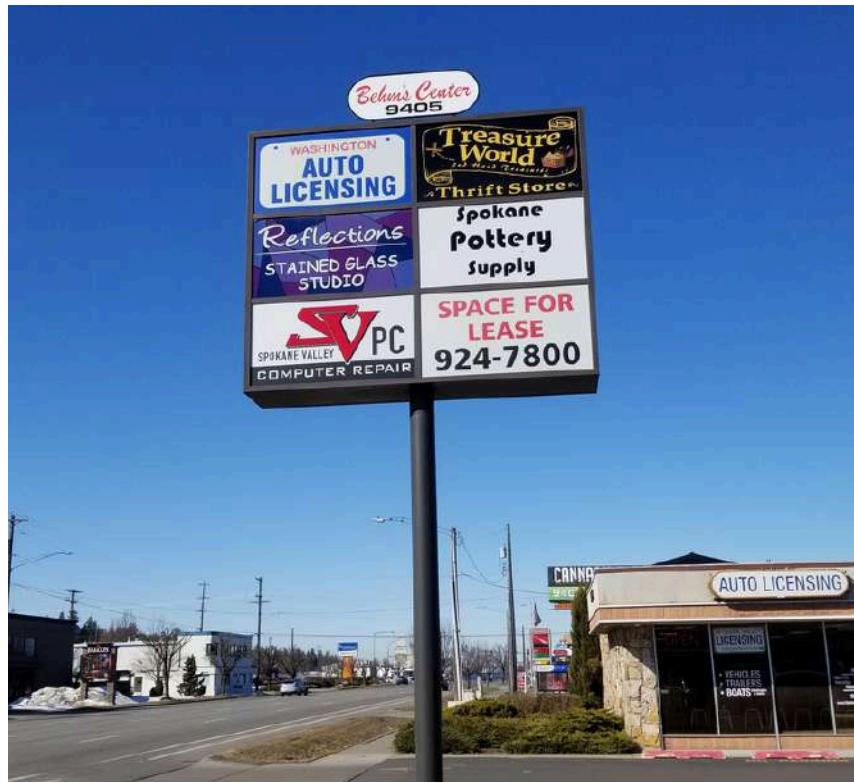


# SPACE FOR LEASE



## 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@kiemlehagood.com](mailto:richard.fox@kiemlehagood.com)

**JAY CARSON**  
509.862.5454

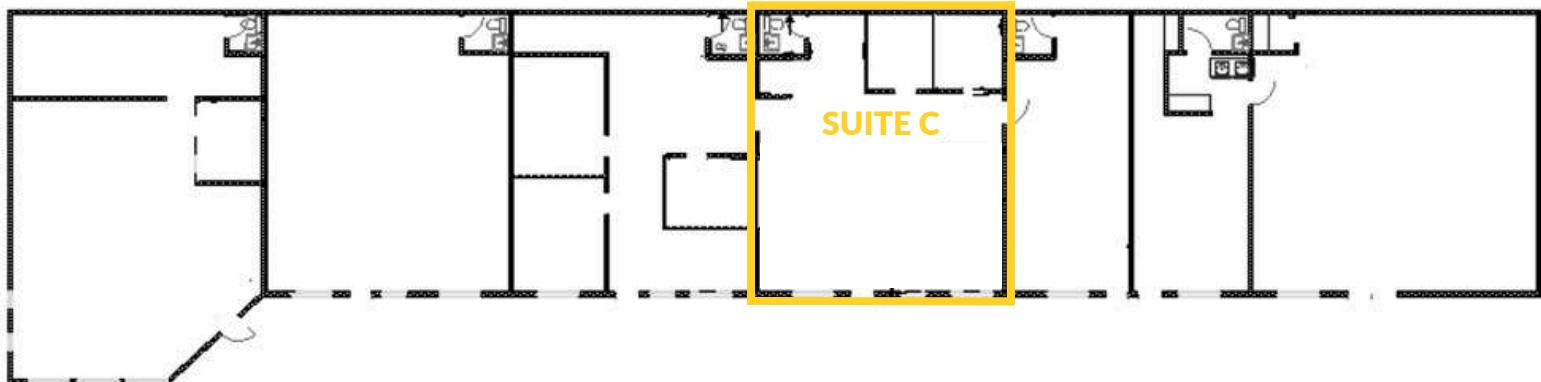
[jay.carson@kiemlehagood.com](mailto:jay.carson@kiemlehagood.com)

