

# GATEWAY SQUARE

330 Bridge Street, Clarkston, WA

## FOR LEASE: GROCERY ANCHORED RETAIL

For information, contact:

*Ryan Clifford*  
**(509) 456-2530**

Clifford Enterprises  
818 W. Riverside Ave.  
Suite 660  
Spokane, WA 99201



### Existing tenants:

Albertson's  
Dollar Tree,  
Jo-Ann Fabrics,  
Cost Cutters,  
Nail Art,  
H&R Block,  
McDonald's,  
Taco Bell

### Location

- ❑ #1 Grocery Anchored Center in Clarkston
- ❑ Shoppers visiting **region's only Costco and Wal-Mart Supercenter** must pass neighboring Gateway Square
- ❑ Lewiston / Clarkston MSA is 2<sup>nd</sup> largest city in North Idaho after Coeur d' Alene with population of 63,000 in Asotin & Nez Perce counties
- ❑ Average 3-mile HH income radius: \$55,000
- ❑ Thriving Agricultural & Outdoor Activity Community

### Traffic Counts:

- ❑ Busiest street in Clarkston @ approximately 15,000 VPD

### 330 Bridge St.

- 7,000 SF Total
- May be expandable to 12,000 SF
- \$12/SF + NNN

### 370 Bridge St.

- 1,342 SF Available
- \$15/SF + NNN

The above statement was made based upon information furnished by the owner or from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

