

FOR LEASE



RETAIL SPACE

603 W 3rd Avenue, Suite B – Spokane, WA

LEASE RATE: \$24.00 PSF, NNN

NNN EXPENSE: \$6.00 PSF

SPACE SIZE: ± 1,687 SF

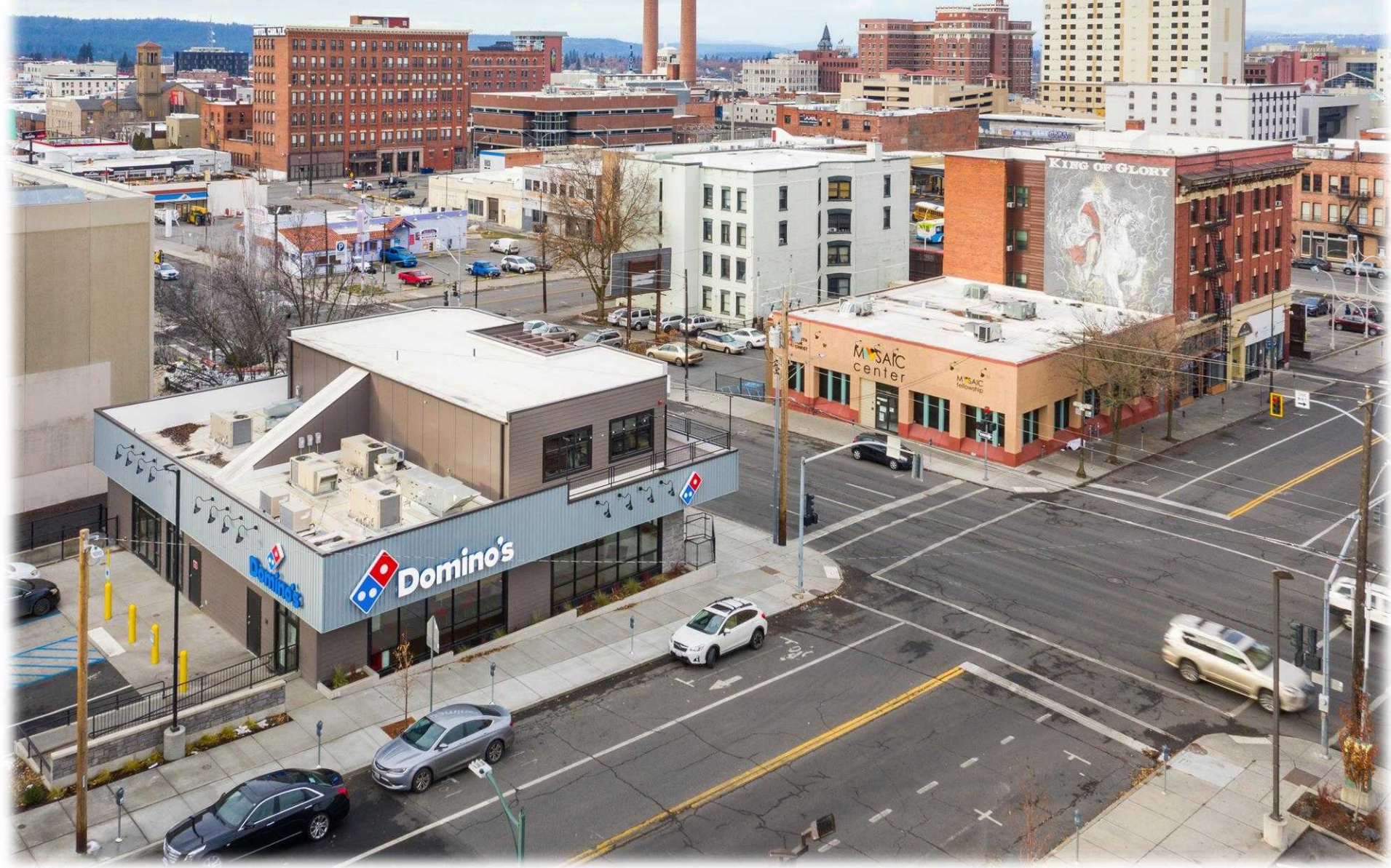
CHAD CARPER, BROKER

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**KIEMLE
HAGOOD**

Great CBD core location being close to Hospitals,
Downtown Businesses, Riverfront Park, River Park
Square and Lewis & Clark High School



PROPERTY DETAILS

603 W 3rd Avenue, Suite B
Spokane, Washington

LEASE RATE:

\$24.00 PSF, NNN

NNN EXPENSE:

\$6.00 PSF

SPACE SIZE:

$\pm 1,687$ SF

YEAR BUILT:

