

# FOR LEASE



## CHENEY PLAZA

2710 1<sup>st</sup> Street | Cheney, WA 99004

**VANDERVERT**  
*Developments*

**CHAD CARPER**

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**CHRIS BELL**

509.622.3538

cbell@naiblack.com

**KIEMLEHAGOOD**

**NAI Black**

**AVAILABLE SUITES**

Suite 2660 (Former Pizza Hut)

Suite 2664 (Former Do-It-Best Hardware)

Suite 2694

Suite 2742B (Former Bockbuster Video)

Suite 2820 (Former AT&T)

**SIZE**

±2,240 SF

±7,050 SF

±5,024 SF, Divisible

±2,050 SF

±1,624 SF

**LEASE RATE**

\$18.00 PSF /YR

\$16.00 PSF /YR

\$18.00 PSF /YR

\$18.00 PSF /YR

\$18.00 PSF /YR

**NNN EXPENSE**

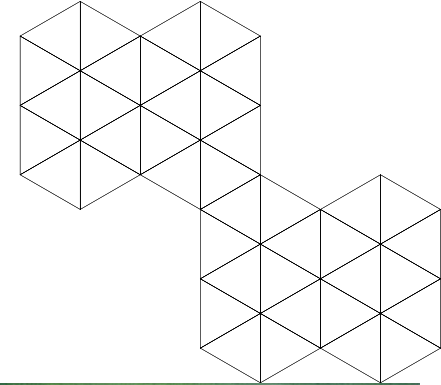
\$2.55 PSF

\$2.55 PSF

\$3.55 PSF

\$3.55 PSF

\$2.55 PSF



**AVAILABLE PAD SITE**

Available Land

**SIZE**

TBD

**LEASE RATE**

Contact Listing Broker



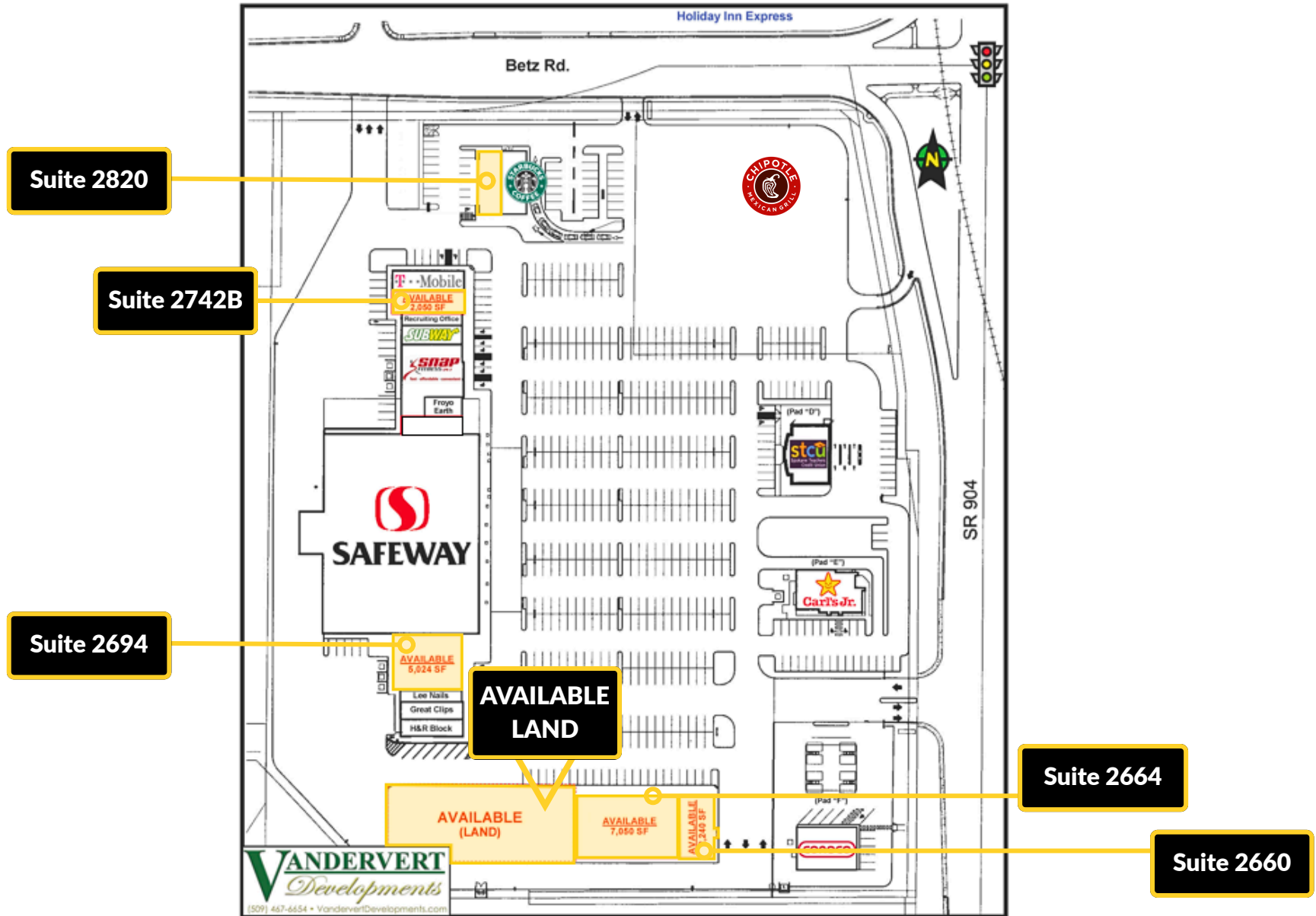
**NEIGHBORING TENANTS**



- Carl's Jr
- Froyo Earth
- Great Clips
- H&R Block
- Safeway
- Snap Fitness
- Starbucks
- STCU
- Subway
- T-Mobile

