

FOR LEASE

**\$3,750/mo NNN**



**6818 E SPRAGUE AVE**

Spokane, WA 99212

**Exclusively listed by:**

Clayton McFarland  
Commercial Broker  
509.344.4929  
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## Available Spaces

SPACE	RATE
SUITE 101B	\$10.07/SF/YR

## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,006	54,180	181,001
TOTAL POPULATION	4,550	130,577	428,143
AVERAGE HH INCOME	\$49,226	\$59,131	\$56,508

## Highlights



4,470  
Square Feet



Retail /Flex  
Space



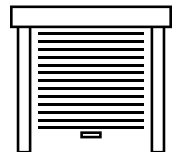
Ample  
Parking



Prime  
Location



Easy Access  
to/from I-90



One  
Overhead Door



# LOCATION OVERVIEW

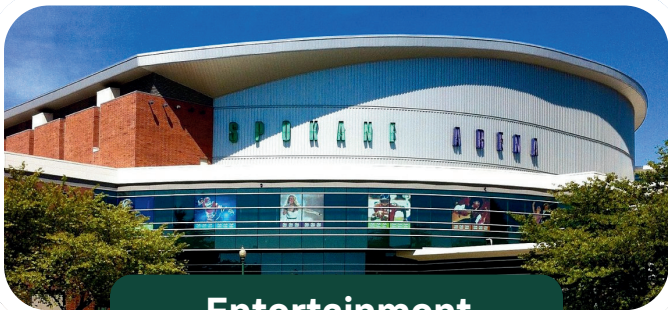
Spokane, Washington



**International Events**



**Outdoor Activities**



**Entertainment**

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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## AERIAL MAP

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