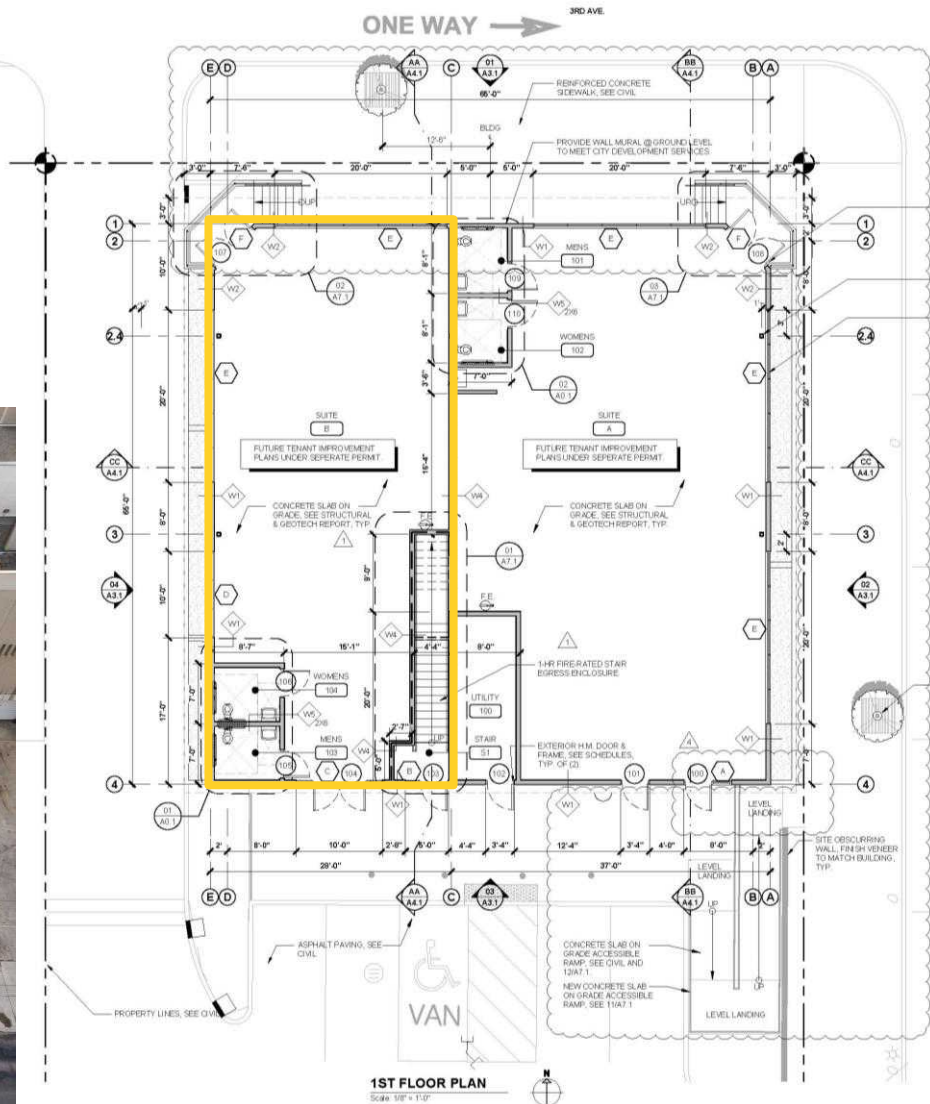
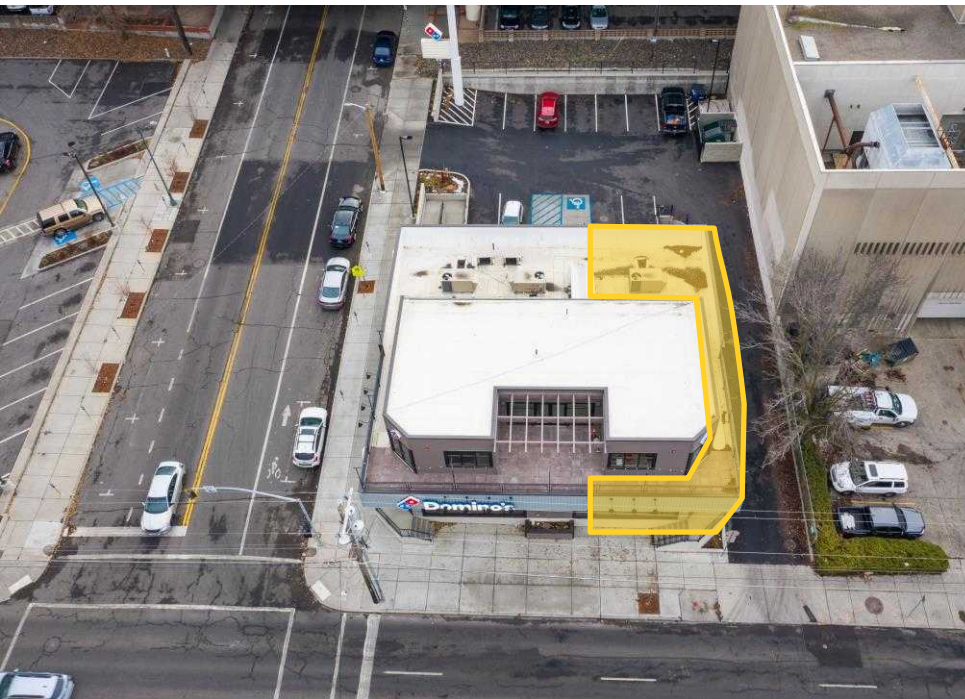
2020

