

# VALLEY PLAZA SHOPPING CENTER

HIGH VISIBILITY RETAIL FOR LEASE

13414 - 13320 E SPRAGUE AVE | SPOKANE VALLEY | WA, 99216



## BIG NEWS!

### TRADER JOE'S IS COMING TO SPOKANE VALLEY!



**TOK** COMMERCIAL  
REAL ESTATE

2,000 SF - 42,000 SF AVAILABLE

**DREW ULRICK, SIOR**

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## CONTACT AGENT

LEASE RATE

## RETAIL PAD

AVAILABLE	BLDG SIZE	LEASE RATE
RETAIL PAD	8,000 - 15,000 SF BTS	CONTACT AGENT

## BLDG A

AVAILABLE	SIZE	LEASE RATE
SUITE A	42,000 SF	CONTACT AGENT
SUITE B	1,623 SF	CONTACT AGENT

## BLDG B

AVAILABLE	SIZE	LEASE RATE
SUITE 101	1,271 SF	CONTACT AGENT

## HIGHLIGHTS

Located on Spokane Valley's main retail corridor  
Newly constructed trader joe's  
Co - tenants include trader joe's  
Great exposure and ample parking

**RETAIL CENTER**  
PROPERTY TYPE

**SPOKANE VALLEY**  
SUBMARKET

**IMMEDIATELY**  
AVAILABLE

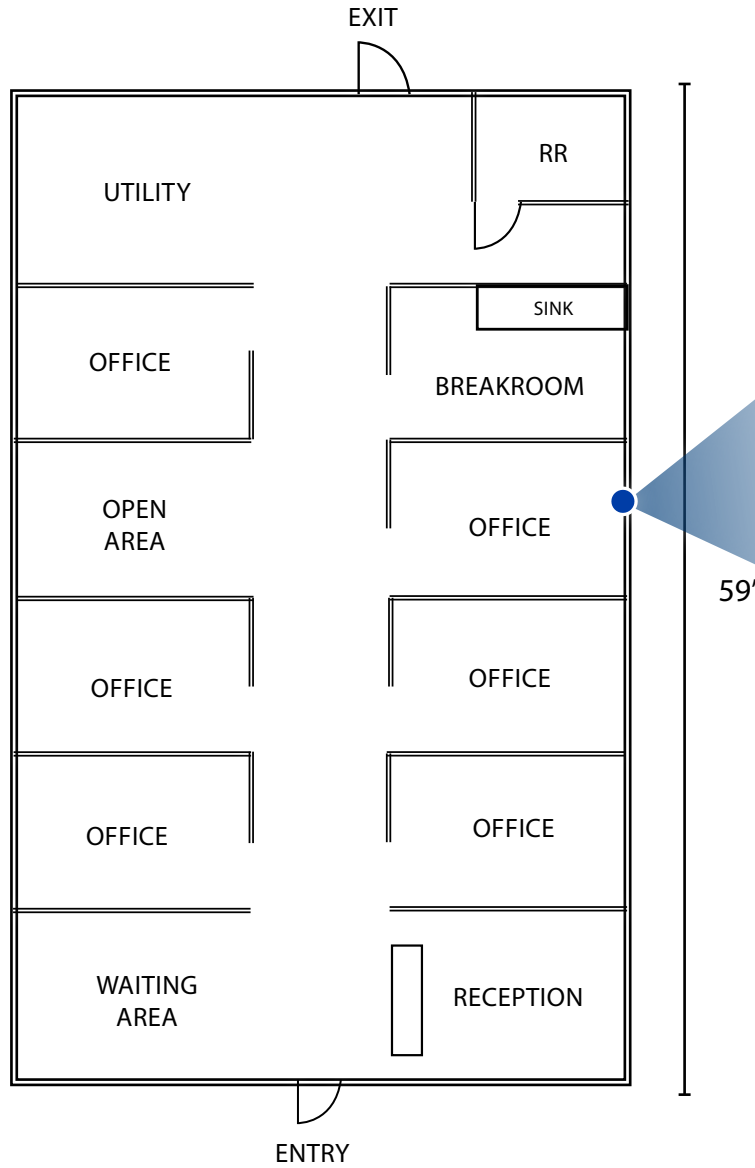
**NEGOTIABLE**  
LEASE TERM

**NNN**  
LEASE TYPE

**\$4.00/SF**  
EST NNN'S

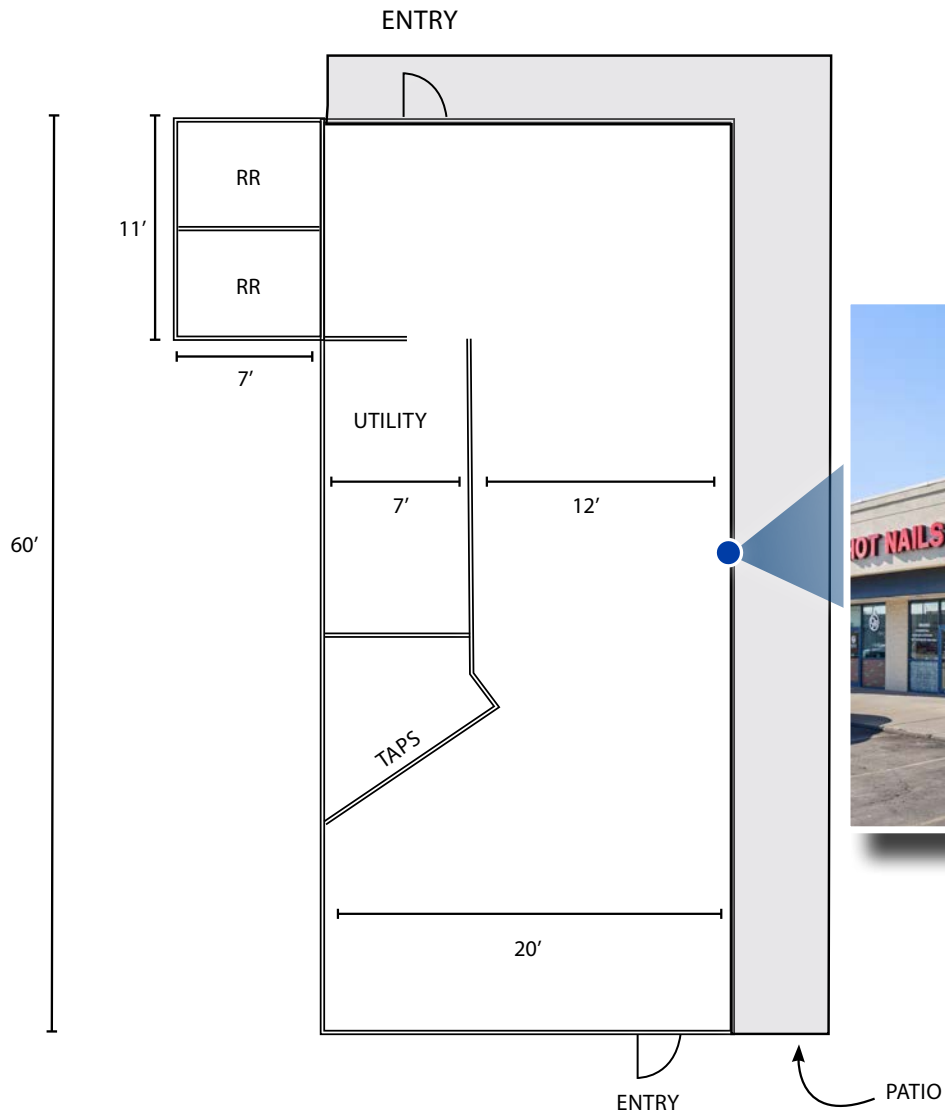


# FLOOR PLAN



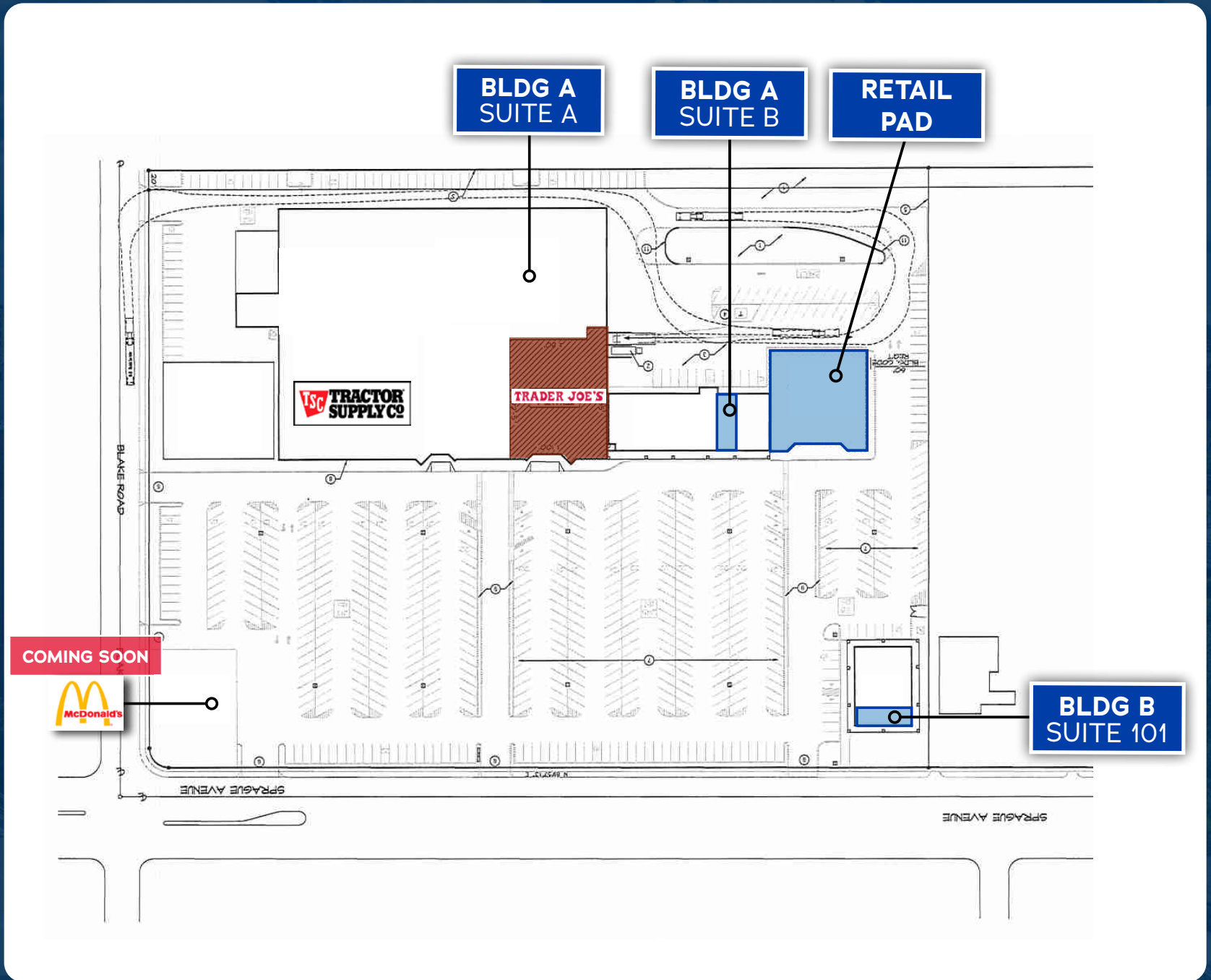
**BLDG A - SUITE B**

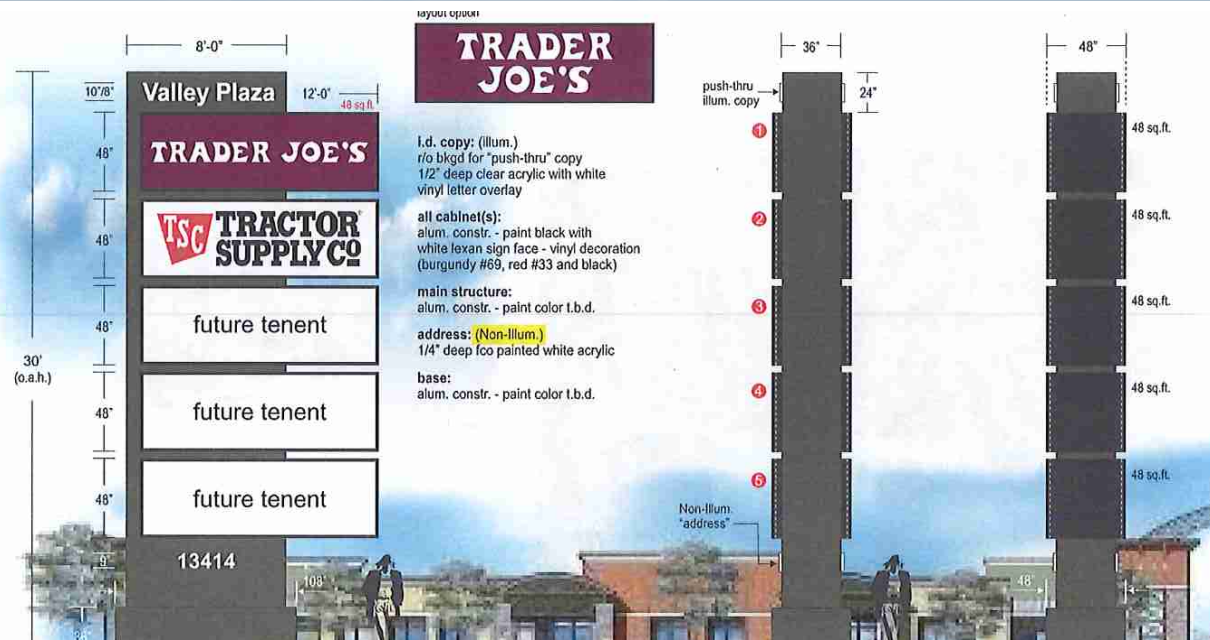
