

FOR LEASE

\$15 SF/YR



FOR LEASE AND FOR SALE

10415 E Sprague Ave | Spokane, WA 99206

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Exclusively listed by:

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Property Information

This commercial opportunity is a 0.73-acre (31,852 SF) Corridor Mixed Use (CMU) zoned land, currently featuring a service repair building that is 5,104 SF and it is equipped with 4 overhead double garage doors that offer 8 service bays. The property is located in a prime location within the Spokane Valley near multiple businesses, City Hall, Fire Station #1 and the Spokane Valley Library and Balfour Park. The property is located on Sprague avenue which has 13,556 cars per day.



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,542	31,705	55,619
TOTAL POPULATION	13,671	77,508	139,792
AVERAGE HH INCOME	\$78,725	\$83,229	\$96,850

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RETAILER MAP

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