



..... AVAILABLE FOR LEASE

RETAIL PROPERTY NEAR SPRAGUE & HAVANA

4003 E Sprague Ave, Spokane, WA 99202

Marcus & Millichap

RETAIL PROPERTY NEAR SPRAGUE & HAVANA

PROPERTY SUMMARY

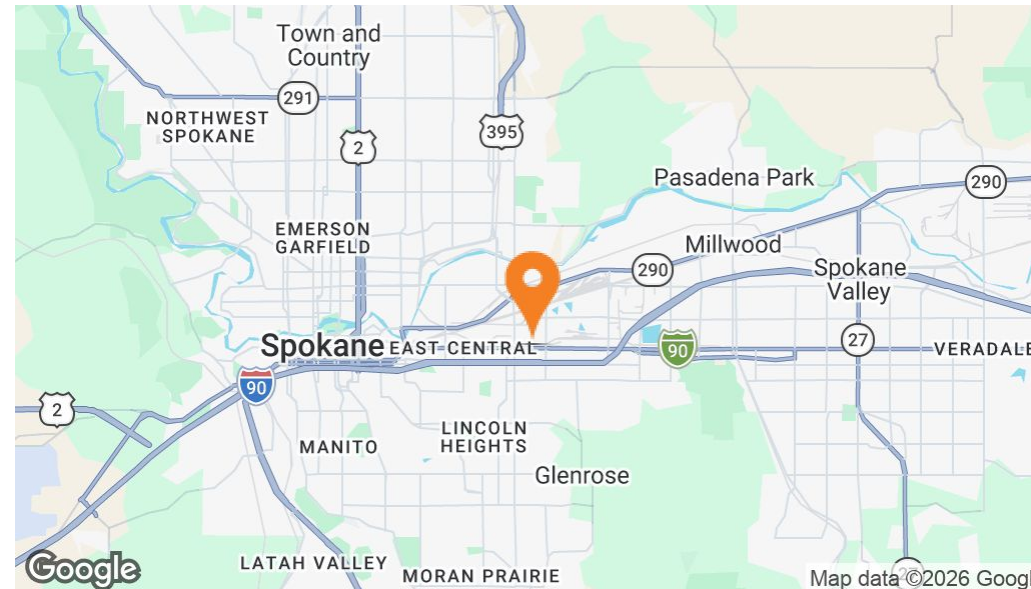


SPACE AVAILABLE

Size:	5,640 SF (Divisible)
Rate:	\$13.50/SF/YR
Lease Type:	Triple-Net (NNN)

HIGHLIGHTS

- High visibility property with direct access from Sprague Ave (17,500 ADT)
- Suite includes open retail sales floor with multiple entrances, back office space, storage room with roll-up door
- Recently completed \$3 million streetscape and infrastructure project on Sprague Ave between Freya St and Havana St





HAVANA ST (9,300 ADT)



4003 E SPRAGUE AVE
SPOKANE, WA 99202

SPRAGUE AVE (17,500 ADT)



RETAIL PROPERTY NEAR SPRAGUE & HAVANA

MARKET OVERVIEW

SPOKANE

Well connected by highways, air, rail, utilities, and fiber, Spokane serves as the regional economic hub of eastern Washington. The infrastructure network provides a diverse foundation for the metro area, which comprises Spokane, Stevens, and Pend Oreille counties in Washington, and Kootenai County in Idaho. Spokane is 280 miles east of Seattle and 200 miles west of Missoula, Montana, along Interstate 90. Mountains, lakes, and rivers cover much of the region, providing a variety of outdoor activities and scenic views that draw visitors to the area.

ECONOMY

- Fairchild Air Force Base, about 12 miles west of the city of Spokane, has a significant impact on the local economy. More than 11,000 personnel are employed at the base, which is home to the 92nd Air Refueling Wing.
- Many companies represent the expanding healthcare and health sciences sector, such as Providence Health & Services, MultiCare Health System, Jubilant HollisterStier, Inland Imaging, and Incyte Diagnostics.
- Additional major employers include Eastern Washington University, Walmart, URM Stores, Avista, Gonzaga University, and Glacier Bancorp, Inc.

