

# Retail Space for Lease

Esplanade at Northpointe

# NAI Black



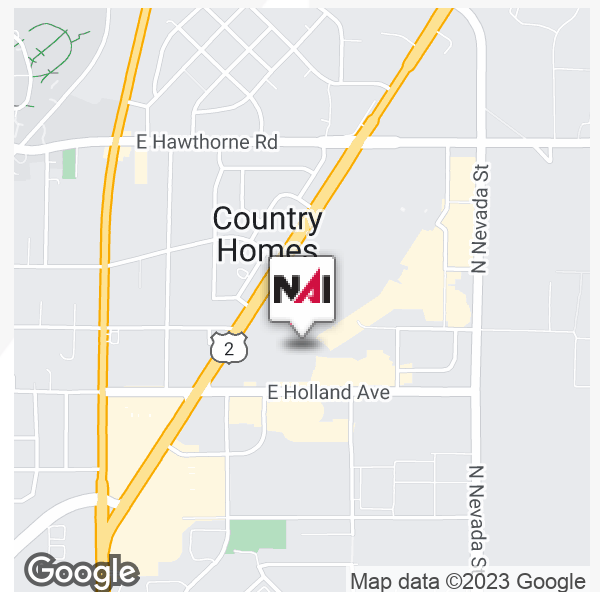
## 9520 N. Newport Hwy. New Construction

Spokane, Washington 99218

### Property Highlights

- Available Space: Ste. D-2: 2,500 SF +/- (Delivery Available 2nd Qtr 2024)
- Great Newport Hwy Exposure with Two Curb Cuts
- Located in the Northern Growth Corridor of Spokane
- Adjacent to the Northpointe Plaza "Power-Center"
- Access on the South Side of the Property from Holland St.
- Building Size: 94,183 SF +/-
- Land Size: 7.4 Acres +/-
- Dedicated Pylon Sign
- Dedicated Junior Anchor Facade
- 268 Car Parks
- TIA Available
- Traffic Count: 24,000 VPD +/-
- Major Anchors Opening Fall 2023

**Lease Rate: \$30.00 SF/yr (NNN)**



For more information

**Stephen Pohl**

Managing Broker Retail

O: 509 622 3568

spohl@naiblack.com

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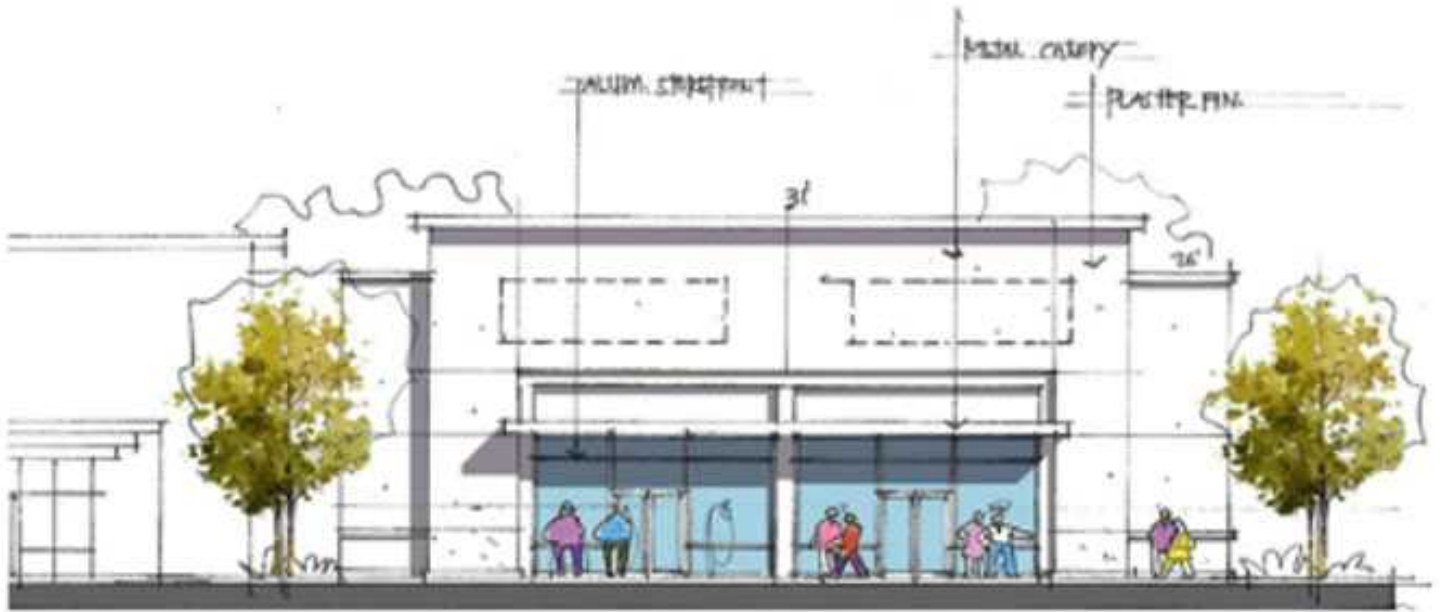
801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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For Lease  
**Retail Space for Lease**  
 Esplanade at Northpoint