**KIEMLE  
HAGOOD**

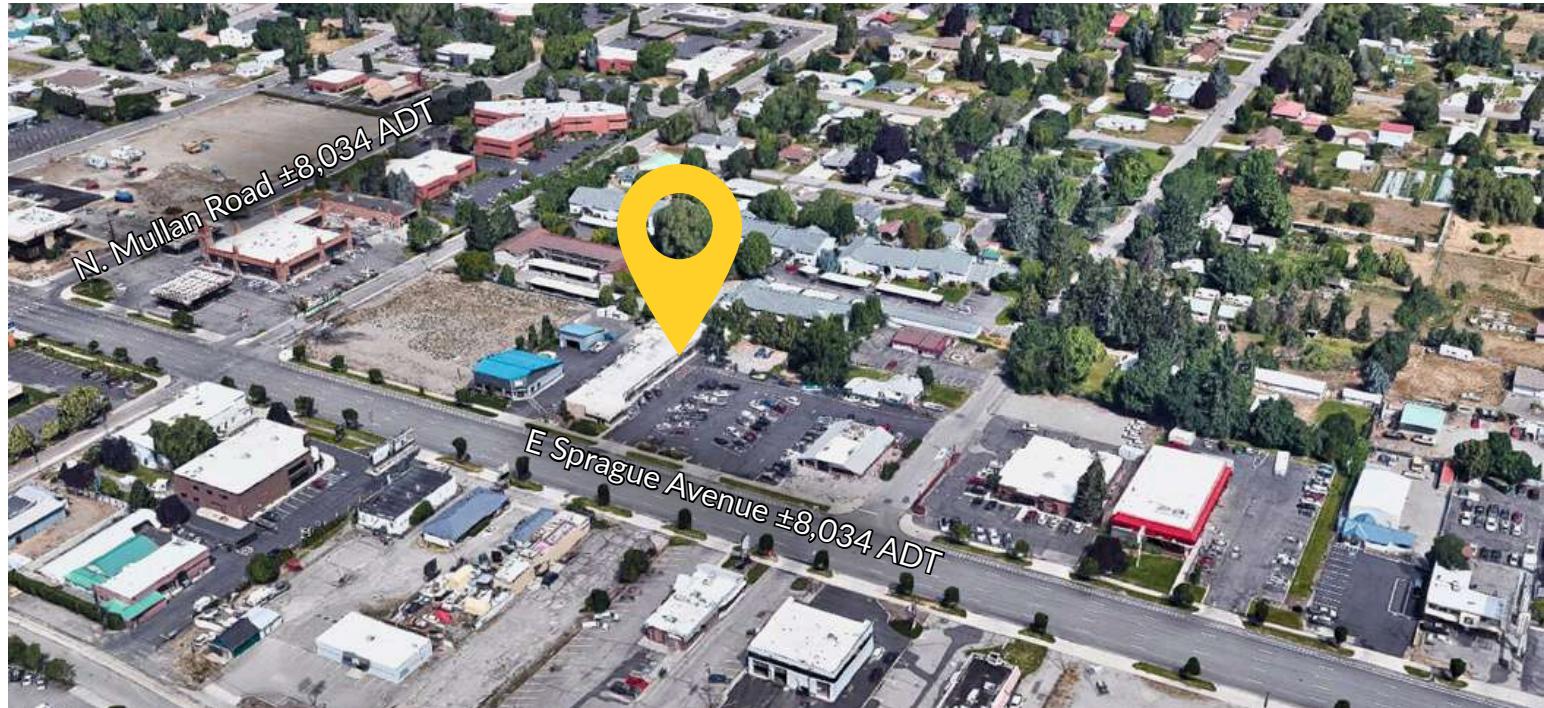
# BUILDING DETAILS & FLOOR PLAN

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

\*Excellent Visibility & Signage Available



# TRAFFIC & DEMOS



## TRAFFIC COUNT

**E. SPRAGUE AVE**  
±15,788 ADT

**N MULLAN ROAD**  
±8,034



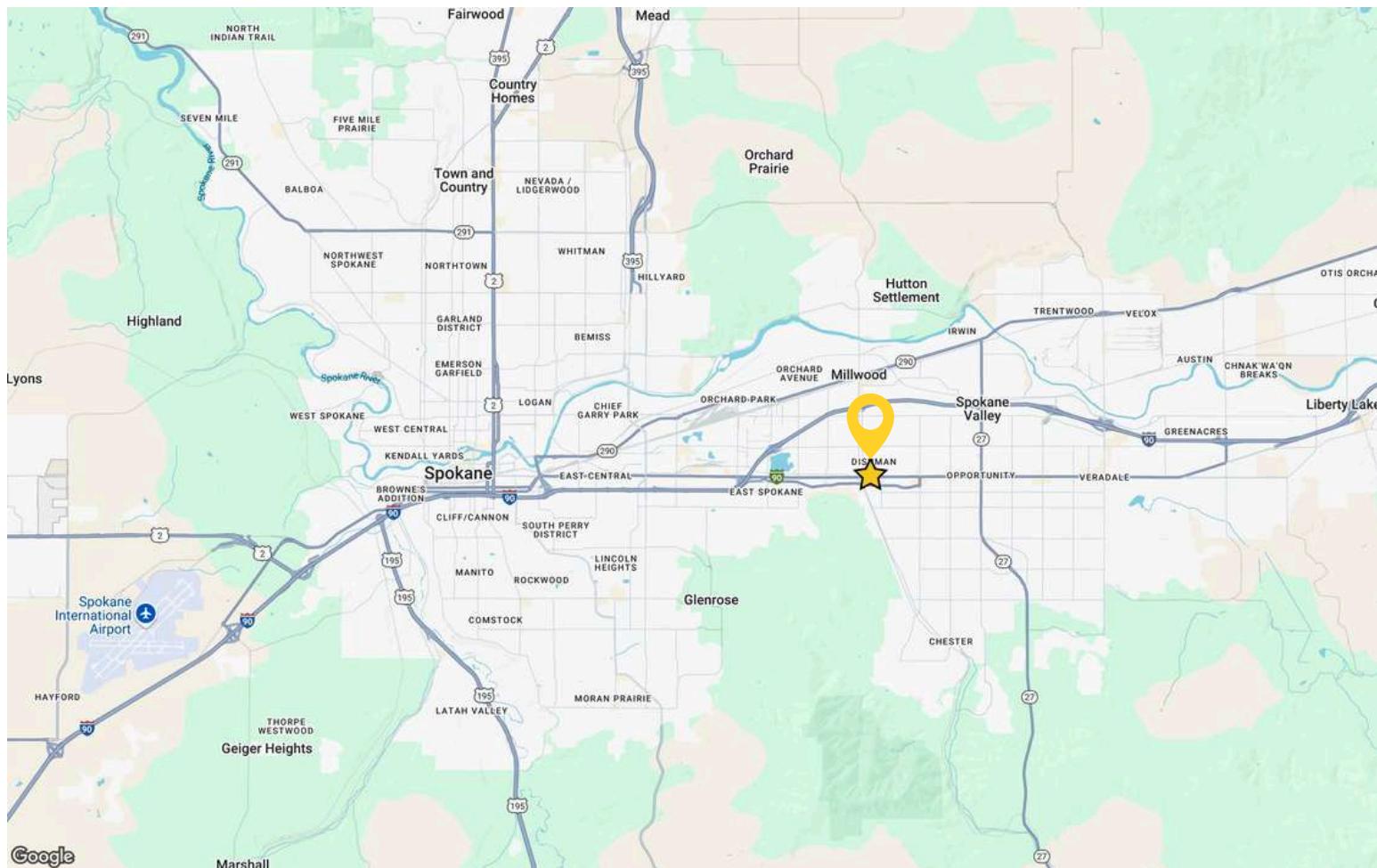
## DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>EST POPULATION 2025</b>	9,662	70,964	157,599
<b>PROJ. POPULATION 2030</b>	9,464	70,878	158,477
<b>PROJ. ANN GROWTH</b>	2.05%	-0.12%	0.56%
<b>2025 AVERAGE HHI</b>	\$80,558	\$91,794	\$103,358
<b>2025 MEDIAN HHI</b>	\$61,622	\$72,366	\$80,993



## Current Tenants:

Washington Auto Licensing  
Reflections Stained Glass  
For Protection  
Gifted Hand Salon & Supply  
Spokane Pottery Supply



## Sprague Avenue Retail Center

[VIEW LOCATION](#)

9405 E Sprague Avenue  
Spokane Valley WA 99206

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### OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201