QUICK FACTS



POPULATION

813K

Growth 2025-2029*
4.0%



HOUSEHOLDS

332K

Growth 2025-2029*
4.4%



MEDIAN AGE

40.0

U.S. Median:
40.0

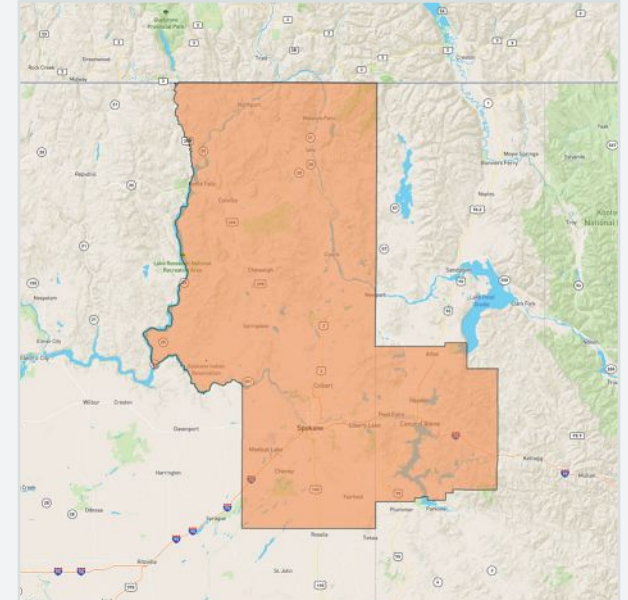


MEDIAN HOUSEHOLD INCOME

\$79,400

U.S. Median:
\$78,200

* Forecast



METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

The region is moving away from an economy oriented towards natural resources and agriculture to one based more on services and technology.



POPULATION GROWTH

The rate of population growth outpaces the national rate, as a favorable climate, jobs, outdoor activities, and cultural amenities attract new residents, including many retirees.



INSTITUTIONS OF HIGHER LEARNING

Washington State University Spokane, Eastern Washington University, Gonzaga University, and the Community Colleges of Spokane are among the schools contributing to a well-educated, skilled workforce.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

RETAIL PROPERTY NEAR SPRAGUE & HAVANA

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,028	84,467	233,559
2025 Estimate			
Total Population	5,895	82,614	228,938
2020 Census			
Total Population	5,999	82,468	228,324
2010 Census			
Total Population	5,873	76,845	208,351
Daytime Population			
2025 Estimate	11,077	108,567	276,097
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,408	35,114	101,560
2025 Estimate			
Total Households	2,344	34,157	99,169
Average (Mean) Household Size	2.4	2.3	2.3
2010 Census			
Total Households	2,220	32,305	94,550
2010 Census			
Total Households	2,191	30,565	87,388
Occupied Units			
2030 Projection	2,578	37,333	107,787
2025 Estimate	2,509	36,298	105,219
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	8.8%	12.6%	12.9%
\$100,000-\$149,999	17.9%	14.7%	15.5%
\$75,000-\$99,999	12.7%	14.0%	13.7%
\$50,000-\$74,999	21.6%	19.1%	18.0%
\$35,000-\$49,999	11.7%	11.2%	12.3%
Under \$35,000	27.3%	28.4%	27.5%
Average Household Income	\$79,617	\$84,716	\$87,162
Median Household Income	\$62,807	\$66,410	\$69,062
Per Capita Income	\$32,746	\$34,762	\$37,378

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$70,225	\$71,053	\$71,734
Consumer Expenditure Top 10 Categories			
Housing	\$24,779	\$25,339	\$25,521
Transportation	\$11,184	\$11,444	\$11,508
Food	\$10,446	\$10,422	\$10,531
Personal Insurance and Pensions	\$10,020	\$10,004	\$10,124
Entertainment	\$3,689	\$3,648	\$3,688
Cash Contributions	\$2,508	\$2,587	\$2,635
Apparel	\$1,762	\$1,753	\$1,760
Education	\$1,299	\$1,269	\$1,289
Personal Care Products and Services	\$913	\$933	\$952
Alcoholic Beverages	\$614	\$617	\$630
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	5,895	82,614	228,938
Under 20	23.9%	23.7%	22.6%
20 to 34 Years	22.8%	24.7%	23.3%
35 to 39 Years	8.0%	7.2%	7.5%
40 to 49 Years	13.3%	11.9%	12.2%
50 to 64 Years	18.1%	16.6%	17.4%
Age 65+	13.9%	15.9%	17.0%
Median Age	37.0	37.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,144	56,304	162,227
Elementary (0-8)	4.3%	2.5%	2.3%
Some High School (9-11)	7.9%	4.9%	4.4%
High School Graduate (12)	29.9%	25.0%	24.2%
Some College (13-15)	22.2%	24.3%	24.7%
Associate Degree Only	10.1%	12.2%	12.2%
Bachelor's Degree Only	19.2%	19.4%	19.8%
Graduate Degree	6.4%	11.7%	12.4%

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