BUILDING SIZE:

$\pm 6,770$ SF

LOT SIZE:

±13,068 SF



DEMOS & TRAFFIC

603 W 3rd Avenue, Suite B
Spokane, Washington

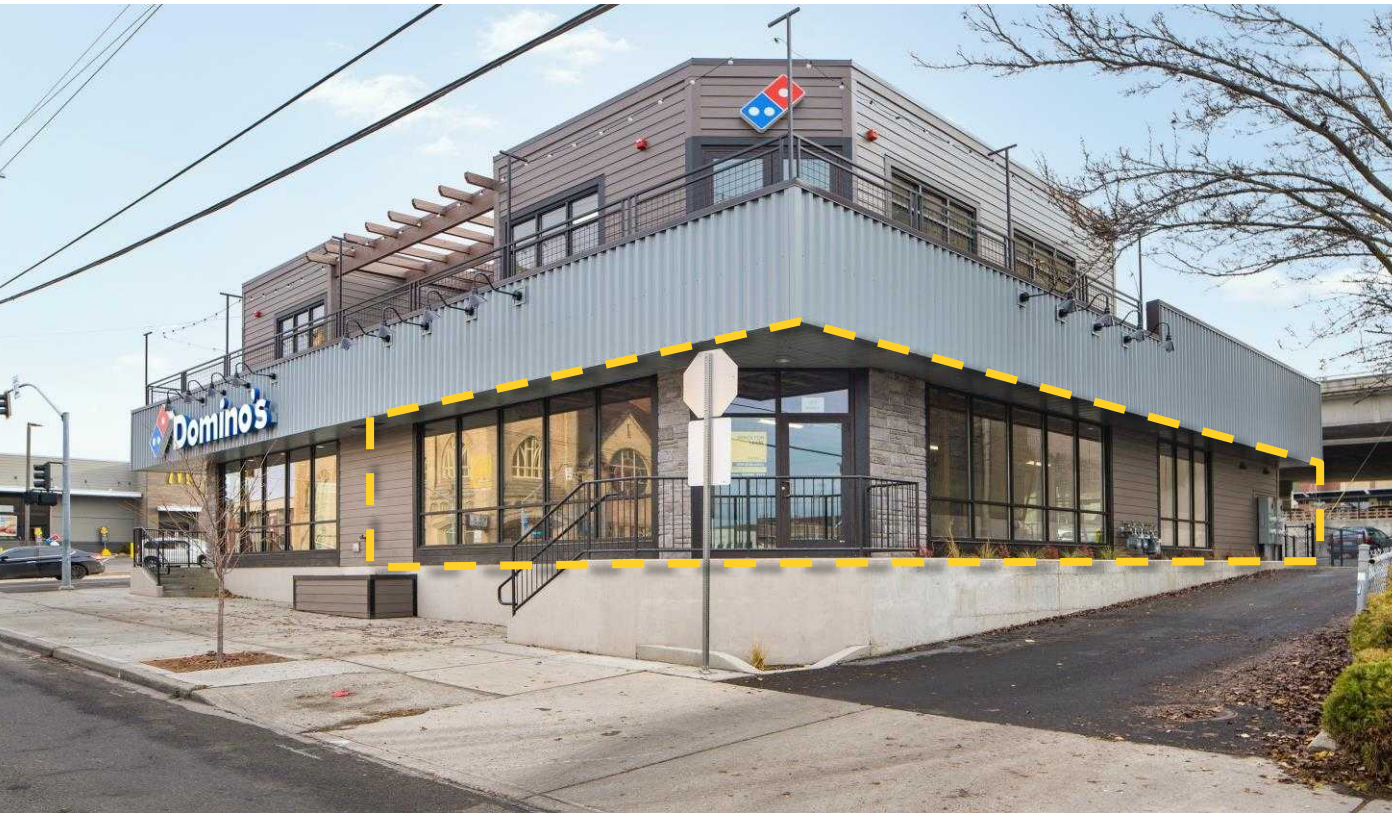
DEMOGRAPHICS

| | 1Mi | 3Mi | 5Mi |
|------------------------------------|----------|----------|----------|
| Estimated Population (23) | 16,954 | 107,103 | 225,054 |
| Projected Population (28) | 17,449 | 110,792 | 230,434 |
| Census Population (20) | 16,324 | 104,648 | 220,014 |
| Historical Annual Growth (10-20) | 1.1 % | 0.9 % | 0.9 % |
| Projected Annual Growth (23-28) | 0.6 % | 0.7 % | 0.5 % |
| Estimated Households (23) | 9,072 | 46,471 | 95,049 |
| Average Household Income (23) | \$70,442 | \$89,022 | \$93,663 |
| Median Household Income (23) | \$48,863 | \$64,154 | \$64,497 |
| Median Age (23) | 38.5 | 36.4 | 36.6 |
| Estimated Daytime Demographic (23) | 48,715 | 109,928 | 185,312 |

TRAFFIC COUNTS

3rd & Howard
±19,681 ADT

I-90 @ Howard
±99,495 ADT







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KIEMLEHAGOOD



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