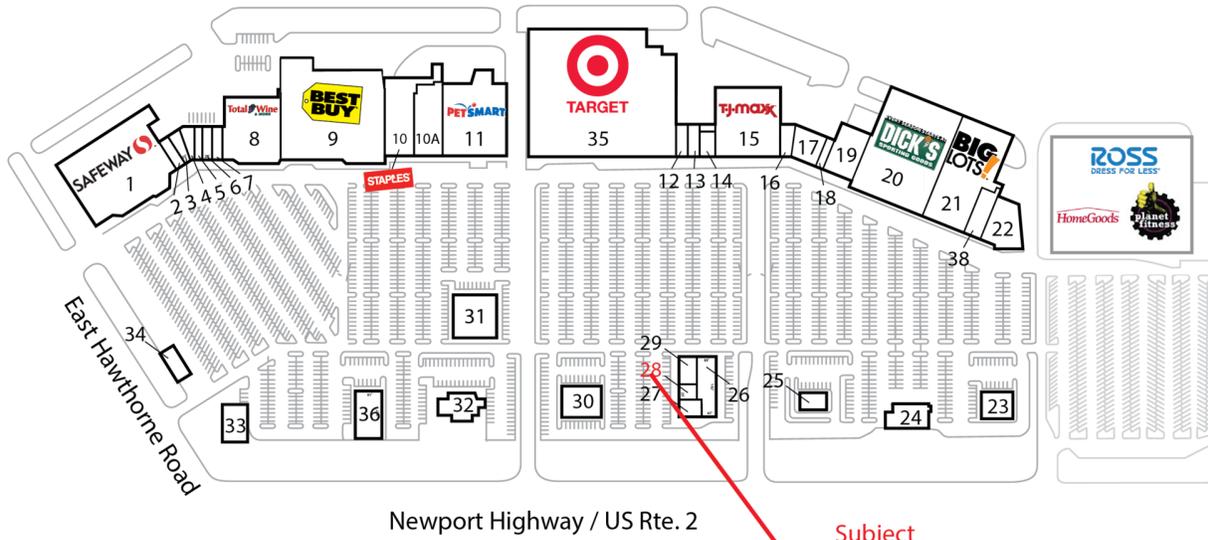


# // SPACE FOR LEASE



## PROPERTY DESCRIPTION

Discover unparalleled opportunities at 9996 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 1,000 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

- 1,000 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
<b>POPULATION (2023)</b>	8,901	67,821	166,902
<b>PROJECTED POPULATION (2028)</b>	8,816	67,397	163,462
<b>HOUSEHOLDS (2023)</b>	3,384	26,676	65,005
<b>AVERAGE HOUSEHOLD INCOME</b>	65,964	76,384	75,214

// PRESENTED BY:

**RYAN OBERG**  
 COMMERCIAL LEASING & SALES BROKER  
 509.990.8423  
 RYAN.OBERG@G-B.COM

**CORY BARBIERI**  
 VICE PRESIDENT  
 509.344.4901  
 CBARBIERI@G-B.COM

