



LEASE

5020 E Sprague Ave

SPOKANE VALLEY, WA 99212

2 suites available

PRESENTED BY:

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DETAILS



OFFERING SUMMARY

SUITE 1	1,751 SF for \$35/SF with Drive Thru
SUITE 2	1,950 SF for \$18/SF
CAR PARKS	45

SUITE 1

A former Starbucks, this suite has a Drive Thru and great visibility to Sprague Ave which boasts an average daily traffic count of over 30,000. This site is directly across the street from Walmart Supercenter. The space is 1,751 SF with 2 existing bathrooms and a kitchen with in floor drains in a few areas.

SUITE 2

This brand new space has amazing light with large windows and convenient parking. This open space is 1,950 SF. There is one existing bathroom with new finishes and polished concrete floors.

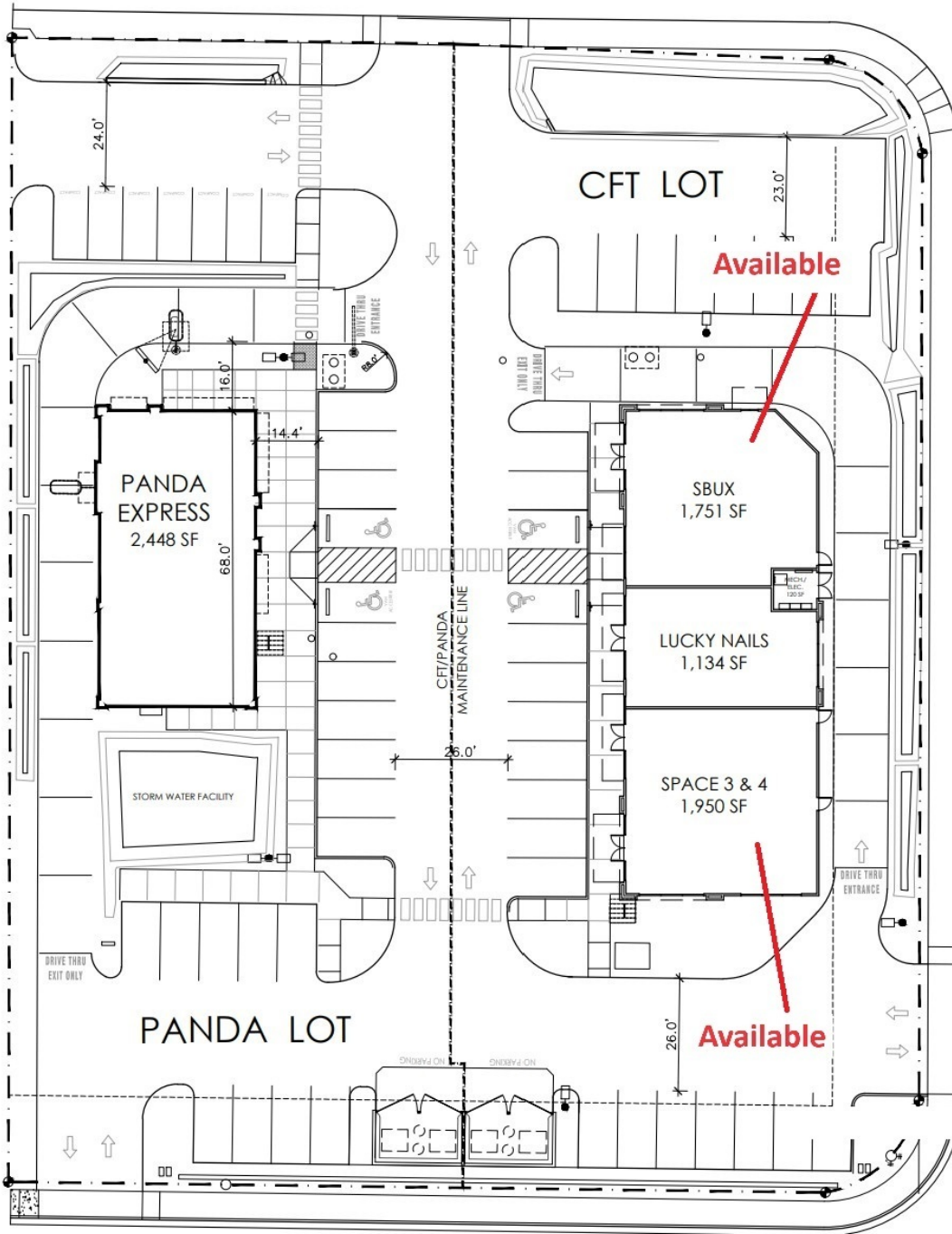
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SITE PLAN

