

FOR LEASE



SPOKANE VALLEY VETERINARY CLINIC

19225 E Appleway Avenue | Spokane Valley, WA 99016

KIEMLEHAGOOD

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

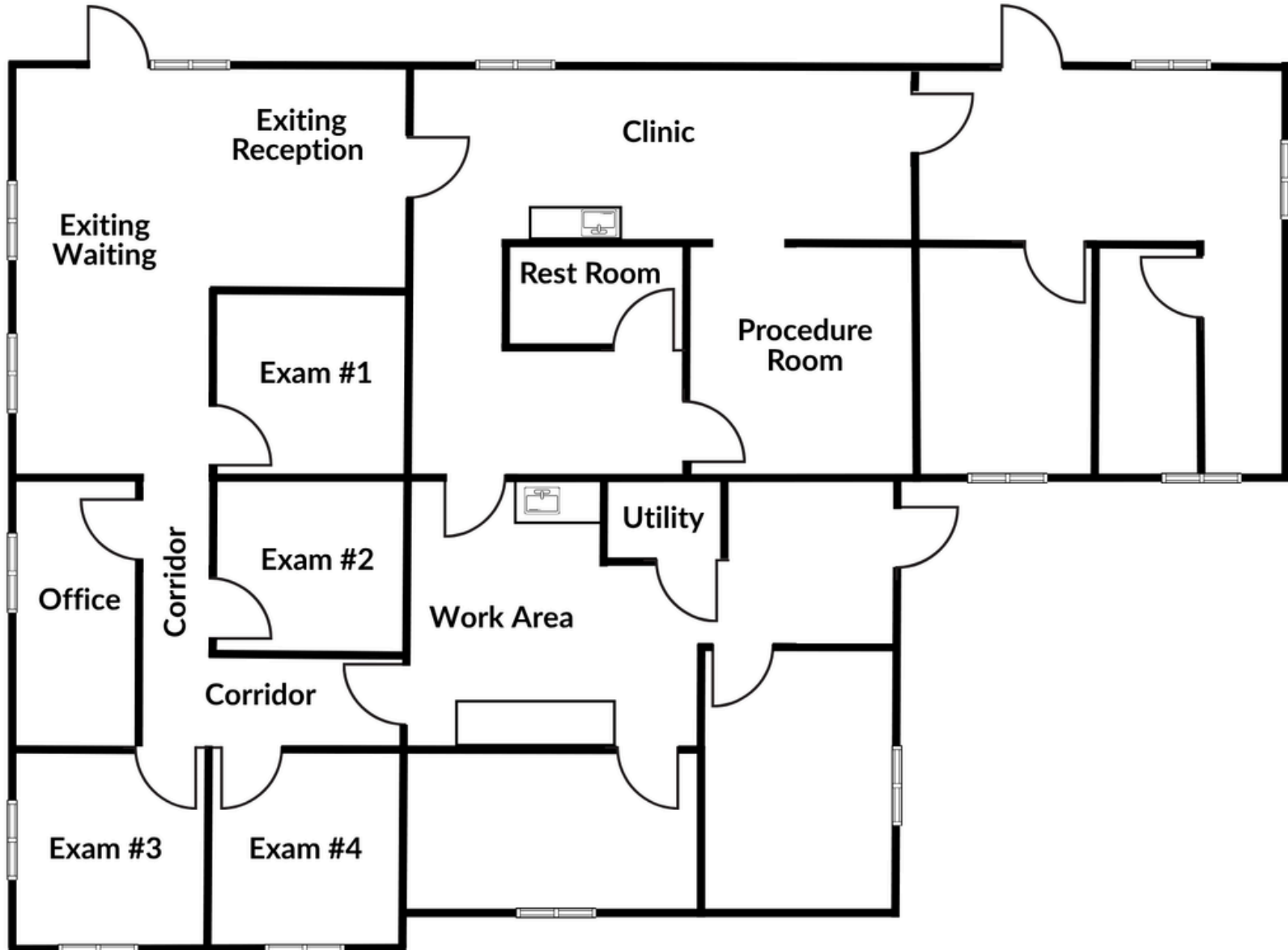
Turnkey Veterinary Clinic for Lease in Spokane Valley WA

Features 4 exam rooms, 1 operating room, 1 large clinic room, reception /waiting area, 1 restroom, laundry hookups with washer and dryer, 1 breakroom, 2 medical prep areas with sinks, 2 offices and storage.

