

EVERGREEN CROSSING FOR LEASE



RETAIL BUILDING

14024 E. Sprague Avenue
Spokane Valley, WA 99216

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PROPERTY DETAILS

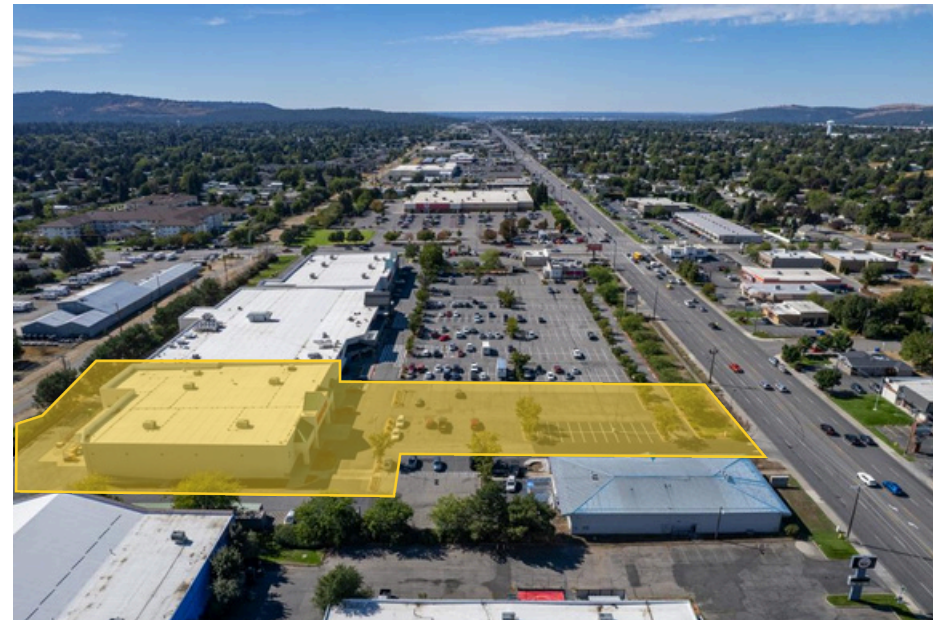
EVERGREEN MARKETPLACE FOR LEASE
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA

LEASE DETAILS

SPACE SF	±26,186 SF
LEASE TYPE	NNN
RENTAL RATE	\$14.00 PSF, NNN
NNN's (Est.)	\$4.00 PSF

PROPERTY DETAILS

PROPERTY NAME	Evergreen Marketplace
ADDRESS	14024 E. Sprague Avenue
CITY, STATE, ZIP	Spokane Valley, WA. 99216
PARCEL #	45232.9153
ZONING	Corridor Mixed Use (CMU)
ANCHOR TENANTS	Safeway, Office Depot & Skechers
YEAR BUILT	1996
BUILDING SIZE	±26,186 SF
LOT SIZE	±2.56 Acres
BUILDING ACCESS	Signalized Intersection – Evergreen & Sprague
PARKING	Ample Shared Parking
SPRINKLERS	Yes
LOADING	2 Dock High
SIGNAGE	Monument & Façade