# FLOOR PLAN



**BLDG B - SUITE 101**

# SITE PLAN





**TRADER JOE'S**

i.d. copy: (illum.)  
r/o bkgd for "push-thru" copy  
1/2" deep clear acrylic with white vinyl letter overlay

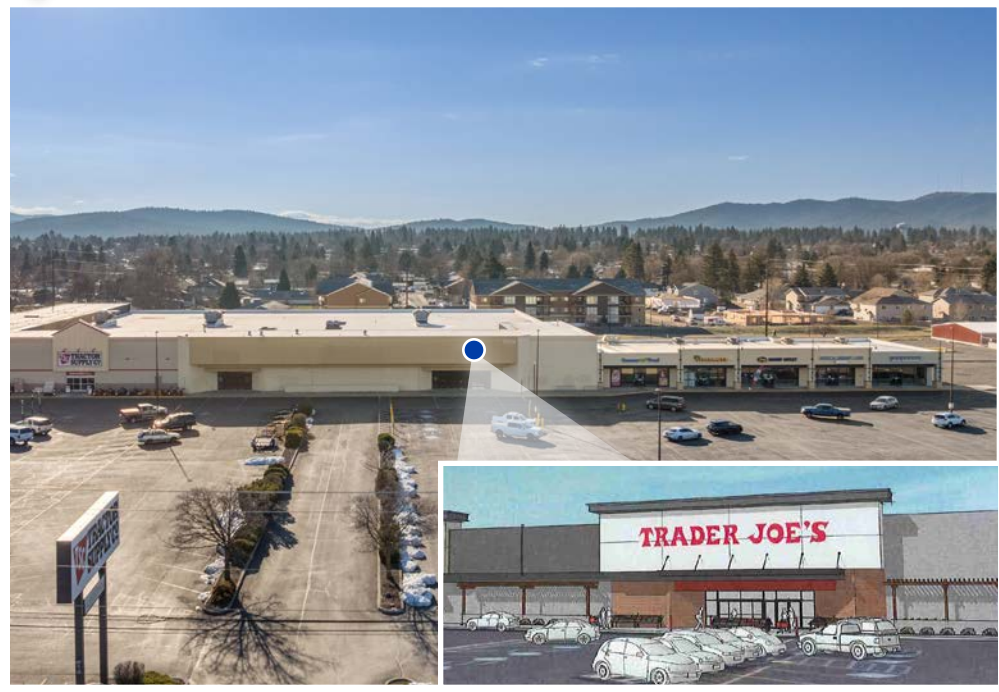
all cabinet(s):  
alum. constr. - paint black with white lexan sign face - vinyl decoration (burgundy #69, red #33 and black)