LEASE RATE	\$6,500 /Month (\$32.34 PSF /YR)
EST. NNN RATE	±\$6.79 PSF (\$1,366 /Month)
SUITE 19225 SIZE	±2,412 SF
SPACE AVAILABLE	May 1, 2026
YEAR BUILT	1950 (2021) one of two buildings on parcel
PARCEL NO.	55173.0518
TOTAL LOT SIZE	±2.4 Acres (±104,544 SF)
ZONING	Spokane Valley - Corridor Mixed Use

- Mutual referral opportunities with K9 Country Club Pet Center (Landlord).
- Equipment included for new tenants use.
- NNNs include pro rata share of: electricity, water, sewer, garbage, internet, landscaping, snow removal, property taxes and property insurance.
- Additional management service agreement charge related to IDEXX contract and other equipment contracts for use of new veterinary tenant. Contact list agent for more information.
- Name rights, website rights and more can be available to new tenant. Contract list agent for more information.













NW RV's



Park Model Homes

Harley Davidson

Bedrosians Tile & Stone

Clearwater Summit Group

Mica View Apartments

Storage Solutions and Liberty Sips

Yard Area

K9 Country Club

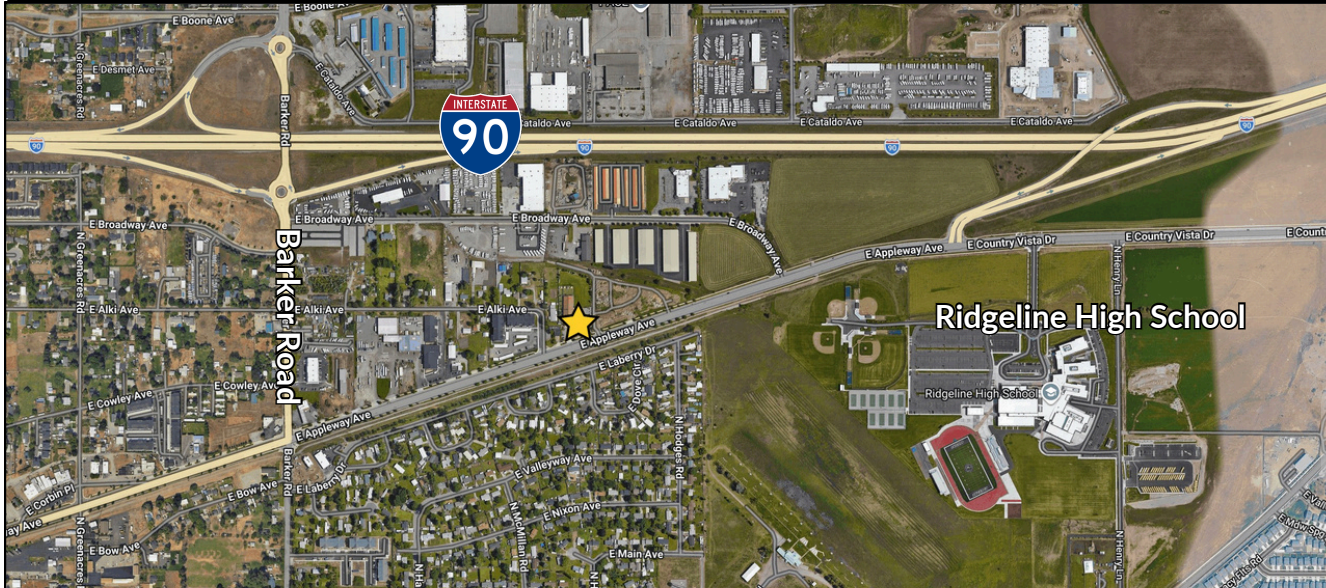


AVAILABLE SPACE
19225 E Appleway Avenue

Shared Parking

Shared Parking

BOARDING DAYCARE TRAINING PET STORE

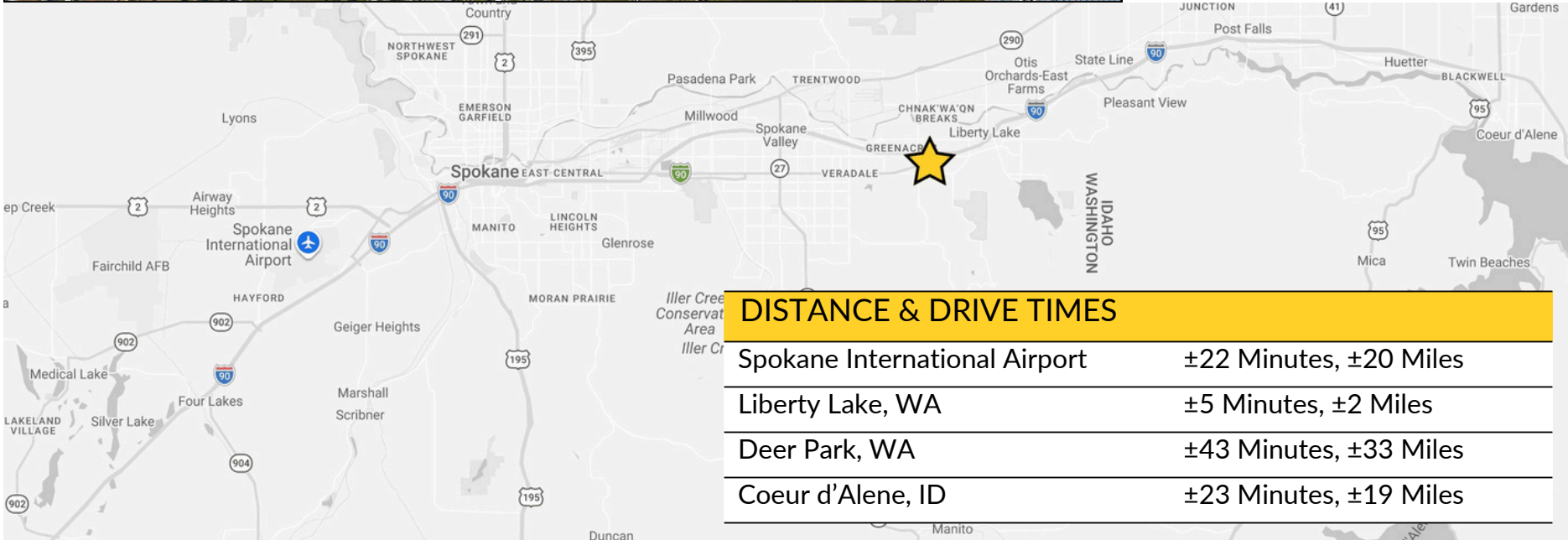


TRAFFIC

Interstate 90
±73,535 ADT

Barker Road
±12,060 ADT

E Appleyway Avenue
±12,425 ADT



DISTANCE & DRIVE TIMES

