

FOR LEASE

\$12.50 SF/YR



FOR LEASE AND FOR SALE

10415 E Sprague Ave | Spokane Valley, WA 99206

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Exclusively listed by:

Ryan Oberg

Commercial Broker

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Property Information

This commercial opportunity is a 0.73-acre (31,852 SF) Corridor Mixed Use (CMU) zoned land, currently featuring a service repair building of 5,104 SF, equipped with 4 garage doors. The site is in a Spokane Valley prime location near multiple businesses, City Hall, Fire Station #1 and the Spokane Valley Library and Balfour Park. The Balfour Park is a newly constructed park that has recently completed Phase 1 of the build, with many more features coming such as a playground, splash pad, sports courts and an outdoor amphitheater.



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,542	31,705	55,619
TOTAL POPULATION	13,671	77,508	139,792
AVERAGE HHINCOME	\$78,725	\$83,229	\$96,850

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RETAILER MAP

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