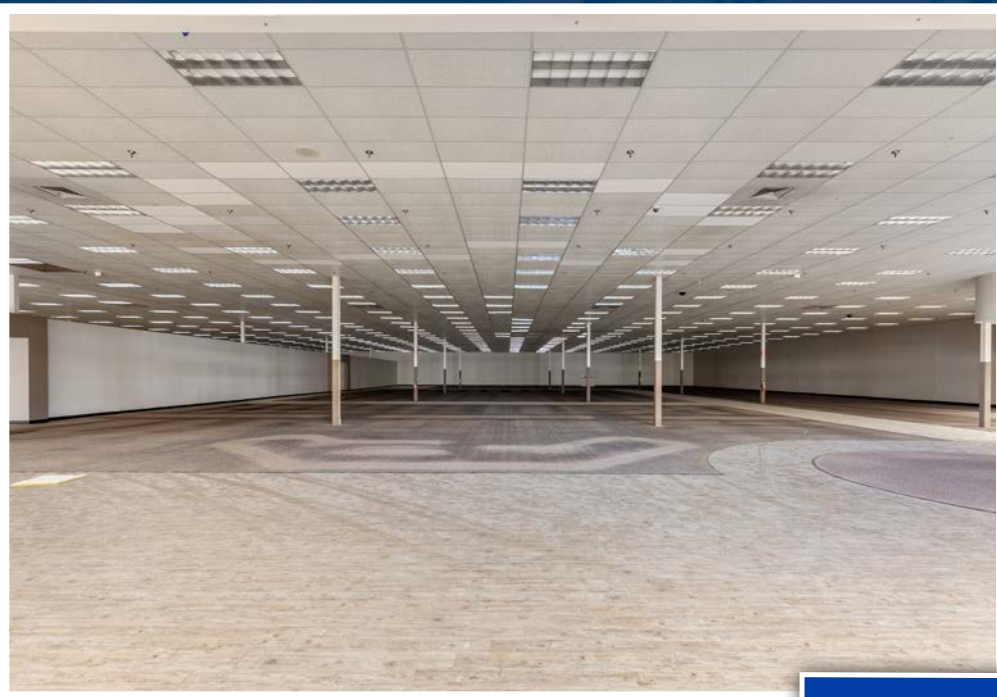
main structure:  
alum. constr. - paint color l.b.d.

