

FOR LEASE



Excellent Retail Location on Division Street & Magnesium Road

THREE BAY RETAIL CENTER

8702 North Division Street
Spokane, Washington 99218

RICHARD FOX, BROKER

509.755.7580 richard.fox@kiemlehagood.com

ANDY BUTLER, CCIM

509.385.9121 andy.butler@kiemlehagood.com

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LEASE DETAILS

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EXCELLENT RETAIL LOCATION ON DIVISION STREET & MAGNESIUM ROAD

LEASE DETAILS

Suite		Suite A
Suite SF		+1,500 SF
Lease Type		NNN
Rental Rate		\$20.00 PSF + NNN
Estimated NNN		\$7.20 PSF

BUILDING DETAILS

Building SF		+10,570 SF
Parcel		36202.0017
Zoning		General Commercial (GC-70)
Parking Stalls		53 Stalls (5.0 per 1,000 SF)
Signage		Monument & Façade
Access		Division Street & Magnesium Road
Co-Tenants		O'Reilly Auto Parts & CosmoProf



THE SURROUNDING AREA

8702 North Division Street
Spokane, Washington 99218



DEMOS & TRAFFIC

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DEMOGRAPHICS



	1MI	3MI	5MI
Estimated Population 2024	11,606	87,905	182,766
Projected Population 2029	11,575	87,135	182,158
Estimated Households 2024	4,769	35,754	73,366
Average Household Income 2024	\$93,580	\$101,003	\$99,396
Median Household Income 2024	\$71,883	\$74,817	\$74,504
Median Age 2024	35.5	36.6	36.5
Est Daytime Demographic 2024	12,213	53,562	115,829

TRAFFIC COUNTS



North Division Street	±38,438 ADT
East Magnesium Road	±8,298 ADT
W Price Avenue	±4,159 ADT

THREE BAY RETAIL CENTER SPACE FOR LEASE

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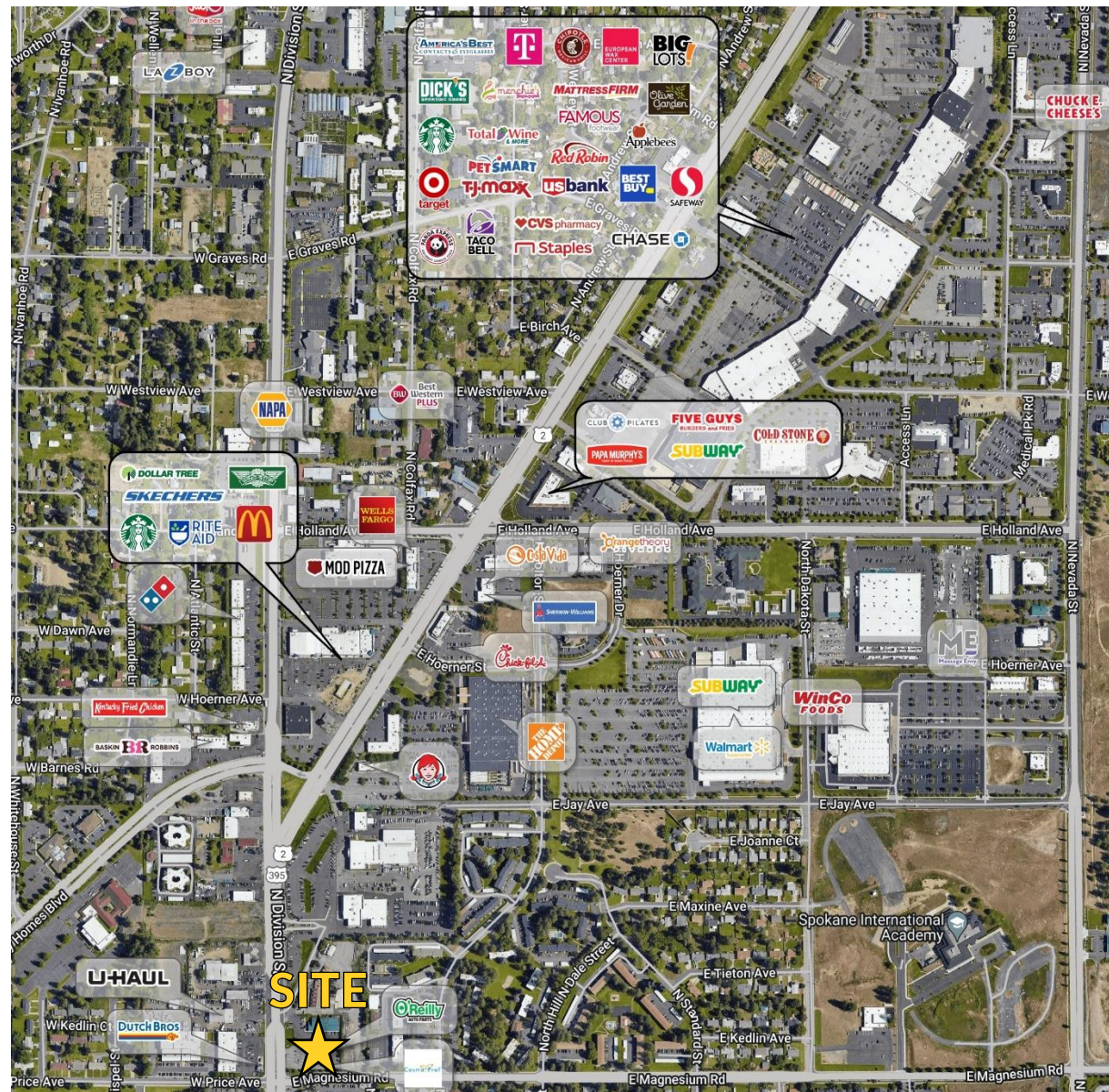
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