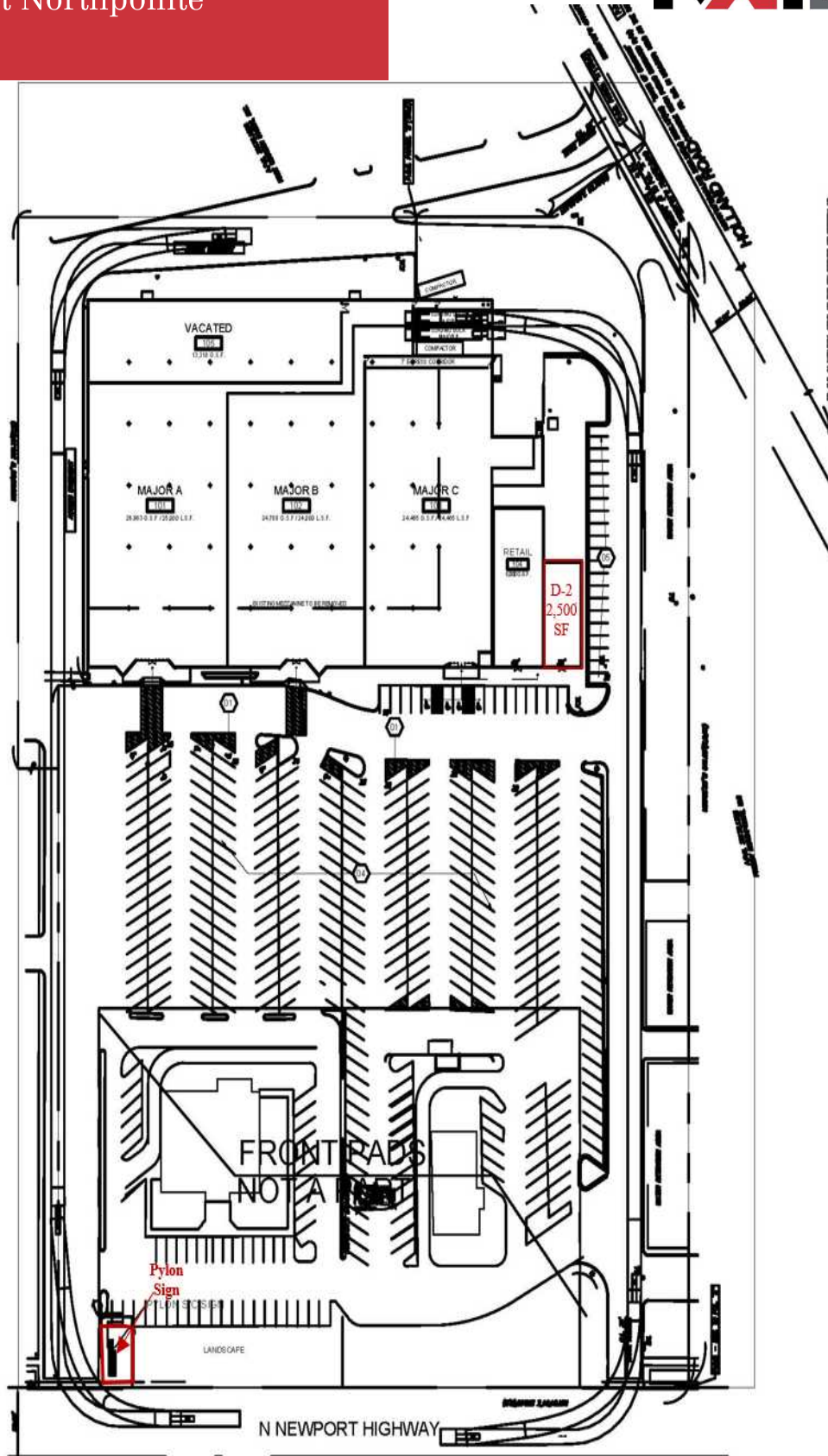


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## Esplanade at Northpointe



**Northpointe Plaza**

- STAPLES
- TARGET
- SAFeway
- Ingredients for life.
- BEST BUY
- Olive Garden
- RED ROBIN
- TJ-MAXX
- Applebees
- NU DO
- Bell
- PetSmart
- DICK'S Sporting Goods
- Total Wine