address: (Non-illum.)  
1/4" deep fco painted white acrylic

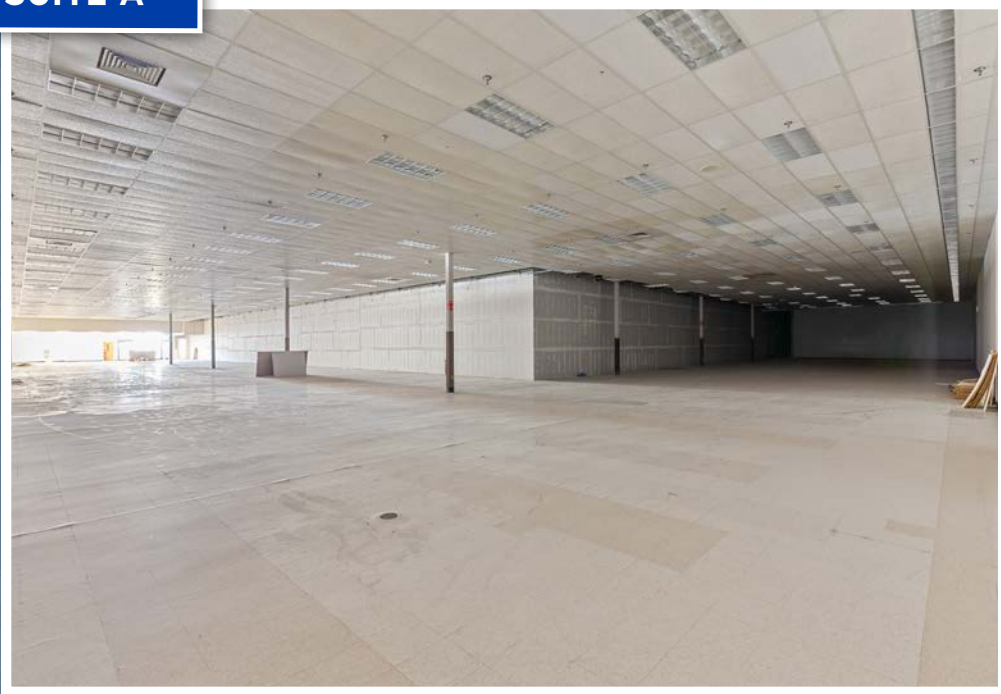
base:  
alum. constr. - paint color l.b.d.

# NEW SIGNAGE AND FAÇADE COMING SOON





**BLDG A - SUITE A**





**BLDG A**



**BLDG A  
SUITE B**



**BLDG B**



**BLDG B  
SUITE 101**

# SPOKANE VALLEY

## AREA OVERVIEW

Spokane serves as the economic and cultural center of the Inland Northwest, strategically located in Eastern Washington near the Idaho border. The region combines a strong urban core with surrounding communities and scenic natural landscapes, offering a high quality of life and a business-friendly environment. Ranked among the Top 100 Best Places to Live in the U.S., Spokane continues to attract residents and investment.

The Spokane MSA, including Spokane, Stevens, and Pend Oreille counties, has a population of approximately 470,000, while the broader region supports over 554,000 residents, with a median household income of \$74,956 and a 5.7% unemployment rate. Spokane International Airport welcomes roughly 4 million visitors annually, reinforcing its role as a regional gateway.

Spokane's diversified economy is anchored by healthcare, higher education, manufacturing, aerospace, government, retail, and logistics. Major employers such as Fairchild Air Force Base, Providence Health Care, Gonzaga University, URM Stores, Avista, Walmart, and Multicare provide long-term economic stability, supporting continued growth across the Inland Northwest.



### TOP 100

SPOKANE IS RANKED TOP 100 BEST  
PLACES TO LIVE IN THE U.S.  
- LIVABILITY



**554,322**

POPULATION



**\$74,956**

MEDIAN HOUSEHOLD  
INCOME



**5.7%**

UNEMPLOYMENT  
RATE

← DOWNTOWN SPOKANE  
12.6 MILES / 15 MIN

COCONUTZ  
WARHORSE KARATE • JIU JITSU  
TRADER JOE'S  
CosmoProf  
TRACTOR SUPPLY CO  
Franz

Great Clips  
IT'S GONNA BE GREAT  
HOT NAILS  
9ROUND  
KICKBOXING FITNESS

APPLEWAY TRAIL



SPRAGUE AVE

22,810 VPD

COMING SOON



S BLAKE ROAD

## [ 10 ] VALLEY SHOPPING CENTER

UPDATED: 1.29.2026

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COMING SOON



22,810 VPD

SPRAGUE AVE

S BLAKE ROAD

APPLEWAY TRAIL

[ 11 ] VALLEY SHOPPING CENTER

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POPULATION  
**13,729**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**1,474**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$83,541**  
1 MI. RADIUS



POPULATION  
**84,266**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**12,809**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$101,179**  
3 MI. RADIUS



POPULATION  
**131,206**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**20,763**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$107,445**  
5 MI. RADIUS



[ 12 ] VALLEY SHOPPING CENTER

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