Spokane International Airport ±22 Minutes, ±20 Miles

Liberty Lake, WA ±5 Minutes, ±2 Miles

Deer Park, WA ±43 Minutes, ±33 Miles

Coeur d'Alene, ID ±23 Minutes, ±19 Miles

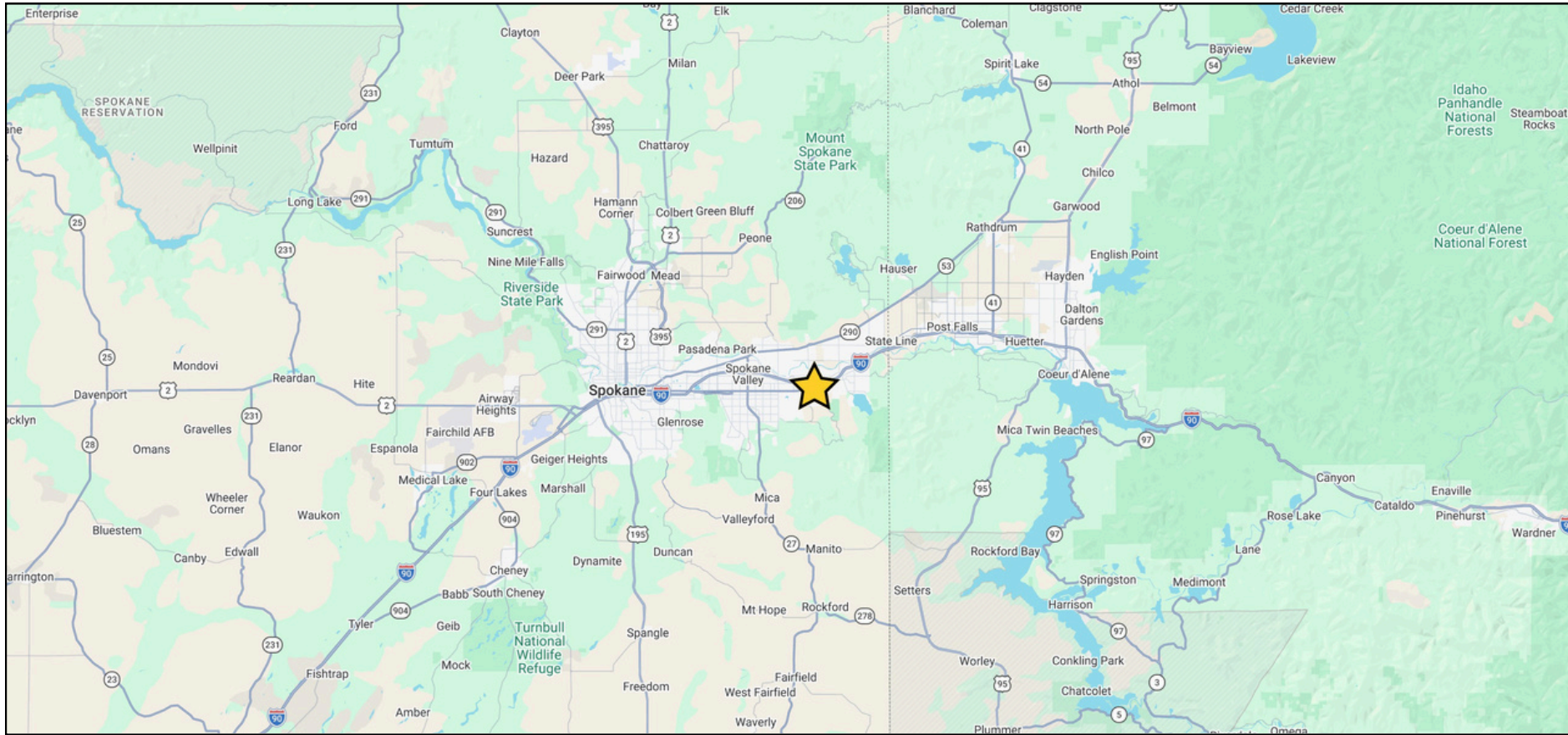


DEMOGRAPHICS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2025 Estimated Population	45,323	100,770	197,420
2030 Projected Population	48,613	104,584	202,857
2025 Estimated Households	18,632	41,352	78,848
2025 Median Age	38.8	38.8	39.3
2025 Average Household Income	\$122,779	\$115,351	\$114,135
2025 Median Household Income	\$95,402	\$91,246	\$89,460

SURROUNDING AREA RETAILERS

SPOKANE VALLEY VETERINARY CLINIC FOR LEASE





No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

KIEMLEHAGOOD