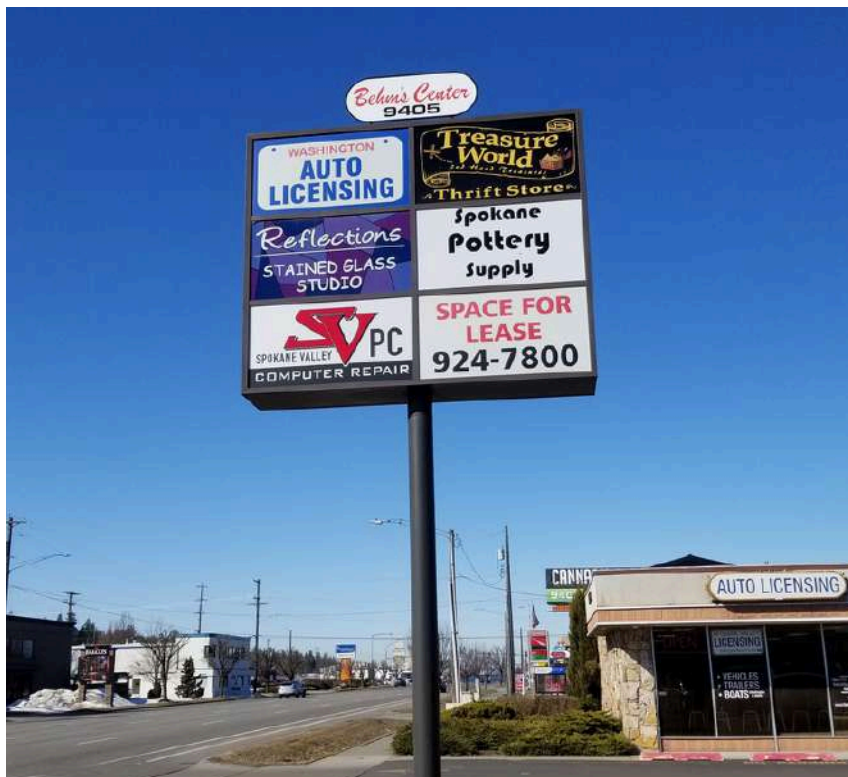


SPACE FOR LEASE



Sprague Avenue Retail Center

9405 E Sprague Avenue
Spokane Valley WA 99206

SUITE AVAILABLE	SUITE C
LEASE RATE	\$14.00 PSF/YR, +NNN
Est. NNN	\$5.00 PSF
SUITE SIZE	±1,030 SF

RICHARD FOX

509.755.7580

richard.fox@kiemlehaood.com

JAY CARSON

509.862.5454

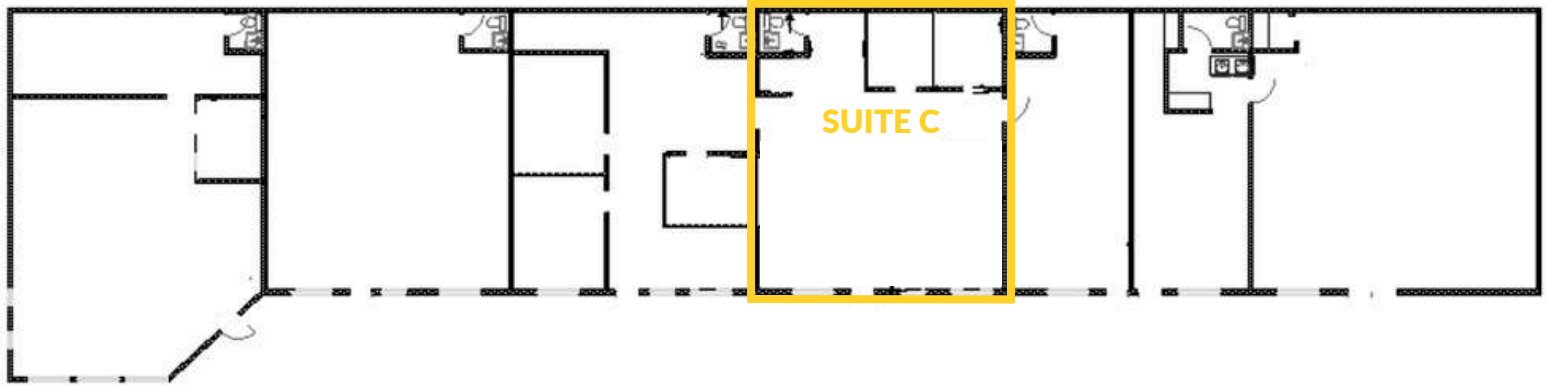
jay.carson@kiemlehaood.com

**KIEMLE
HAGOOD**

BUILDING DETAILS & FLOOR PLAN

Total Building Size	±7,142 SF
Total Lot Size	±12,768 SF
Parcel #	45173.1520
Year Built	1974; Renovated in 1979
Ample Parking	70 Stalls (7.1/100)

