

# FOR LEASE

**± 25,168 SF  
ANCHOR  
OPPORTUNITY!**

**TRADER JOE'S  
COMING SOON!**

**TSC TRACTOR  
SUPPLY CO**

**COMING SOON!**

**PAD SITES  
AVAILABLE**

**Valley Plaza Shopping Center** is a premier commercial property situated in the vibrant core of Spokane Valley. This property provides exceptional exposure and accessibility, making it an ideal choice for a flagship retail store, a large-scale office, or a prominent service provider. The shopping center's diverse retail mix and established customer base make it an attractive location for businesses looking to thrive in a dynamic and expanding market.

## VALLEY PLAZA SHOPPING CENTER

13312-13414 E Sprague Avenue  
Spokane Valley, WA 99216

### AVAILABLE SPACE

Anchor Co-Tenant Suite	±25,168 SF
Suite 13318	±1,680 SF
Suite 13216	±1,371 SF

Contact Listing Brokers for Lease Rates

### CENTER CO-TENANTS:

Tractor Supply  
Trader Joe's (COMING SOON!)  
Natural 20 Brewing  
Hot Nails  
9 Round  
McDonald's (COMING SOON!)  
Great Clips  
Franz Bakery  
Heat Enterprises LLC

### PROPERTY DETAILS

Total Building Size:	±90,585 SF
Total Lot Size:	±11.15 AC
Parcel Number:	45221.9314
Year Built:	1987
Year Renovated:	1994

**TIM KESTELL, Broker**  
509.755.7542

tim.kestell@kiemlehagood.com

**RICHARD FOX, Broker**  
509.755.7580

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**KIEMLE  
HAGOOD**

## VALLEY PLAZA SHOPPING CENTER

AVAILABLE  
SPACE

- ANCHOR SUITE  
± 25,168 SF

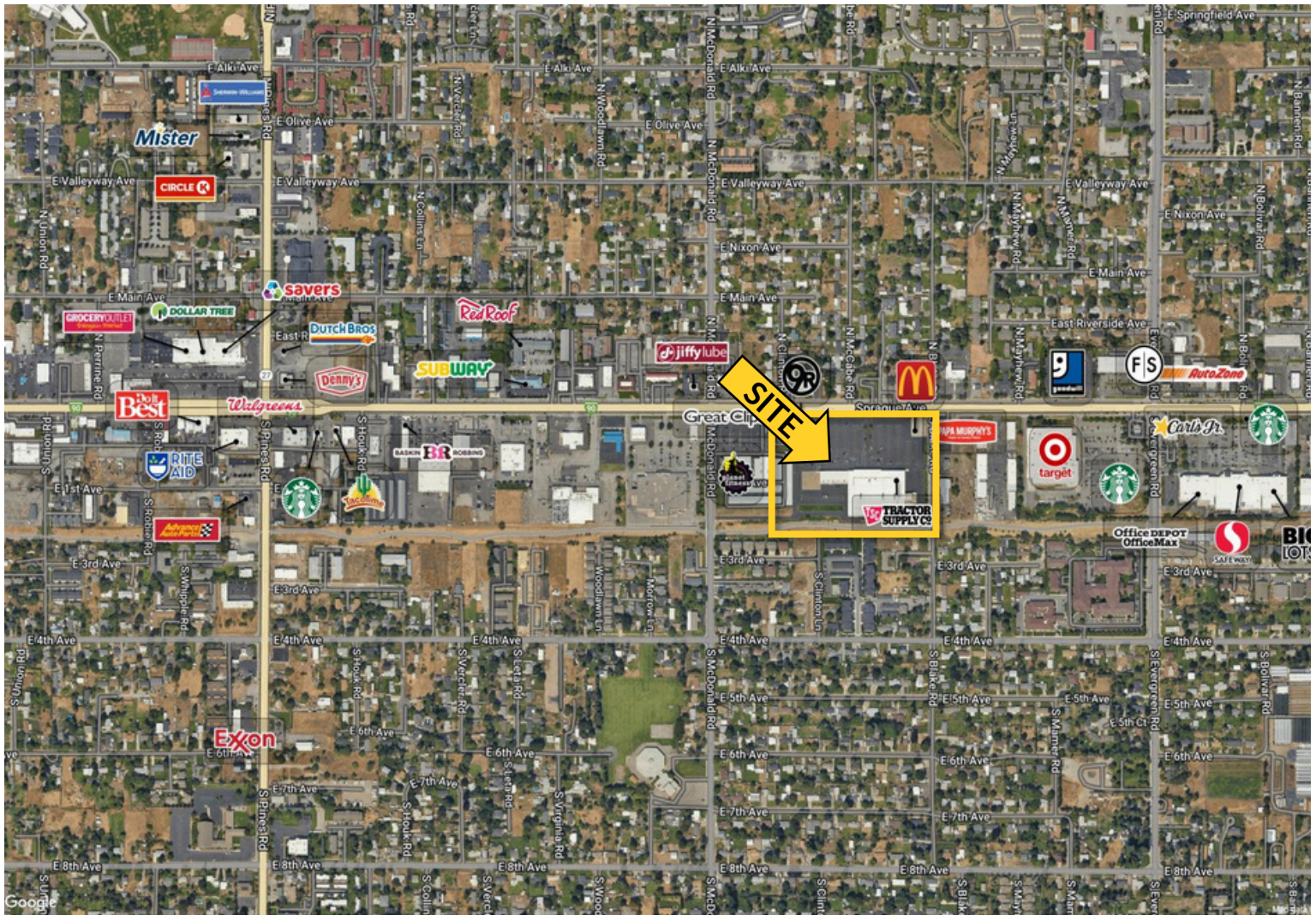


- SUITE 13318  
Retail/Office Suite  
±1,680 SF
- SUITE 13216  
Retail/Office Suite  
±1,371 SF



CONTACT LISTING BROKERS FOR LEASE RATES

## SURROUNDING AREA



## DEMOGRAPHICS



	1MILE	3MILES	5MILES
POPULATION 2025	13,536	84,266	131,206
PROJ POPULATION 2030	13,729	86,008	134,222
AVERAGE HHI	\$83,541	\$101,179	\$107,445
MEDIAN HHI DAYTIME	\$68,453	\$81,046	\$85,510
DEMOS	9,082	59,339	91,730

## TRAFFIC COUNTS



**SPRAGUE AVENUE**  
±20,091 ADT

**S MCDONALD ROAD**  
±7,463 ADT



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HAGOOD**

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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVE, #400  
SPOKANE, WA 99201