E. SPRAGUE AVE.



S. CARNAHAN RD.

E. 1ST AVE.

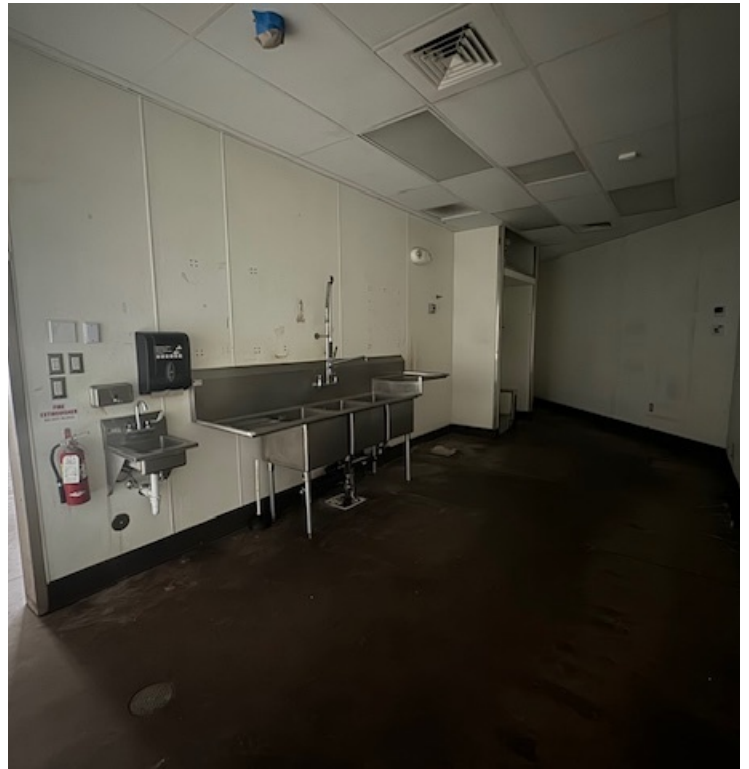
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SUITE 1



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SUITE 1 CONTINUED



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SUITE 2



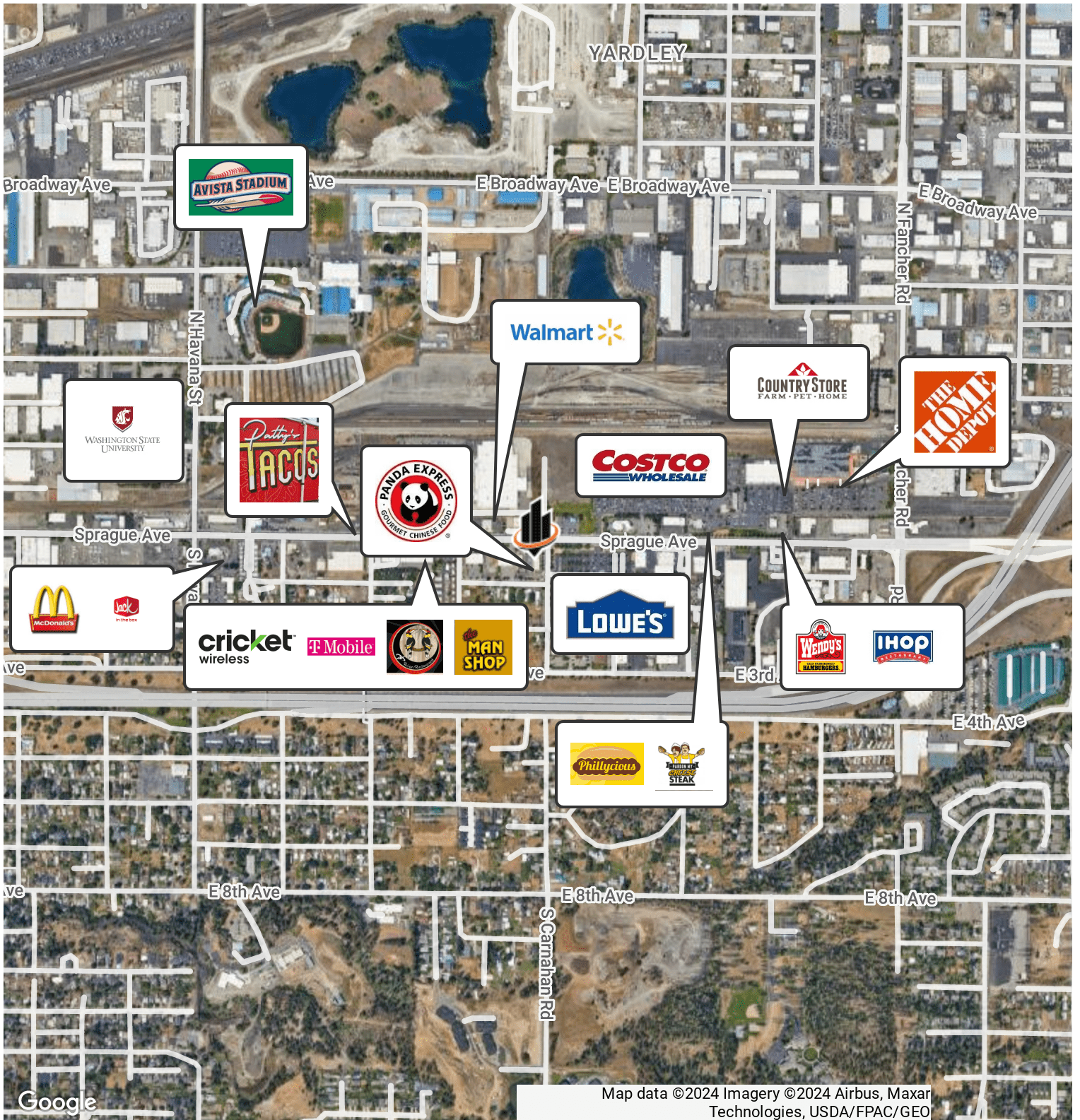
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SUITE 2 CONTINUED



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RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/Geo

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,310	70,522	233,146
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,310	28,414	96,519
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$84,854	\$89,339	\$87,544
AVERAGE HOUSE VALUE	\$333,498	\$392,606	\$424,329

Demographics data derived from AlphaMap

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