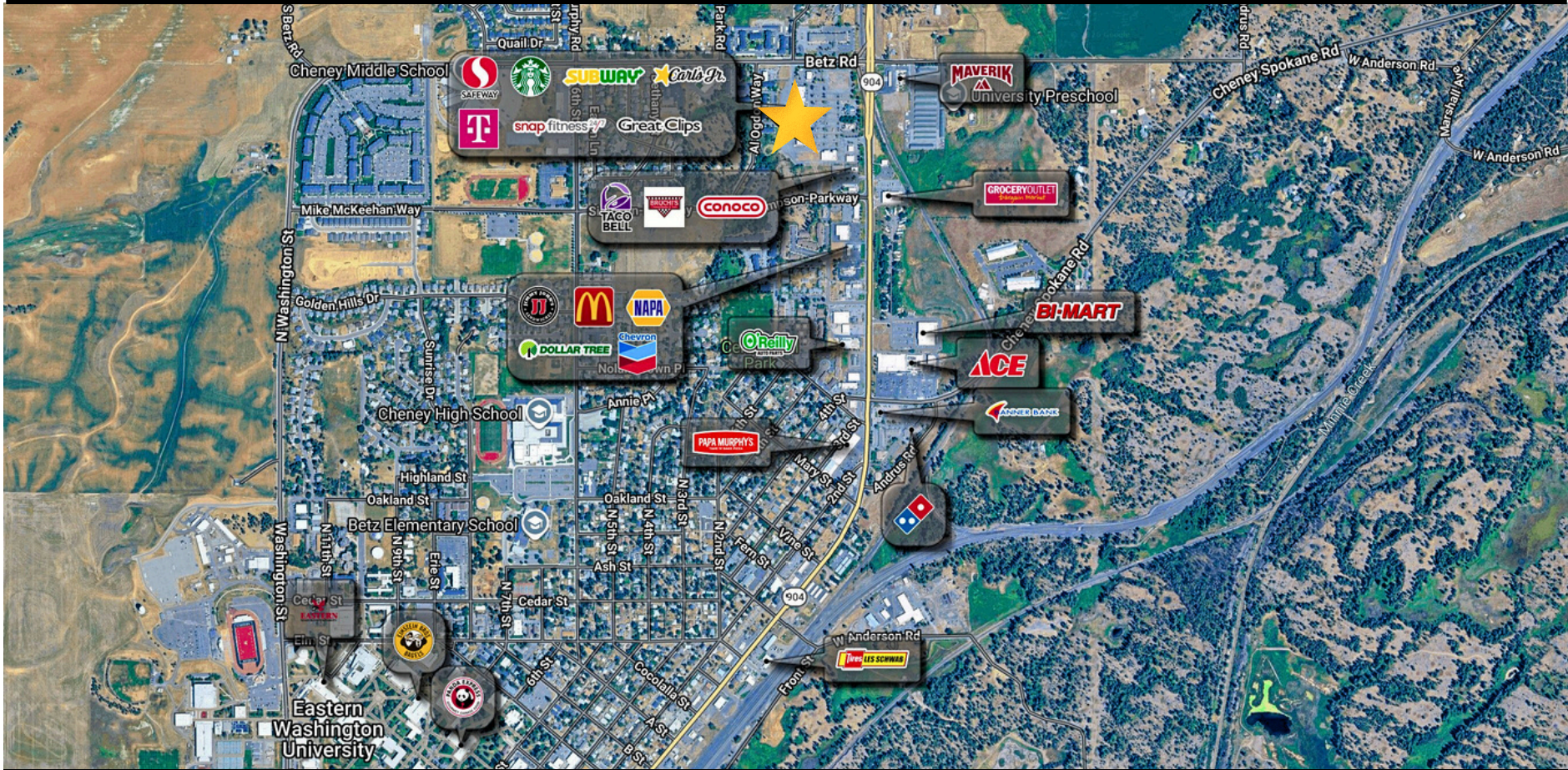








| <b>DEMOGRAPHICS</b>           | <b>3 MILE RADIUS</b> | <b>5 MILE RADIUS</b> | <b>10 MILE RADIUS</b> |
|-------------------------------|----------------------|----------------------|-----------------------|
| 2025 Estimate Population      | 14,827               | 17,448               | 55,611                |
| 2030 Projected Population     | 14,840               | 17,647               | 58,165                |
| 2025 Estimated Households     | 5,684                | 6,681                | 21,296                |
| 2025 Median Age               | 27.3                 | 29.5                 | 35.2                  |
| 2025 Average Household Income | \$80,613             | \$87,773             | \$108,403             |
| 2025 Median Household Income  | \$53,320             | \$59,042             | \$81,873              |



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