

# FOR LEASE

**ANCHOR TENANT  
SUITE AVAILABLE!  
±55,168 SF**



## **VALLEY PLAZA SHOPPING CENTER** Retail Suites for Lease

13312-13414 E Sprague Avenue  
Spokane Valley, WA 99216

**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.

### **AVAILABLE SPACE**

Anchor Retail Suite            ± 55,168 SF  
Suite 13318                        ± 1,680 SF

*Contact Listing Brokers for Lease Rates*

**TIM KESTELL, Broker**  
509.755.7542 / tim.kestell@kiemlehagood.com

**RICHARD FOX, Broker**  
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**KIEMLE  
HAGOOD**

### **PROPERTY DETAILS**

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

### **CURRENT CENTER TENANTS:**

Natural 20 Brewing  
Hot Nails  
9 Round  
McDonald's  
Great Clips  
Franz Bakery  
Heat Enterprises LLC

## AVAILABLE SPACE

### ▪ ANCHOR SUITE

±55,168 SF

Unlock the potential of your business with this expansive anchor tenant suite, offering 55,168 square feet of versatile commercial space at a highly visible location!



### ▪ SUITE 13318

Retail/Office Suite

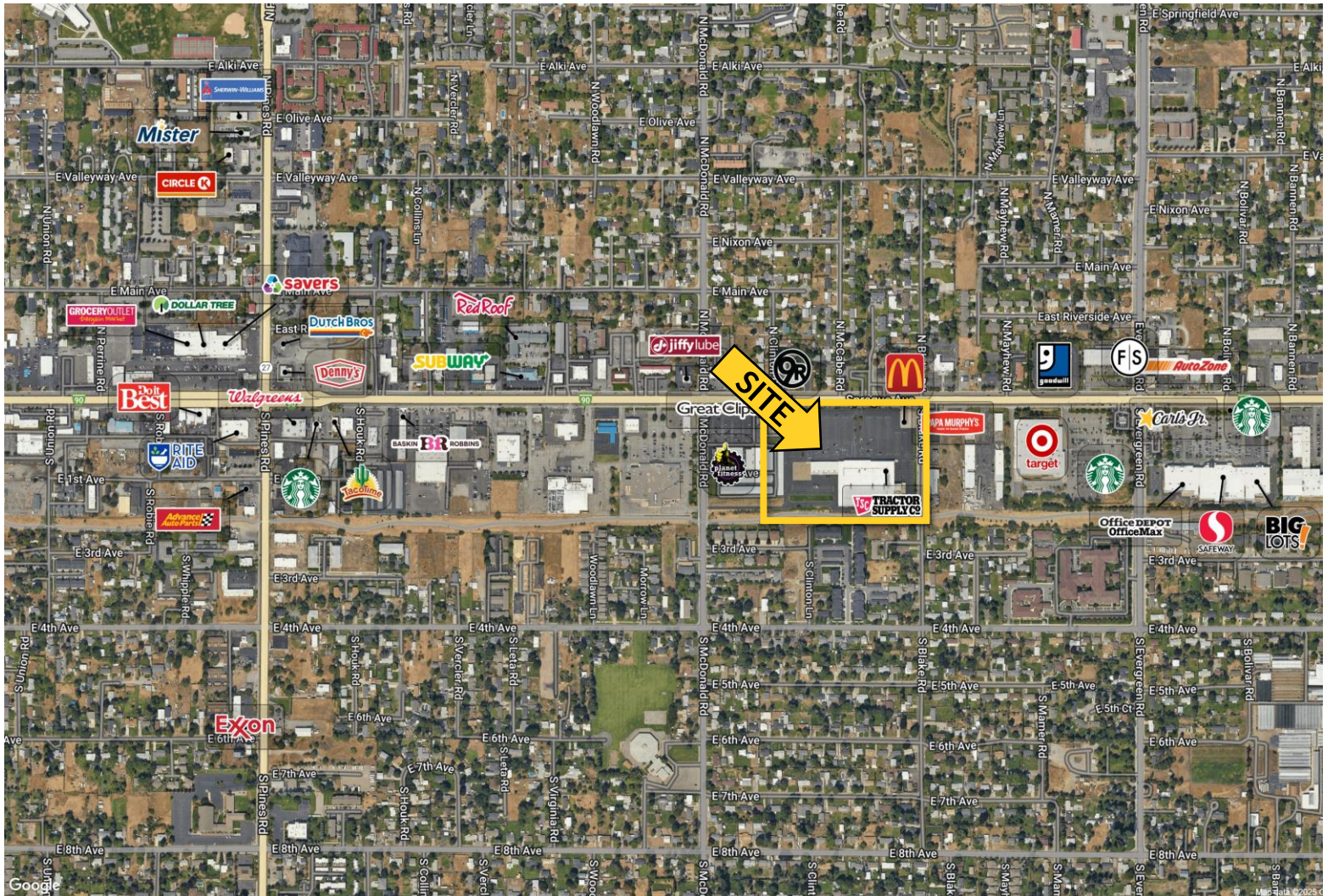
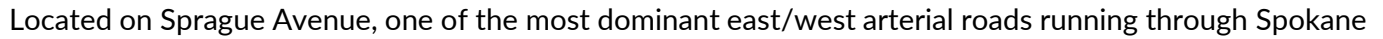
±1,680 SF



**CONTACT LISTING BROKERS FOR LEASE RATES**

<p><b>THE LOCATION</b></p>	<p>13312-13414 E Sprague Avenue Spokane Valley, WA 99216</p>
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DEMOGRAPHICS

TRAFFIC COUNTS



	1MILE	2MILES	3MILES
POPULATION 2024	13,727	81,369	126,771
PROJ POPULATION 2029	13,874	82,239	127,977
AVERAGE HHI	\$83,491	\$100,024	\$107,483
MEDIAN HHI	\$62,428	\$77,653	\$82,249
DAYTIME DEMOS	5,848	15,150	



## TRAFFIC COUNTS

SPRAGUE AVENUE

±20,091 ADT

S MCDONALD ROAD

$\pm 7,463$  ADT

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