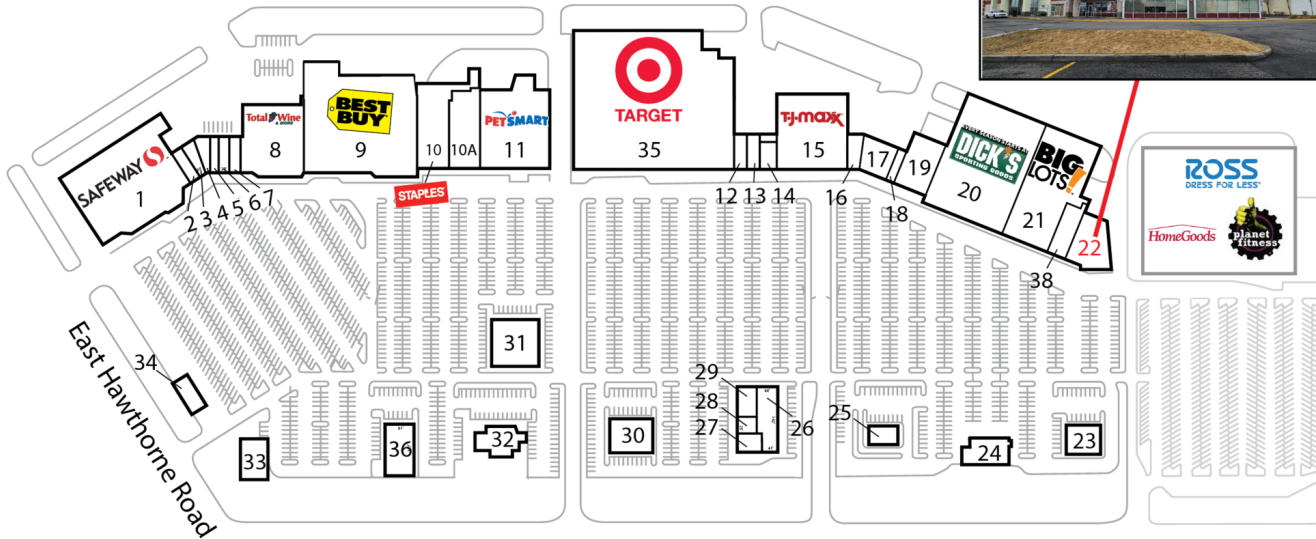


// RESTAURANT SPACE FOR LEASE

Subject



Newport Highway / US Rte. 2

PROPERTY DESCRIPTION

Discover unparalleled opportunities at 9606 N Newport Hwy, Spokane, WA 99218, nestled within the dynamic Northpointe Shopping Center—a retail haven boasting over 400,000+ SF of prime commercial space. Anchored by Target, Safeway, Best Buy, Dicks, Pet Smart, Big Lots, Total Wine & More, TJ Maxx, Ross, Home Goods, Planet Fitness and offers a vibrant mix of established brands, this power center is the heartbeat of the market, ensuring maximum visibility and foot traffic. The available 10,172 SF space is a beacon for businesses seeking a strategic location in a thriving retail hub. Enjoy the benefits of co-tenancy with renowned brands and capitalize on the aggressive rents and tenant improvement incentives offered by the landlord. With a compelling combination of size, location, and advantageous terms, this space within Northpointe presents an unmatched opportunity for businesses aiming to thrive in Spokane's premier retail destination.

PROPERTY HIGHLIGHTS

- Motivated Landlord offering Aggressive Lease Rate & TI's for qualified tenant
- 10,172 SF
- 33,000 Cars Per Day
- 400,000 + SF Power Center
- Strong Demographics
- Anchored by Target, Safeway, Best Buy, Dicks, Pet Smart, Big Lots, Total Wine & More, TJ Maxx, Ross, Home Goods, Planet Fitness and offers a vibrant mix of established brands.

DEMOGRAPHICS

| | 1 MI | 3 MI | 5 MI |
|-----------------------------|--------|--------|---------|
| POPULATION (2023) | 8,901 | 67,821 | 166,902 |
| PROJECTED POPULATION (2028) | 8,816 | 67,397 | 163,462 |
| HOUSEHOLDS (2023) | 3,384 | 26,676 | 65,005 |
| AVERAGE HOUSEHOLD INCOME | 65,964 | 76,384 | 75,214 |

// PRESENTED BY:

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