*Excellent Visibility & Signage Available



TRAFFIC & DEMOS



TRAFFIC COUNT

E. SPRAGUE AVE
±15,788 ADT

N MULLAN ROAD
±8,034



DEMOGRAPHICS

EST POP ULATION 2025

PROJ. POPULATION 2030

PROJ. ANN GROWTH

2025 AVERAGE HHI

2025 MEDIAN HHI

1 MI

9,662

3 MI

70,964

5MI

157,599

9,464

70,878

158,477

2.05%

-0.12%

0.56%

\$80,558

\$91,794

\$103,358

\$61,622

\$72,366

\$80,993



Current Tenants:

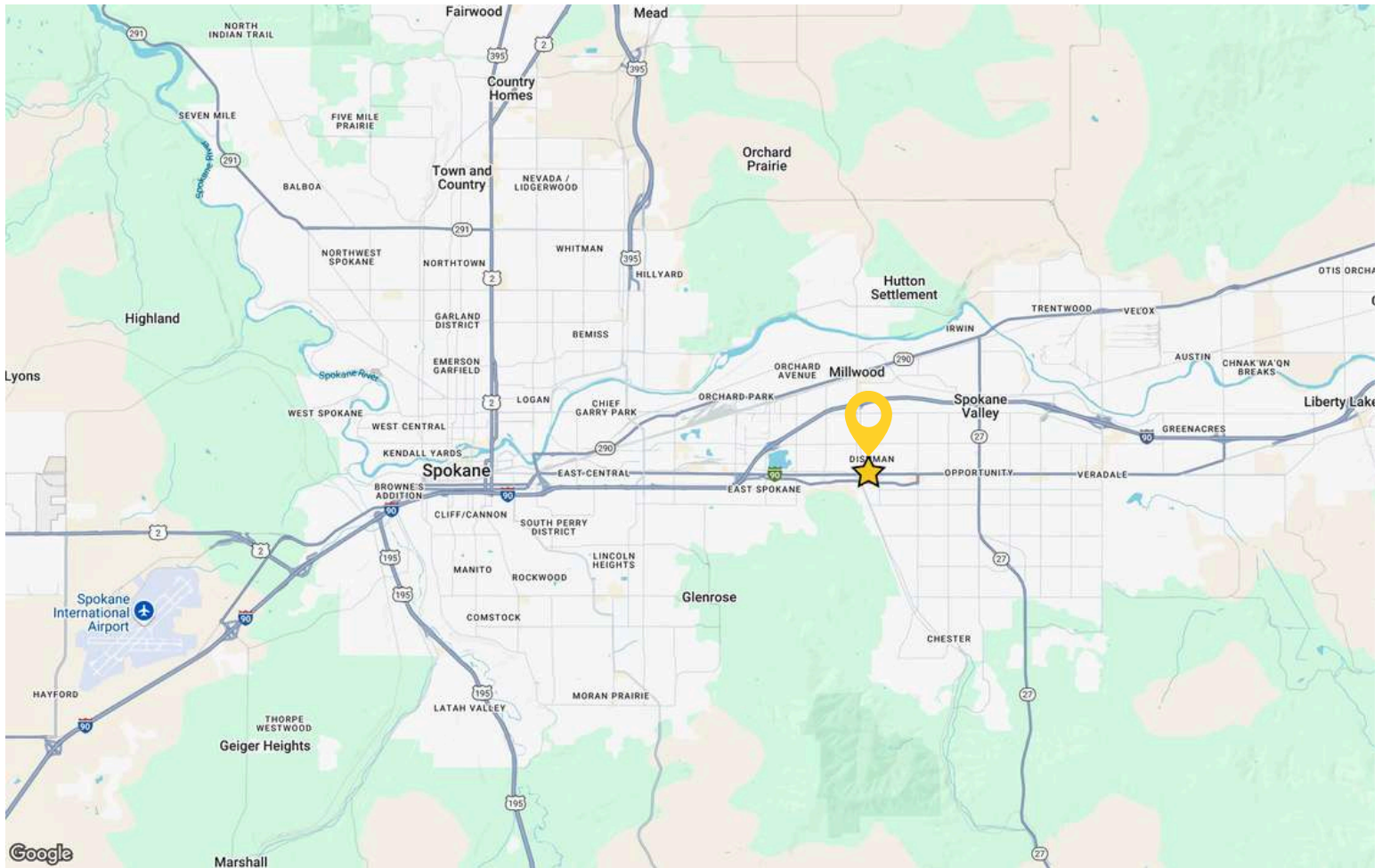
Washington Auto Licensing

Reflections Stained Glass

For Protection

Gifted Hand Salon & Supply

Spokane Pottery Supply



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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201