CE

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## National Co-Tenants





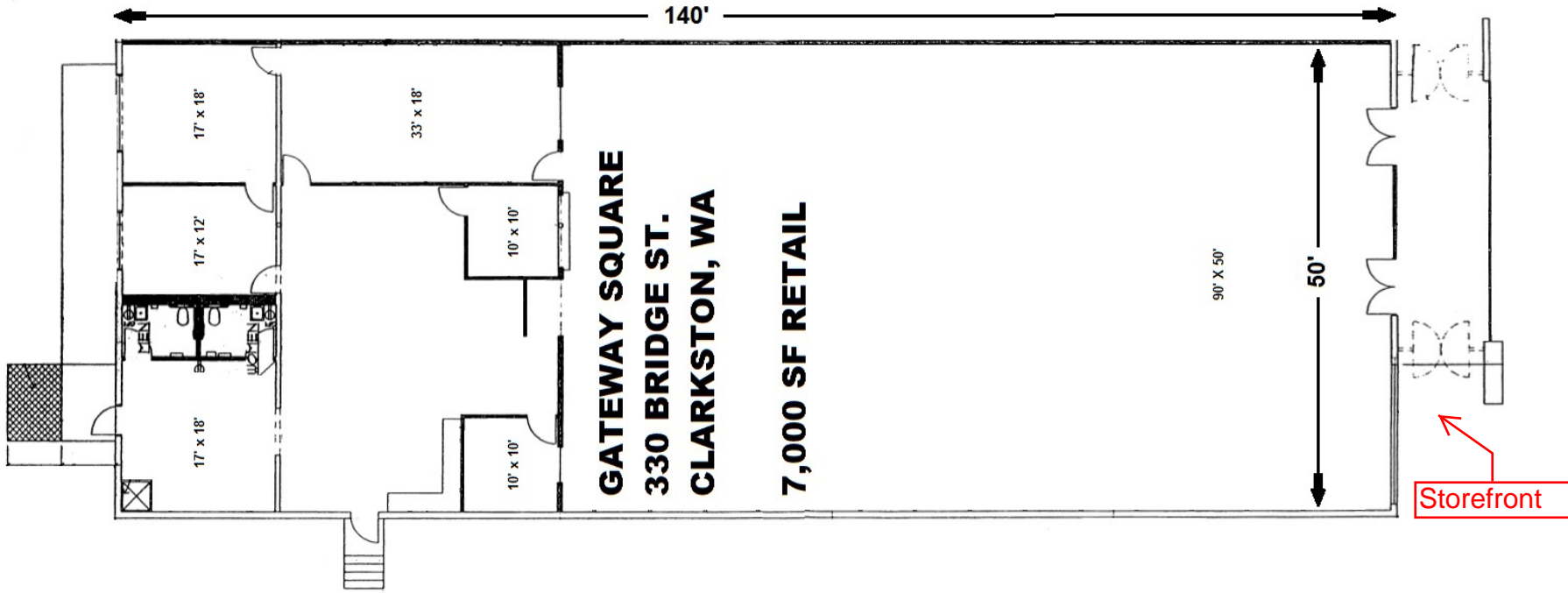


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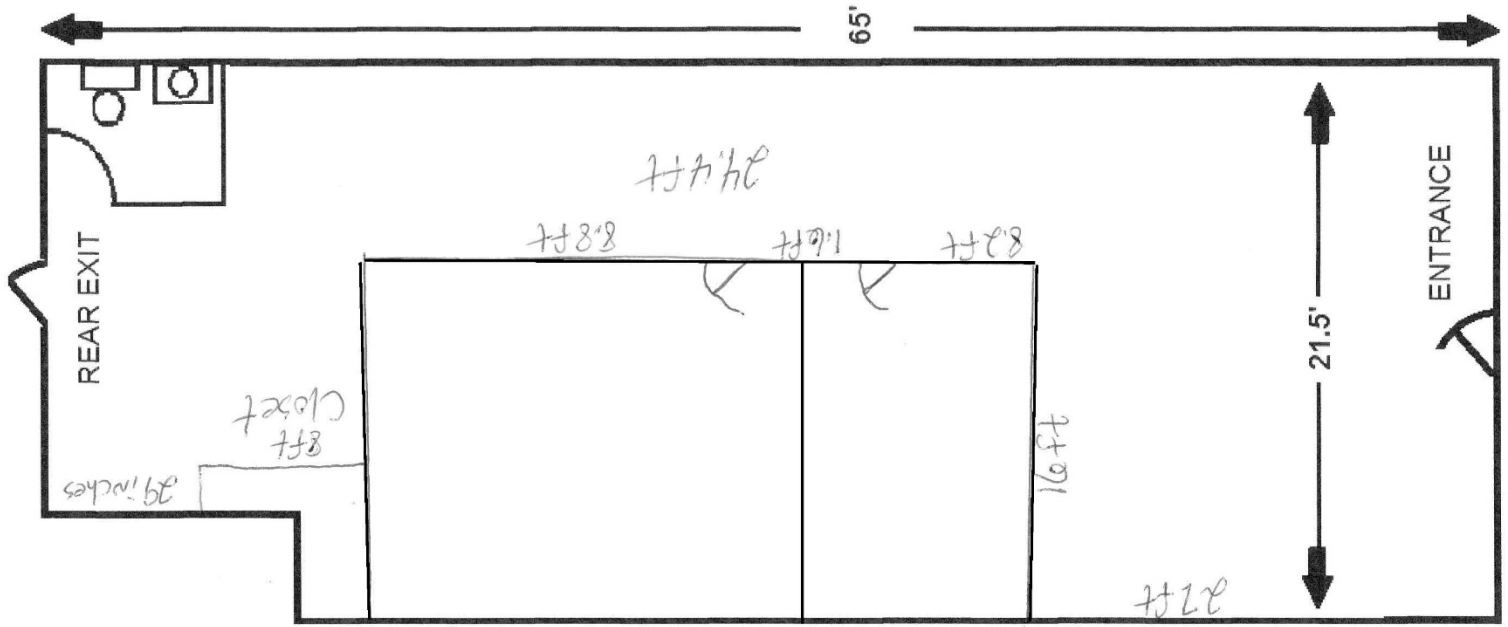
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**GATEWAY SHOPPING CENTER**  
370 Bridge St Ste 6B  
Clarkston, WA  
1,342 RSF



Property information herein deemed reliable but not guaranteed. All figures and measurements are approximate.