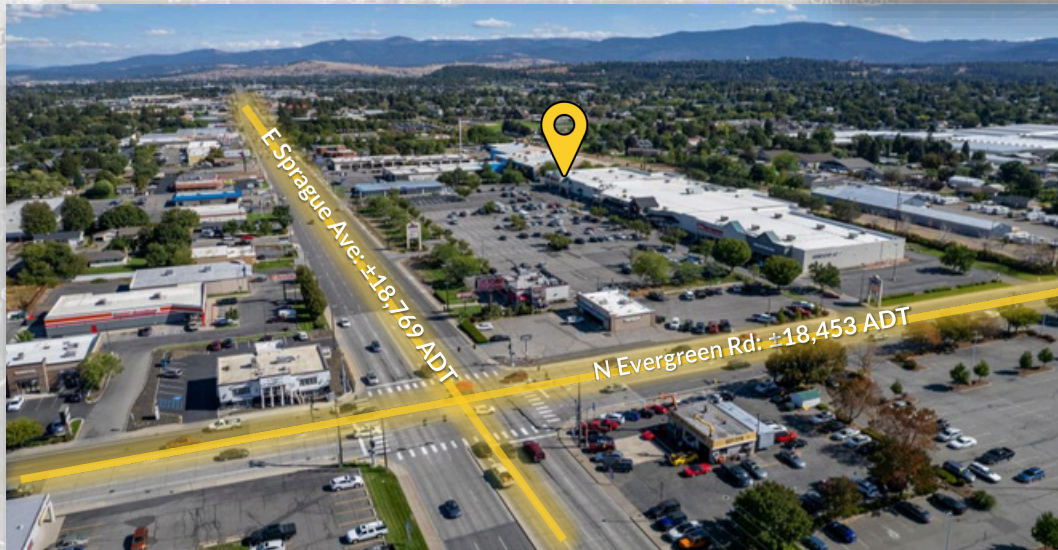
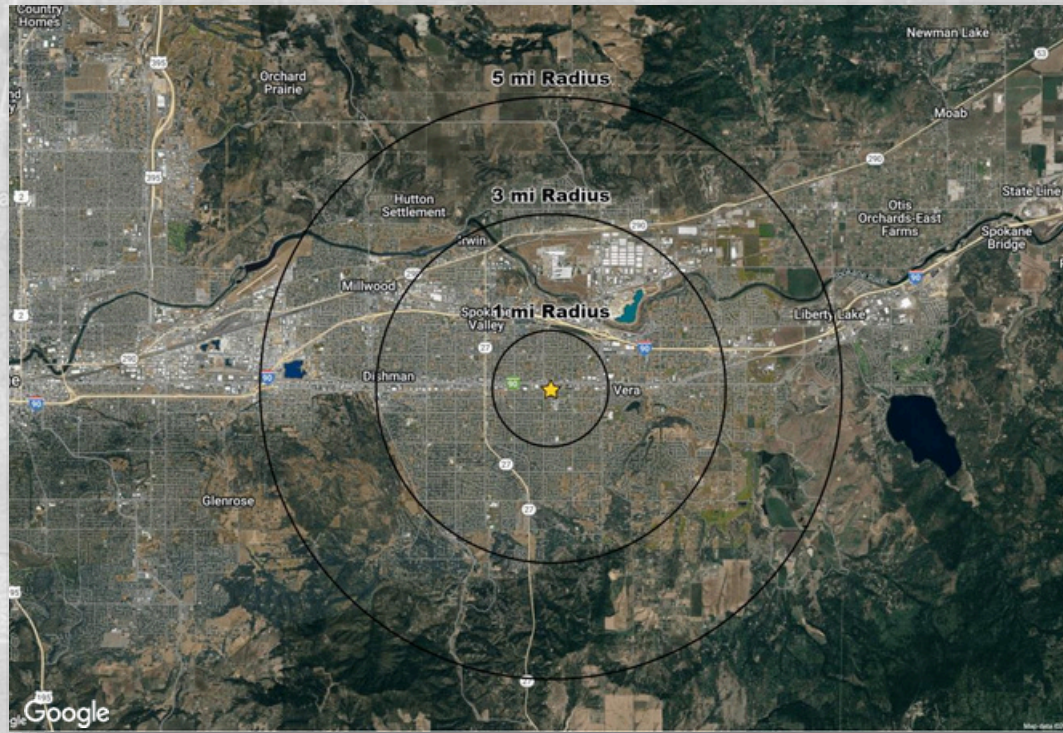
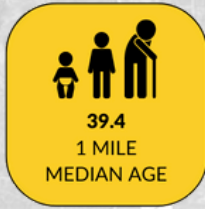
PROPERTY PHOTOS

EVERGREEN MARKETPLACE FOR LEASE
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA



1, 3 & 5 MILE DEMOGRAPHICS

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14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA



TRAFFIC COUNTS



E. Sprague Avenue ±18,769 ADT

S. Evergreen Road ±18,453 ADT

ADT: Average Daily Traffic



SAFeway



**Office
DEPOT**

SKECHERS

N EVERGREEN ROAD: ±18,453 ADT

Valentino
Nails & Spa

BIG LOTS

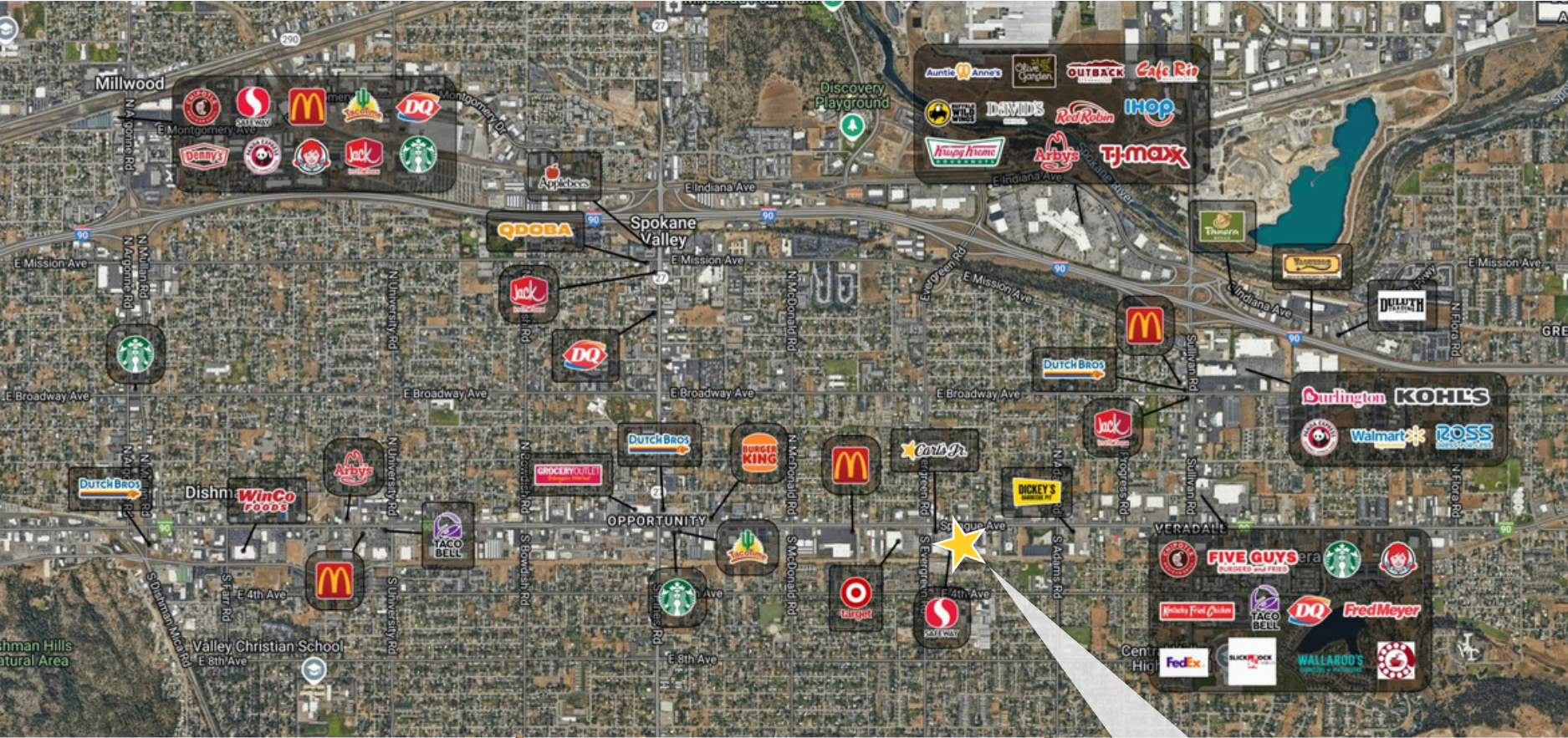
verizon
wireless

Carls Jr.

E SPRAGUE AVENUE: ±18,769 ADT

SURROUNDING RETAILERS

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