

Now Available  
Ground Lease or Build-to-Suit



# 1715 & 1707 W Northwest Boulevard/ Ash Street Corner

Spokane, Washington 99205

## Property Highlights

- Land Size: 13,732± SF
- Drive thru layout (concept plan only). Other site plans available.
- Highly Visible and Desired Location at Northwest Boulevard & Ash Street
- Two Parcels: 25121.5109 & 25121.5110



**Ground Lease Rate: \$3,500.00/month**

**Build-to-Suit Rate: (TBD)**

For more information

**Bryan Walker**

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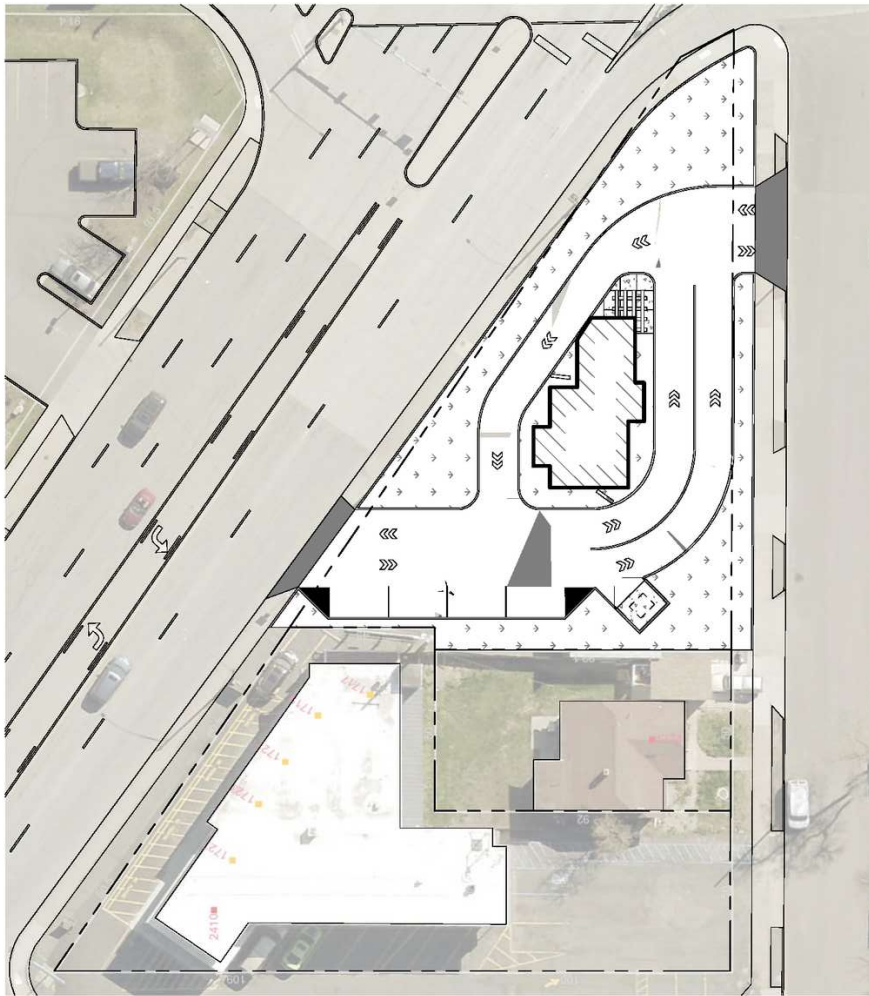
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**WAG**  
Wolfe Architectural Group

**PROJECT INFORMATION**

ZONE: COMMUNITY BUSINESS (CB 55)  
FRONT LOT LINE 10' STREET LOT LINE 0', R ZONES- 10'  
SETBACKS: NOT APPLICABLE  
MINIMUM PARKING: 14,314 SF  
TOTAL SITE AREA: 1,250 SF  
BUILDING AREA:



**1 SITE CONCEPT - A.1**

SCALE: 1" = 30'-0"



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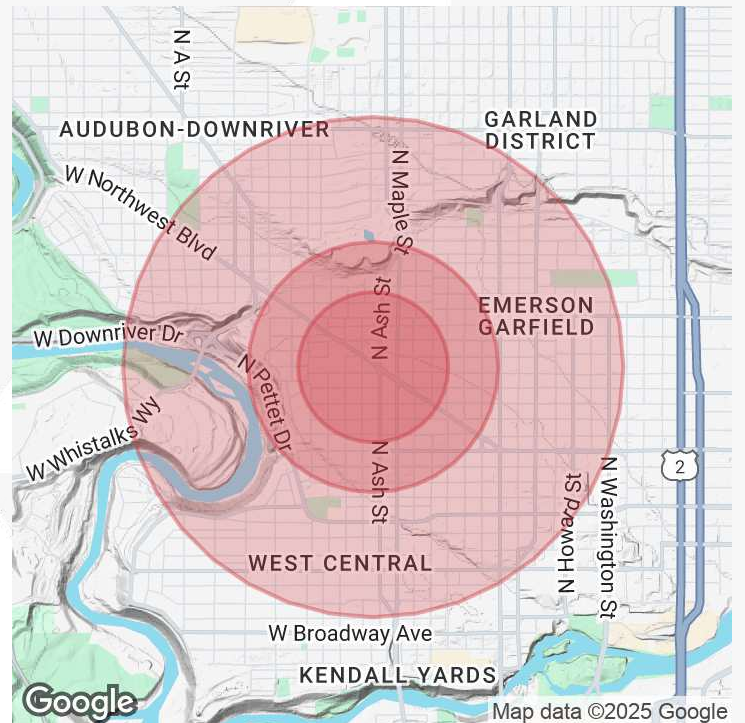
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,514	4,792	17,999
Average Age	37	37	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	615	1,951	7,467
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$73,682	\$71,444	\$73,251
Average House Value	\$338,377	\$340,123	\$392,109

Demographics data derived from AlphaMap



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