- MOD
- WELLS FARGO
- Starbucks
- ROSAUERS
- McDonald's
- RITE AID
- DOLLAR TREE
- Skechers

- FIVE GUYS
- Chick-fil-z
- THE HOME DEPOT

- Wendy's

- WAL-MART
- WinCo FOODS

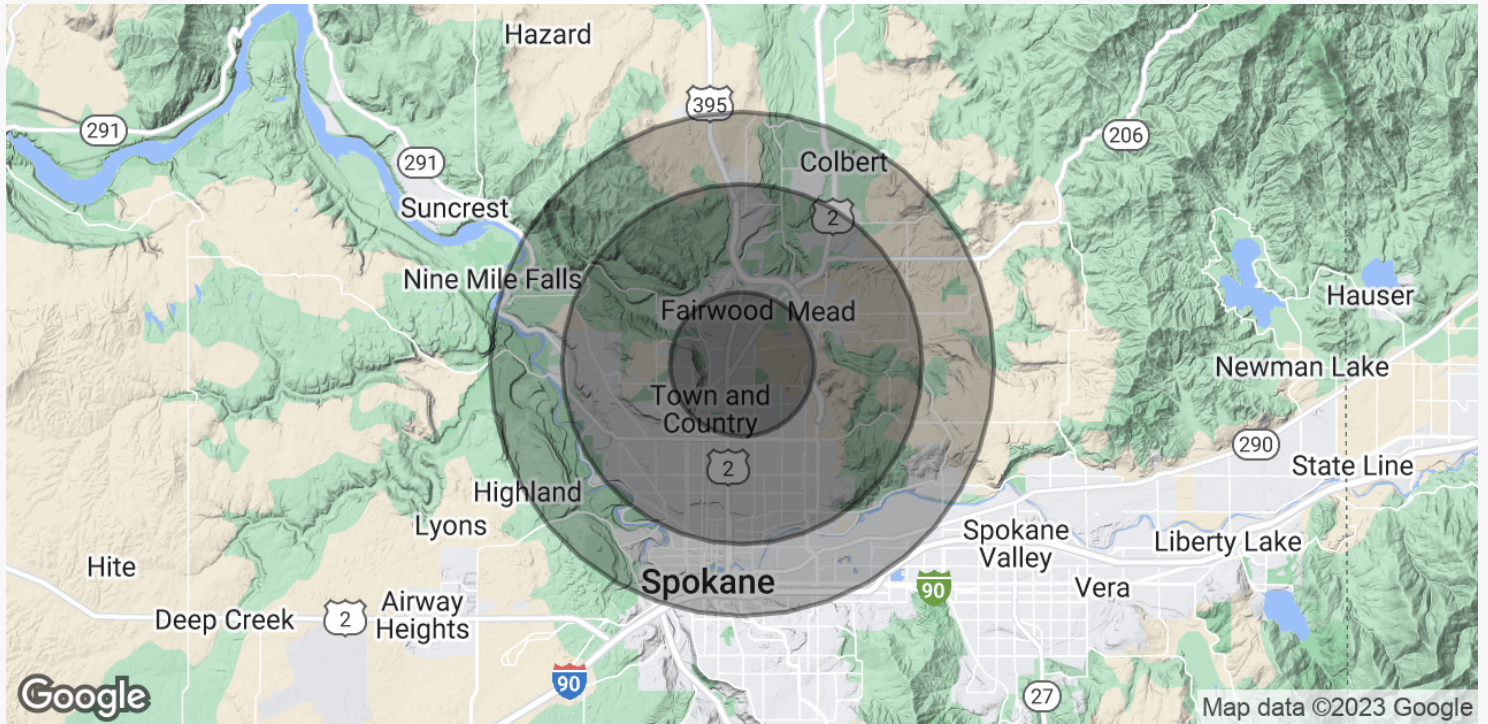
- HOPS & DROPS

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| Population          | 2 Miles   | 5 Miles    | 7 Miles    |
|---------------------|-----------|------------|------------|
| Total population    | 37,682    | 170,356    | 242,141    |
| Average age         | 33.0      | 34.0       | 34.7       |
| Households & Income | 2 Miles   | 5 Miles    | 7 Miles    |
| Total households    | 15,076    | 66,615     | 96,479     |
| # of persons per HH | 2.38      | 2.51       | 2.42       |
| Average HH income   | \$80,044  | \$84,376   | \$81,292   |
| Drive Times         | 5 Minutes | 10 Minutes | 15 Minutes |
| Total population    | 9,355     | 67,245     | 162,673    |
| Total households    | 3,816     | 27,132     | 62,867     |
| Average HH income   | 68,765    | 75,861     | 82,570     |

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