

FOR LEASE

**\$15.50 SF/YR**



***UNDER NEW OWNERSHIP***

10415 E Sprague Ave | Spokane Valley, WA 99206

**Former Auto Mechanic Shop**

**Exclusively listed by:**

**Ryan Oberg**

**Commercial Broker**

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# Property Information

This commercial opportunity is a 0.73-acre (31,852 SF) Corridor Mixed Use (CMU) zoned land, currently featuring a service repair building of 5,104 SF, equipped with 4 garage doors. The site is in a Spokane Valley prime location near multiple businesses, City Hall, Fire Station #1 and the Spokane Valley Library and Balfour Park. The Balfour Park is a newly constructed park that has recently completed Phase 1 of the build, with many more features coming such as a playground, splash pad, sports courts and an outdoor amphitheater.



## Demographics

|                        | 1 MILE   | 3 MILES  | 5 MILES  |
|------------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS TOTAL | 5,542    | 31,705   | 55,619   |
| POPULATION             | 13,671   | 77,508   | 139,792  |
| AVERAGE HH INCOME      | \$78,725 | \$83,229 | \$96,850 |

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# RETAILER MAP

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