

FOR SUBLEASE



FORMER COSTA VIDA SPACE

9412 N Newport Highway | Spokane, WA 99218



SUITE C

SUBLEASE RATE	\$38.00 PSF /YR
LEASE TYPE	NNN
SUITE SIZE	±2,480 SF

BUILDING DETAILS

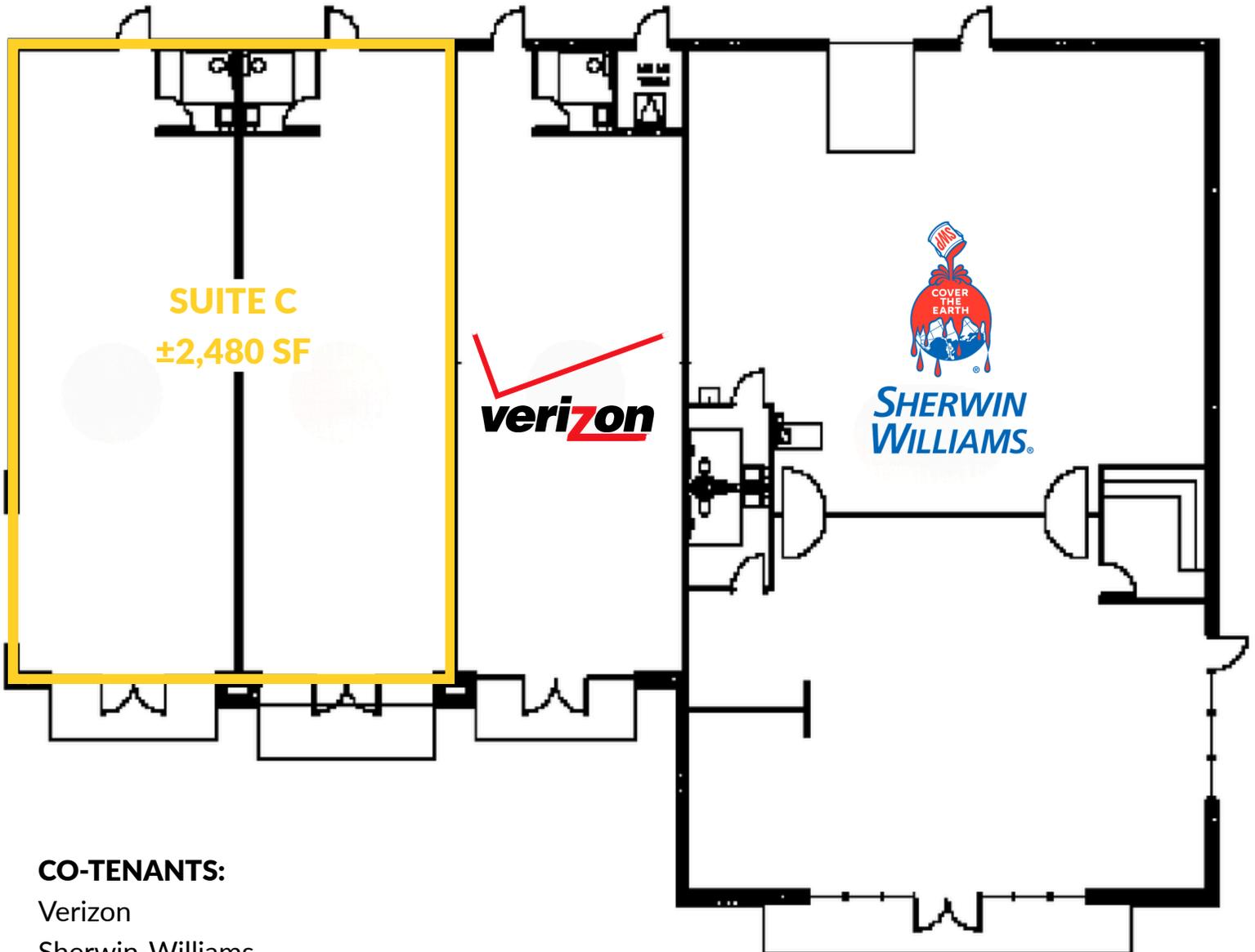
TOTAL BUILDING SIZE	±7,720 SF
YEAR BUILT	2014
LOT SIZE	±62,234 SF
PARCEL NO.	36202.0087

CHAD CARPER
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Highly visible location along Newport Highway, offering excellent exposure and strong daily traffic counts. This ±2,480 square foot suite is ideally suited for a variety of retail or service-oriented uses and benefits from its placement among established national tenants, driving consistent customer activity to the area. With convenient access and a well recognized corridor, this space presents a prime opportunity for businesses.



