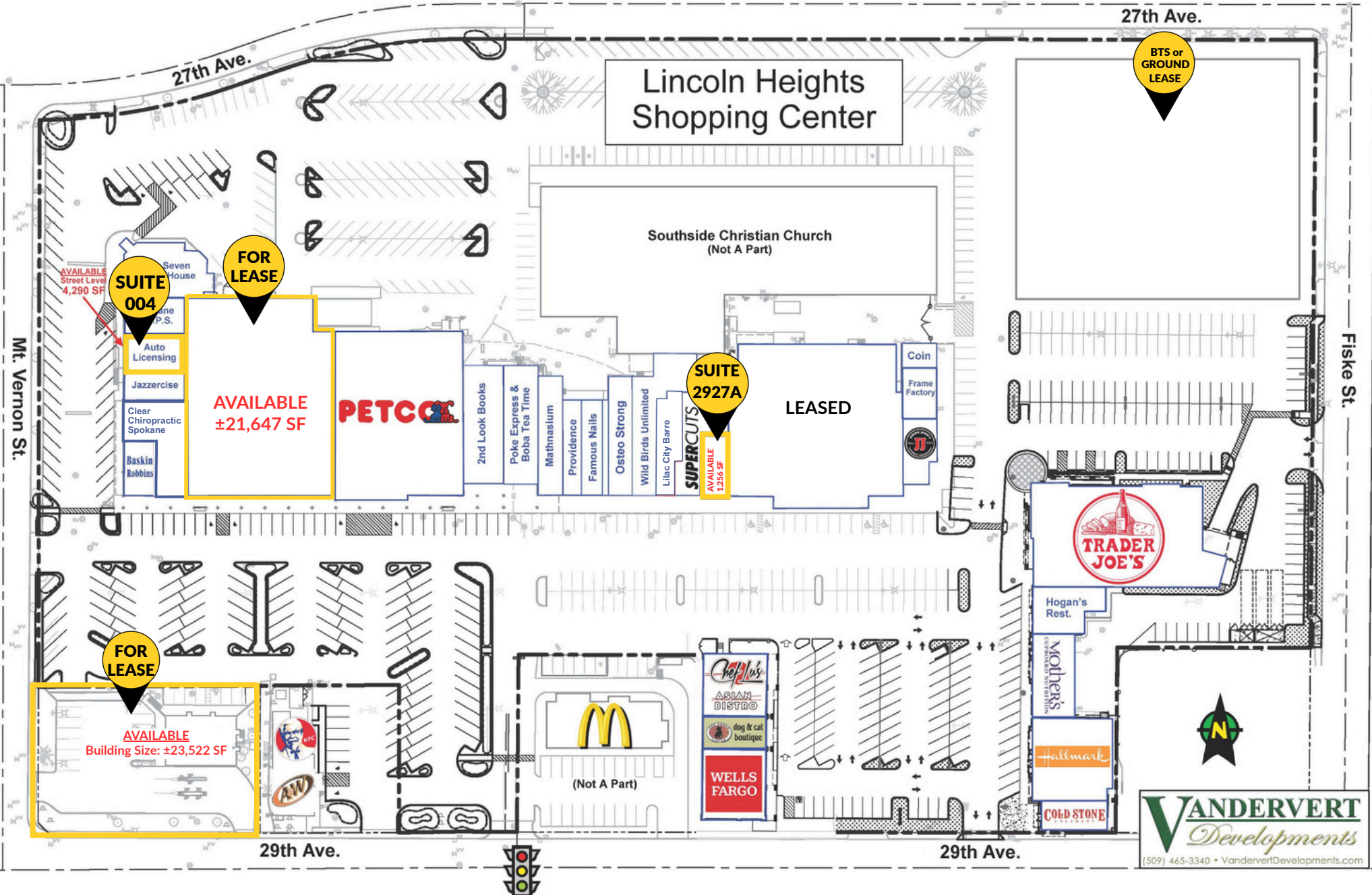




# LINCOLN HEIGHTS SHOPPING CENTER

2975 E 29th Avenue  
Spokane, WA 99223

±155,171 SF Retail center located at the busy intersection of 29th and Regal

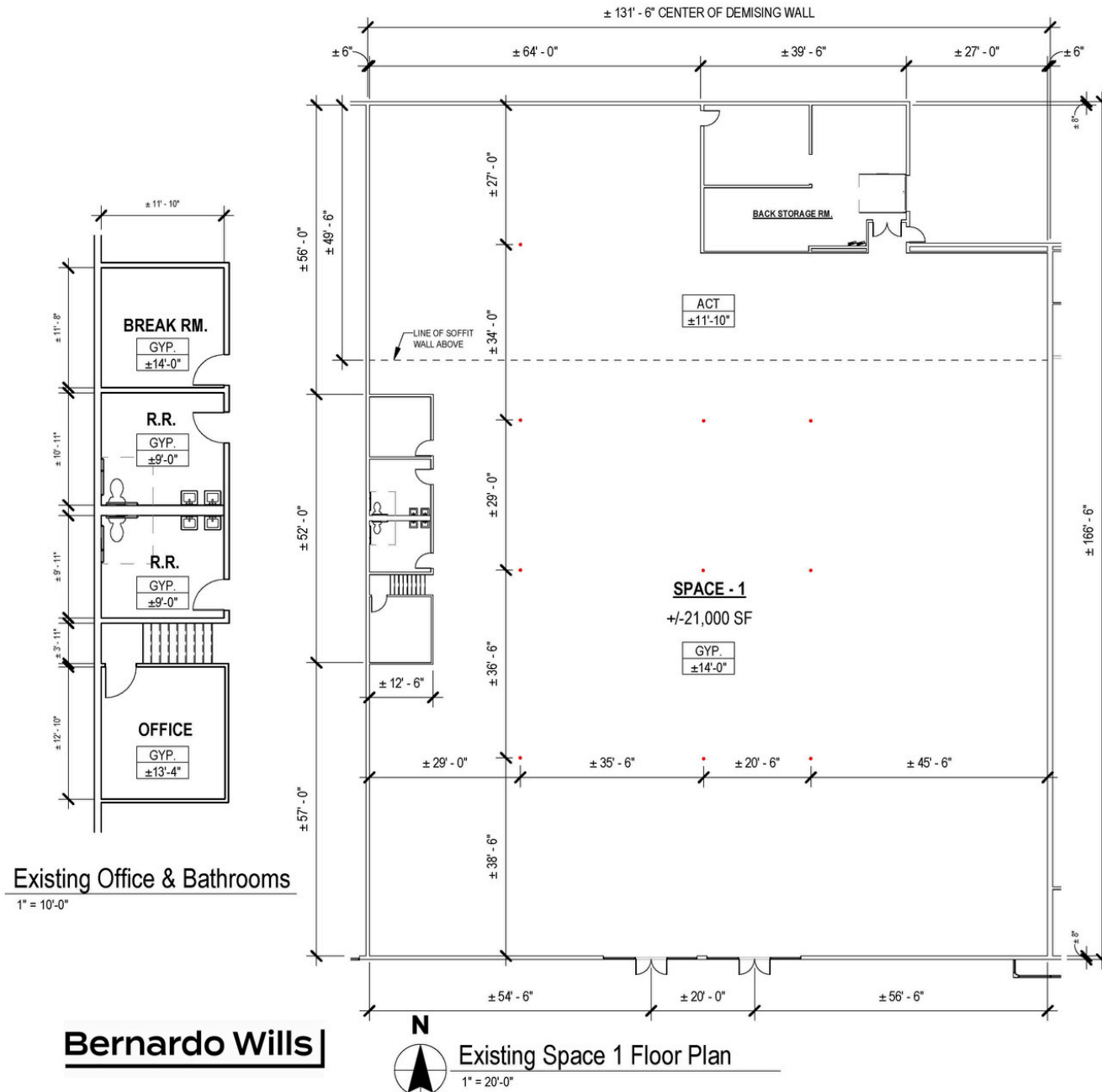


**VANDERVERT**  
Developments  
(509) 465-3340 • VandervertDevelopments.com

# FLOORPLAN | Former JoAnn Fabrics

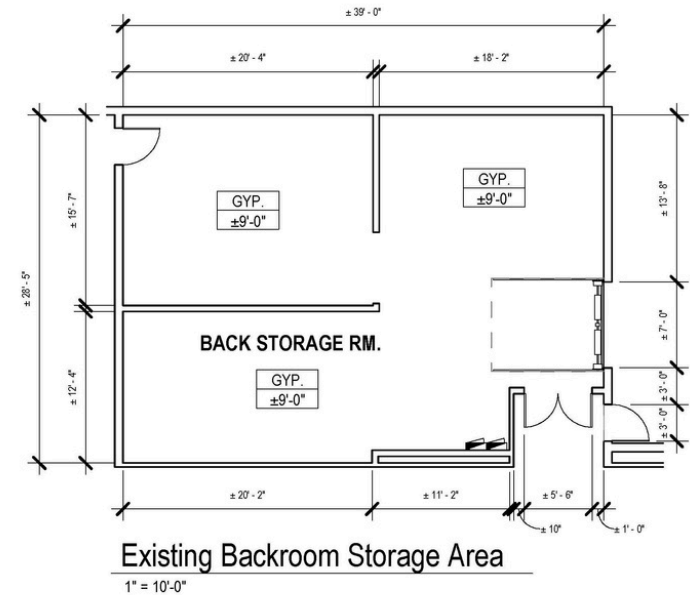
2975 E 29th Avenue  
Spokane, WA 99223

Space Size: ±21,647 SF | Lease Information: Contact Listing Broker



## NOTE:

- A. WALLS, DOORS, WINDOWS, AND COLUMN LOCATIONS ARE APPROXIMATE
- B. ALL DIMENSIONS ARE APPROXIMATE TO THE NEAREST INCH
- C. DIMENSIONS ARE FROM FACE OF EXISTING WALLS, & CENTER OF EXISTING COLUMNS UNLESS NOTED OTHERWISE
- D. ACT = ACOUSTIC CEILING TILE
- E. GYP = GYPSUM BOARD CEILING



Existing Space 1  
Lincoln Heights Shopping Center  
25-02-022 | 06/24/25



# LINCOLN HEIGHTS SHOPPING CENTER

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Spokane, WA 99223





# SURROUNDING AREA

2975 E 29th Avenue  
Spokane, WA 99223



DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	14,980	81,730	176,909
PROJ. POPULATION 2030	14,400	80,616	175,888
PROJ. ANN GROWTH	-3.87%	-1.36%	-0.57%
2025 AVERAGE HHI	\$109,237	\$121,292	\$102,767
2025 MEDIAN HHI	\$108,549	\$119,407	\$101,309



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*Developments*

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