



OPPORTUNITY PLAZA | 12623 E Sprague Avenue, Suite 1, Spokane Valley, WA

Retail Office Space Available

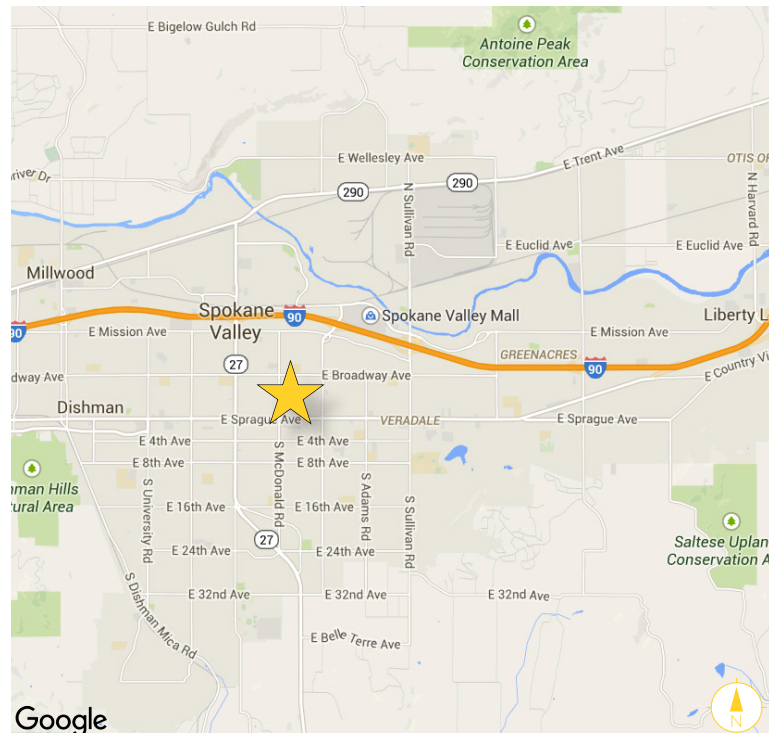
Total Available SF: ±945 SF

Lease Rate: \$11.00/SF/NNN

Estimated NNN: \$2.50

- Fenced yard area
- Center located between Pines & Sullivan
- Strong Retail Corridor
- Ample Parking-148 stalls 5 handicap accessible
- Traffic Counts:
 - Pines (Broadway to Sprague): ±23,772 ADT
 - Sprague (Bowdish to Pines) ±21,574 ADT
 - Sprague (Pines to McDonald): ±25,288 ADT

*Per Regis / SitesUSA



Colin Conway, Managing Broker | 509.755.7595 or colin.conway@kiemleahagood.com

Lou Neeser, Property Manager | 509.755.753 or loun@kiemleahagood.com

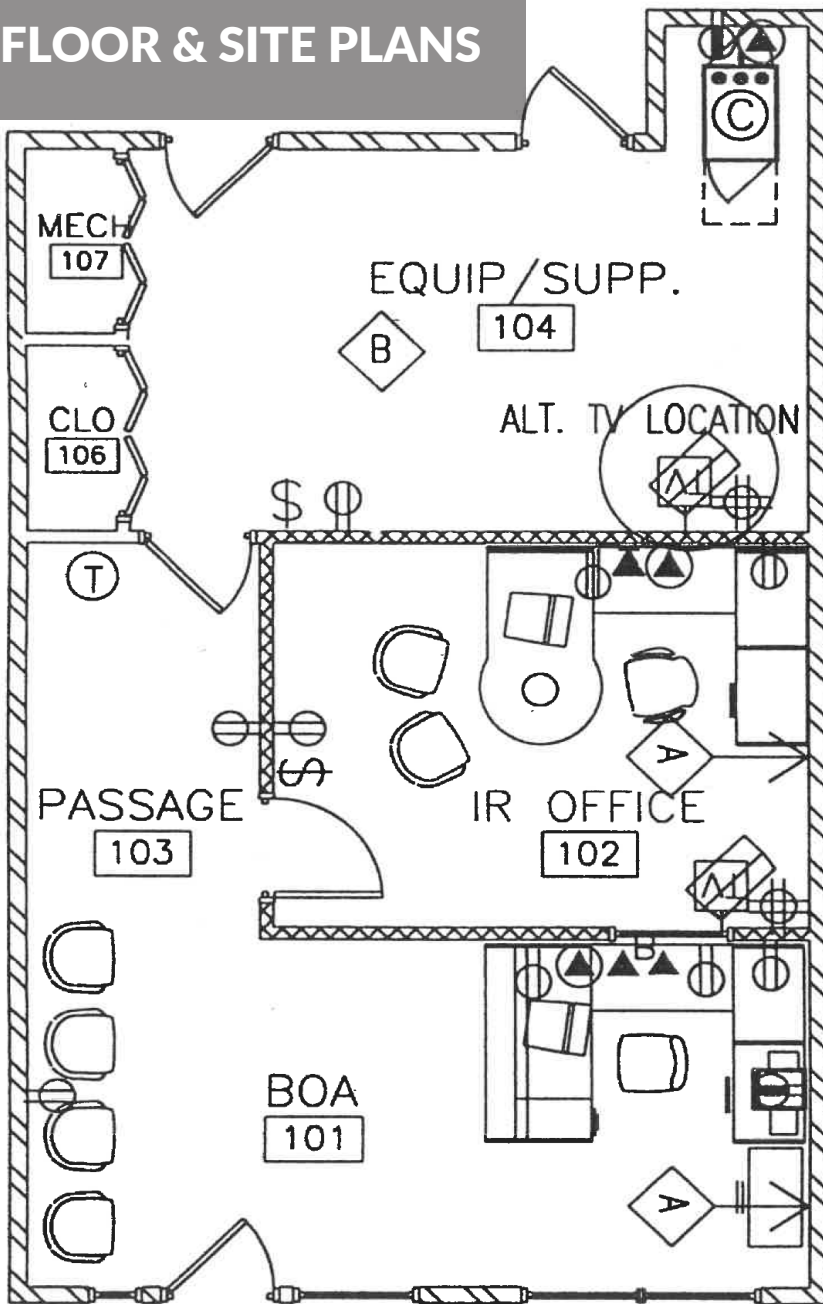
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FLOOR & SITE PLANS



