

# OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

4226 E. MISSION AVE.  
SPOKANE, WA



[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH TOUR- CLICK HERE](#)

## OFFERING SUMMARY

<b>Lease Rate</b>	\$0.69/SFT/MO/NNN
<b>Est. NNN</b>	\$0.20/SFT/MO
<b>Price</b>	\$750,000
<b>\$/SFT</b>	\$183.82/SFT
<b>Bldg. SFT</b>	3,600 SFT
<b>Garage SFT</b>	480 SFT
<b>Total SFT</b>	4,080 SFT
<b>Available</b>	Now

STEVEN DAINES  
SETH PETERSON

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[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

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## PROPERTY DETAILS

<b>LAND AREA</b>	0.29 AC	<b>ZONING</b>	LI	<b>YEAR BUILT</b>	1986
<b>OFFICES</b>	5	<b>APN</b>	35151.0102	<b>CEILING HEIGHT</b>	7'10" - 9'5"
<b>BATHROOMS</b>	3	<b>PARKING</b>	13 STALLS	<b>CLASS</b>	B
<b>CONFERENCE ROOMS</b>	2	<b>PARKING RATIO</b>	3.04/1000	<b>CONSTRUCTION</b>	METAL

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COMMERCIAL REAL ESTATE



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SALES COMPS

**4226 E. MISSION AVE.  
SPOKANE, WA**



## **4226 E. MISSION AVE. SPOKANE, WA**

Size: 4,080 SFT

List Price: \$750,000

\$/SFT: \$183.82

Land Area: 0.29 AC

Built: 1986



## **9414 E. 1ST AVE. SPOKANE VALLEY, WA**

Size: 2,080 SFT

Sold: \$475,000 (Sept 2024)

\$/SFT: \$228.37

Land Area: 0.75 AC

Built: 1984



## **25 S. FERRALL ST. SPOKANE, WA**

Size: 4,723 SFT

Sold: \$1,000,000 (Nov 2024)

\$/SFT: \$211.73

Land Area: 1.28 AC

Built: 1956



## **421 N. MULLAN RD. SPOKANE VALLEY, WA**

Size: 3,790 SFT

Sold: \$815,000 (Aug 2023)

\$/SFT: \$215.04

Land Area: 0.29 AC

Built: 1978

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Havana St

Avista Stadium / Fairgrounds

I-90

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DEMOGRAPHICS	1 MILE	3 MILE
Population	5,124	85,541
Households	2,047	32,927
Median Age	34	35
Median HH Income	\$62,386	\$55,889
Daytime Employees	7,012	46,050
Population Growth '24-'29	6.1%	6.4%
Household Growth '24-'29	6.2%	6.6%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Mission Ave.	N. Florida St. SW	17,820
E. Trent Ave.	N. Hough St. NW	23,423
E. Trent Ave.	N. Hough St. W	23,318



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