

GROUND LEASE OR BTS OPPORTUNITY

3909 N MARKET ST
SPOKANE, WA 99207



DARREN SLACKMAN, SIOR

Telephone (509) 622 3595
dslackman@naiblack.com



JON JEFFREYS, SIOR

Telephone (509) 622 3566
jjeffreys@naiblack.com

Lease Rate: Contact Listing Broker

FOR LEASE

3909 N MARKET ST
SPOKANE, WA 99207

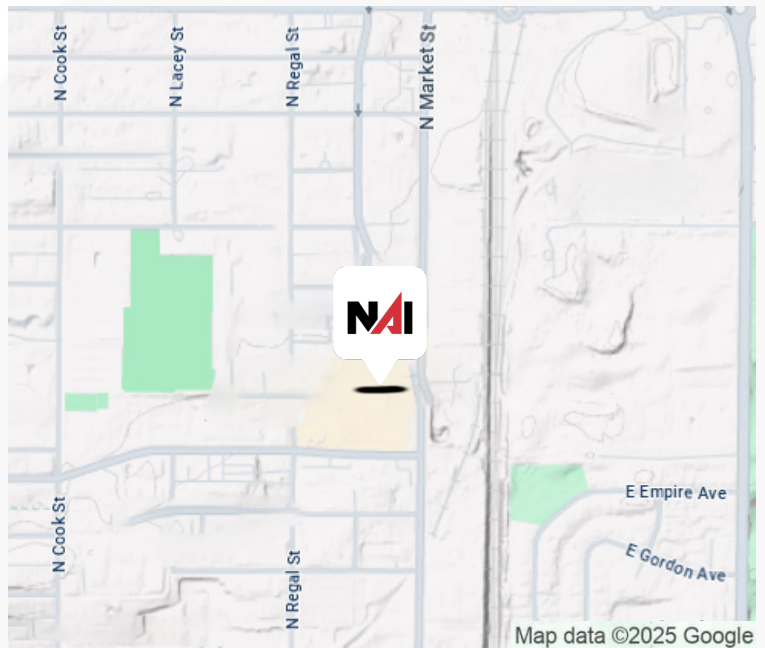


PROPERTY HIGHLIGHTS

- Lot Size: 0.65 Acre
- Building Size: 240 SF +/-
- Year built: 2001
- Parcel #: 35032.4202
- Daily Traffic Count:
 - E Garland Ave near Market: 9,000
 - N Market St near Garland: 35,900
- Gas Station and all equipment to be removed

PROPERTY OVERVIEW

Outstanding ground lease or build-to-suit opportunity located directly adjacent to Safeway along Spokane's high-traffic North Market Street corridor. This prime commercial parcel offers excellent visibility, easy access, and strong daily traffic driven by Safeway and other nearby national retailers. Strategically positioned in North Spokane's established retail corridor, the property combines grocery-anchored synergy, high vehicle counts, and accessible site design.



LEASE RATE: Contact Listing Broker

NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR LEASE

3909 N MARKET ST
SPOKANE, WA 99207



POPULATION	1 Mile	3 Miles	5 Miles
------------	--------	---------	---------

Total Population	18,012	95,114	221,069
------------------	--------	--------	---------

Avg. Age	38	36	37
----------	----	----	----

Avg. Age (Male)	39	37	37
-----------------	----	----	----

Avg. Age (Female)	38	39	40
-------------------	----	----	----

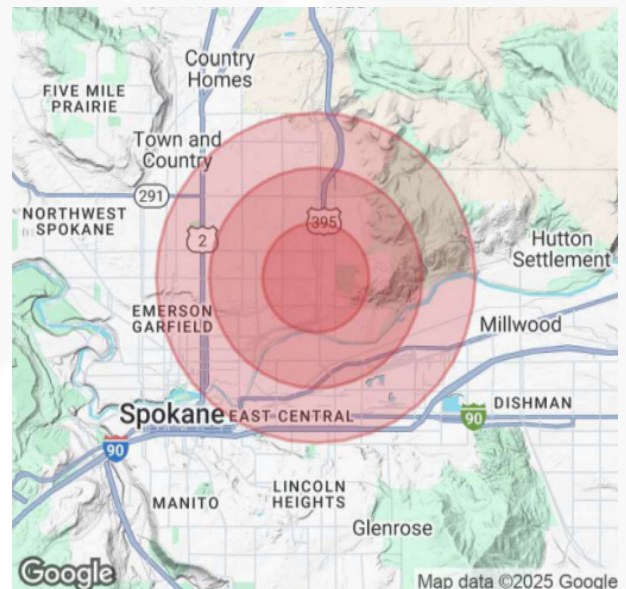
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
---------------------	--------	---------	---------

Total Households	9,679	41,045	91,920
------------------	-------	--------	--------

# of Persons per HH	1.7	2.1	2.3
---------------------	-----	-----	-----

Avg. HH Income	\$71,119	\$88,435	\$90,748
----------------	----------	----------	----------

Avg. House Value	\$173,328	\$203,050	\$221,822
------------------	-----------	-----------	-----------



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR LEASE

3909 N MARKET ST
SPOKANE, WA 99207



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.