Pylon
Signage
Available

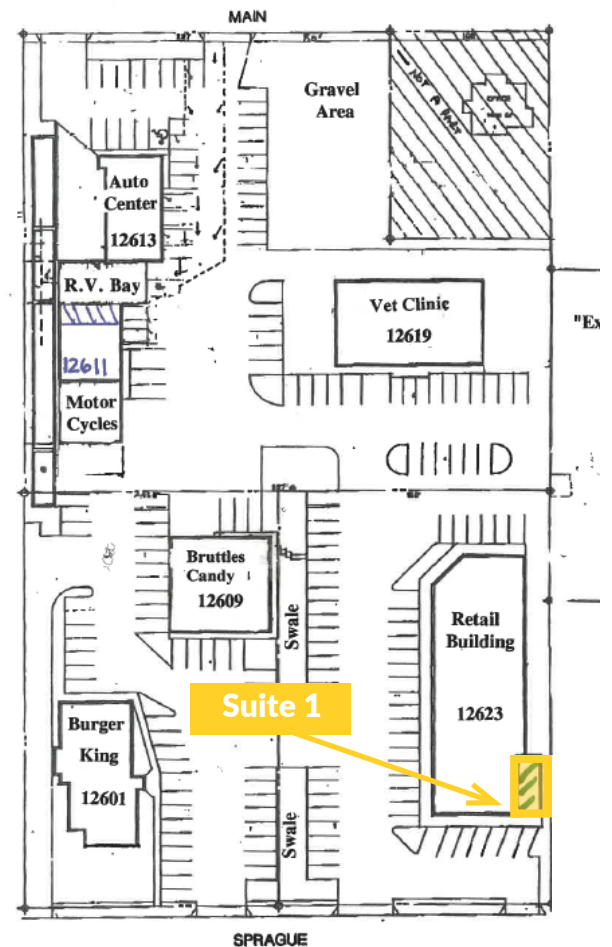


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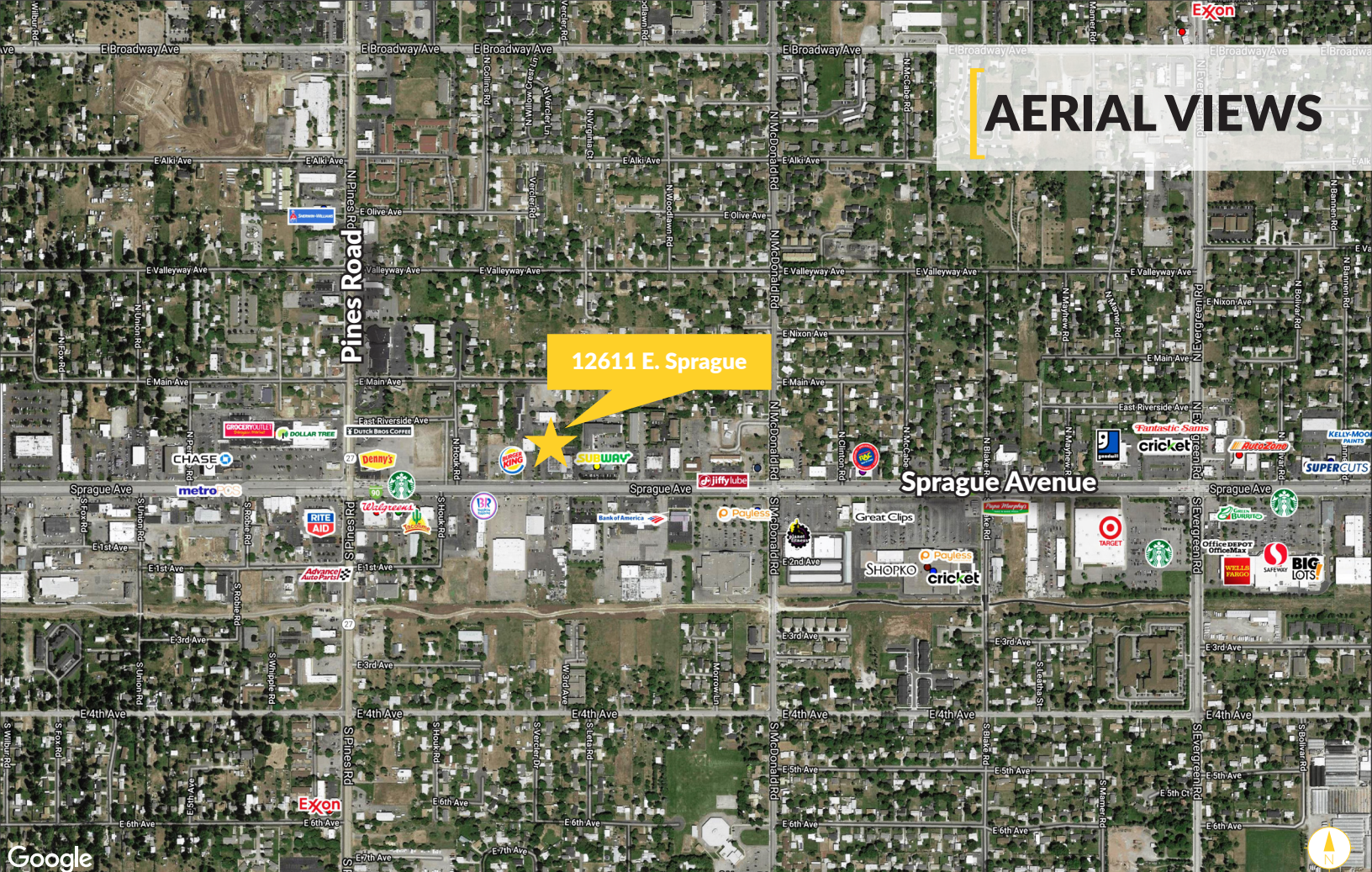
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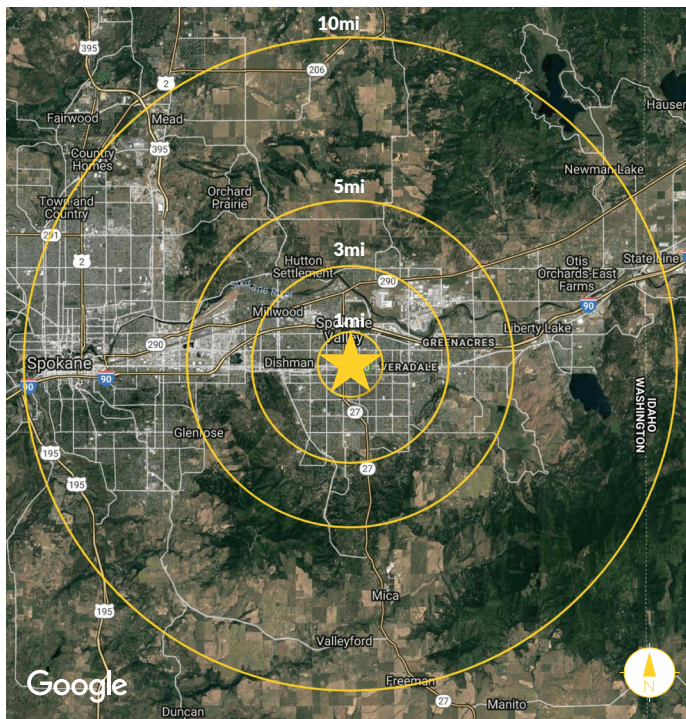


AERIAL VIEWS

12611 E. Sprague

OPPORTUNITY PLAZA

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Demographic Breakdown

	1mi	3mi	5mi	10mi
2020 Est Pop	13,502	77,331	124,058	345,858
2025 Proj Pop	14,588	83,588	134,020	375,292
Proj Ann Growth (20-25)	0.9%	1.0%	1.0%	1.1%
2020 Med Age	35.8	36.9	38.2	37.2
2020 Average HHI	\$57,084	\$68,198	\$77,190	\$77,576
2020 Median HHI	\$44,939	\$56,888	\$64,359	\$60,035
2020 Daytime Demos	10,429	63,373	93,193	309,142

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