

RETAIL SPACE

FOR LEASE

9502 N NEWPORT HIGHWAY
SPOKANE, WA 99218



SUITE 3
AVAILABLE

\$24.00
PSF/YR

NNN
LEASE TYPE

±1,609 SF
SPACE AVAILABLE

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RETAIL SPACE
FOR LEASE

AVAILABLE SUITE



RETAIL SPACE | FOR LEASE | 9502 N Newport Highway | Spokane, WA

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INVESTMENT HIGHLIGHTS

➤ North Spokane Corner Location

Positioned at the signalized intersection of N Newport Highway and E Holland Avenue, this property offers exceptional visibility, strong frontage, and placement within one of Spokane's busiest retail corridors.

➤ High-Traffic Retail Exposure

The site benefits from approximately 23,340 vehicles per day on Newport Highway and 8,026 vehicles per day on Holland Avenue, creating consistent daily impressions and strong consumer traffic.

➤ Flexible Retail Opportunity

The available ±1,609 SF Suite #3 is ideal for retail, service, wellness, food, or professional users seeking a move-in ready space in a proven commercial location.

➤ National Co-Tenancy Synergy

Located alongside tenants including Five Guys, Papa Murphy's, Xfinity, Cold Stone Creamery, Club Pilates, Jersey Mike's, and Weldon Barber, the property benefits from strong repeat traffic and daily destination visits.

➤ Strong Demographic Profile

The surrounding 5-mile trade area includes approximately 169,552 residents, 68,368 households, and an average household income exceeding \$105,000, supporting durable consumer demand.

➤ Dense Regional Retail Ecosystem

Surrounded by national retailers including Target, Best Buy, Ross, HomeGoods, TJ Maxx, Safeway, Starbucks, Dick's Sporting Goods, Walmart, and more, the site is located in a dominant North Spokane shopping district.

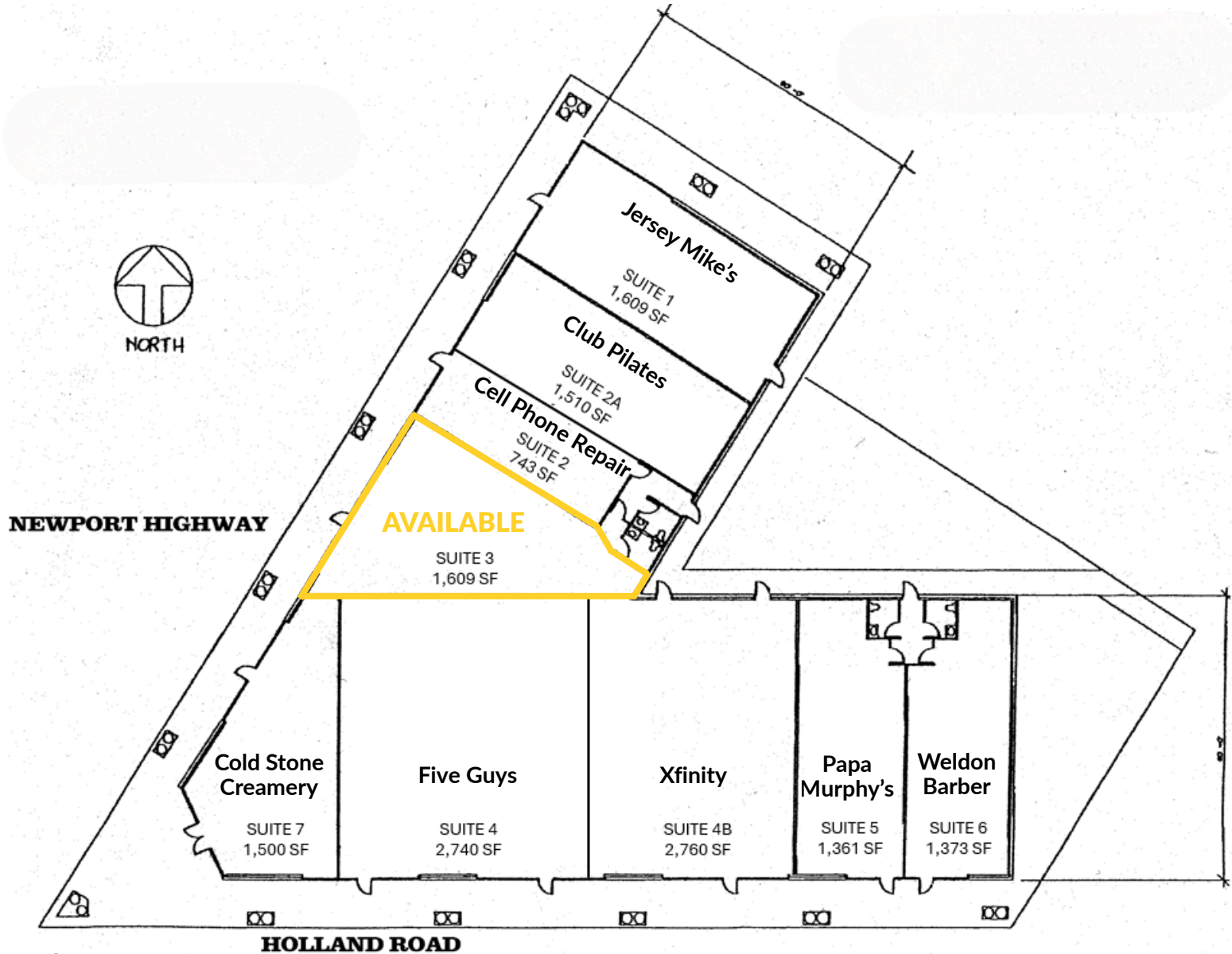
➤ Excellent Access & Connectivity

Convenient ingress/egress, prominent corner access, and direct connectivity to North Spokane neighborhoods make this an efficient location for customers, staff, and operators alike.

➤ Rare North Spokane Availability

Quality small-format retail opportunities in this submarket remain limited, making this a compelling chance for tenants seeking immediate presence in one of Spokane's strongest commercial corridors.

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LOCAL DEMOGRAPHICS



NORTH *Spokane*



169,552

5 MILE RADIUS
EST POPULATION 2025



68,368

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$80,192

5 MILE RADIUS
MEIDAN HH INCOME 2025



\$6.81 B

5 MILE RADIUS
TOTAL HH SPEND 2025