CO-TENANTS:

- Verizon
- Sherwin-Williams

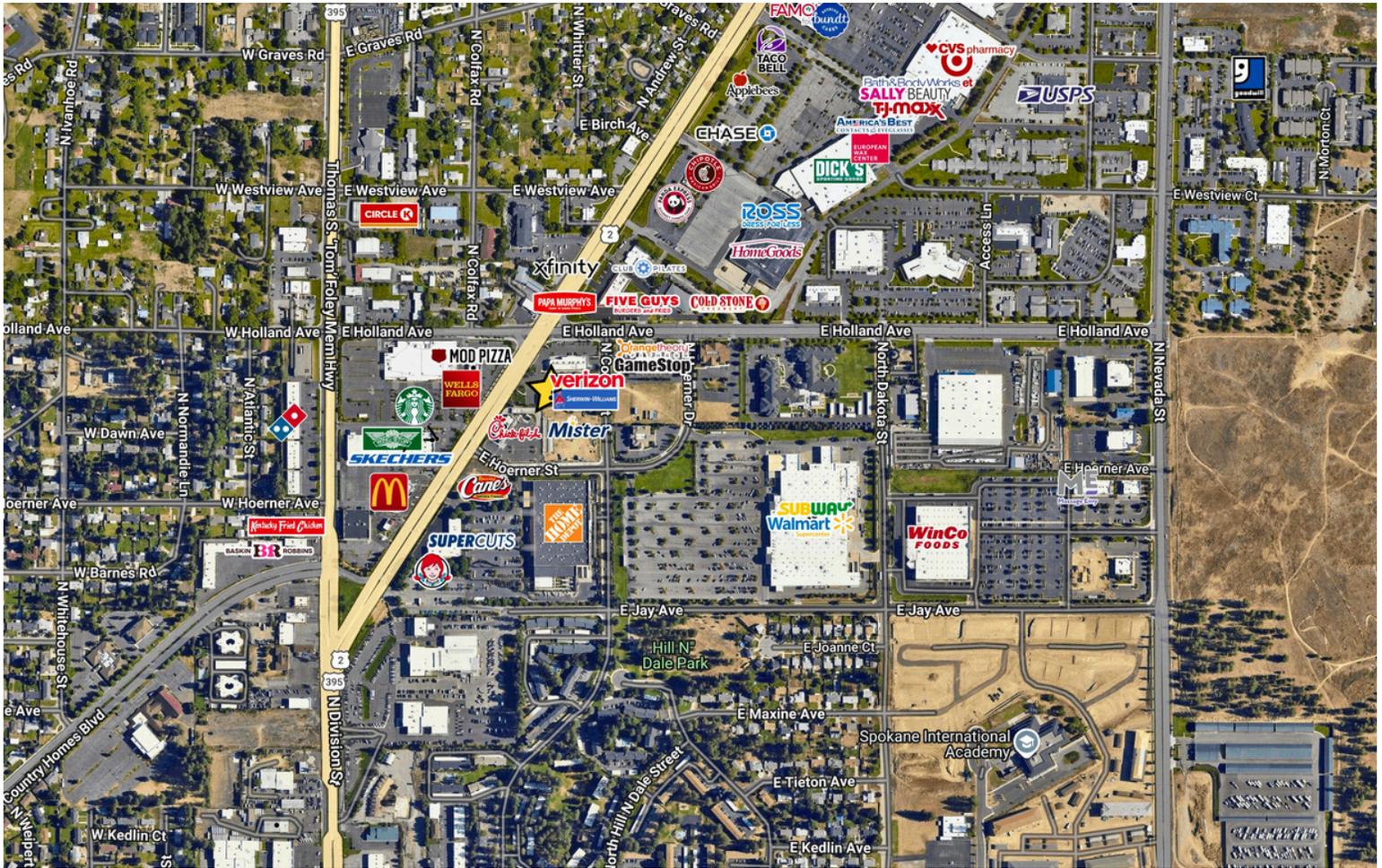




DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	11,481	76,306	172,490
PROJ. POPULATION 2030	12,068	76,367	171,543
EST. HOUSEHOLDS 2025	4,719	31,110	69,647
2025 AVERAGE HHI	\$98,775	\$105,985	\$104,374
2025 MEDIAN HHI	\$74,606	\$79,304	\$79,606

- NEARBY BUSINESSES**
- Applebee's
 - Bath & Body Works
 - Best Buy
 - Chick-fil-A
 - Chipotle Mexican Grill
 - Dick's Sporting Goods
 - Famous Footwear
 - Home Depot
 - Home Goods
 - Mister Car Wash
 - MUV Fitness
 - Olive Garden
 - Panda Express
 - Papa Murphy's
 - Ross
 - Safeway
 - Sherwin-Williams
 - Staples
 - Subway
 - Taco Bell
 - Target
 - Total Wine
 - Verizon
 - ... and more!





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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201