

# FOR LEASE



## AVAILABLE SPACE:

#13423 | ± 850 SF | \$20.00 / SF / Year

Rental Rate | \$1,467 / Month, NNN

Est. NNN'S | \$5.53/SF

Year Built | 1988

# of Buildings | 2

Building Size | ± 8,900 SF

Land Size | ± 280,962 SF (6.45 Acres)

Parcel # | 45274.2410 (Portion of)

Zoning | Commercial

Center Tenants | Exxon, Subway & Fiesta Grande

Nearby Tenants | Safeway, STCU, Brothers Office  
Pizzeria Crush Coffee & GESA  
Credit Union

*1,000 plus residential units planned for this portion  
of the Valley.*

*Click on article below for full details.*

[South Spokane Valley Article](#)

## SKYVIEW CENTER

13423 E. 32nd Avenue  
Spokane Valley, WA 99216

View  
Location



COLIN CONWAY  
MANAGING BROKER

509.755.7595

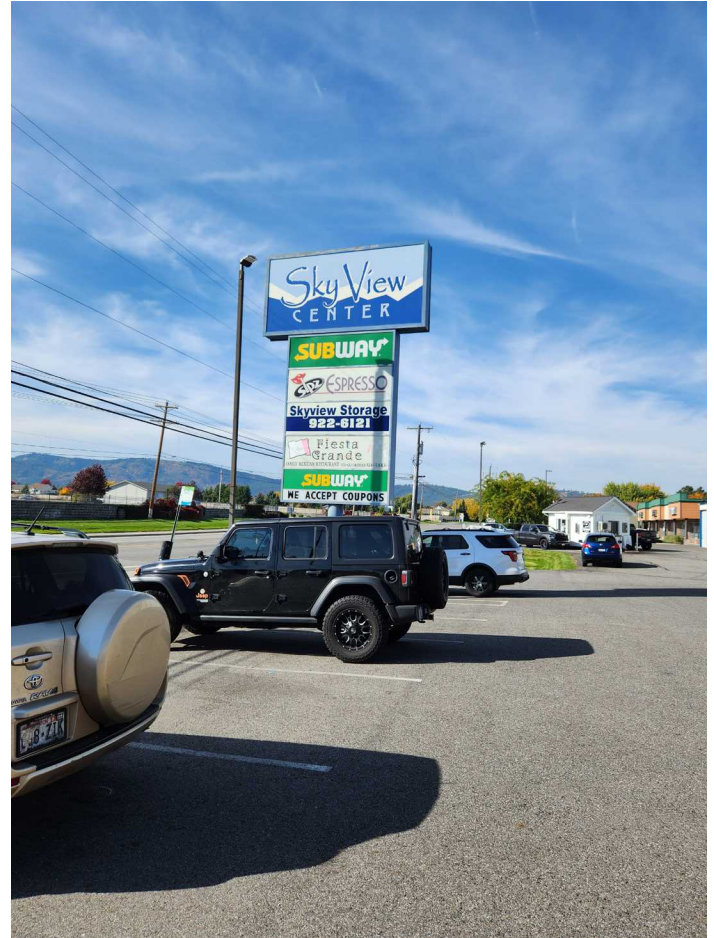
colin.conway@kiemlehagood.com

KIEMLE  
HAGOOD



# Photos & Demographics

13423 E. 32nd Avenue | Spokane Valley, WA 99216



## TRAFFIC



### Average Daily Traffic

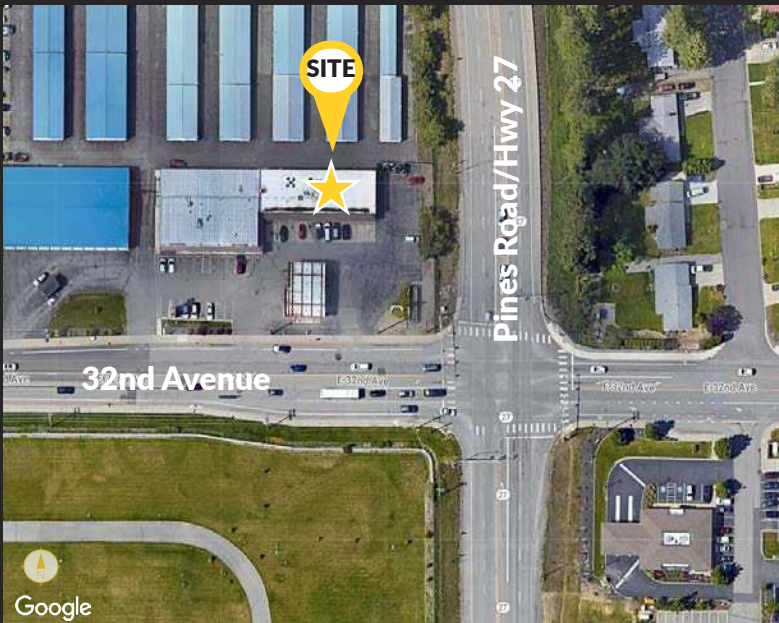
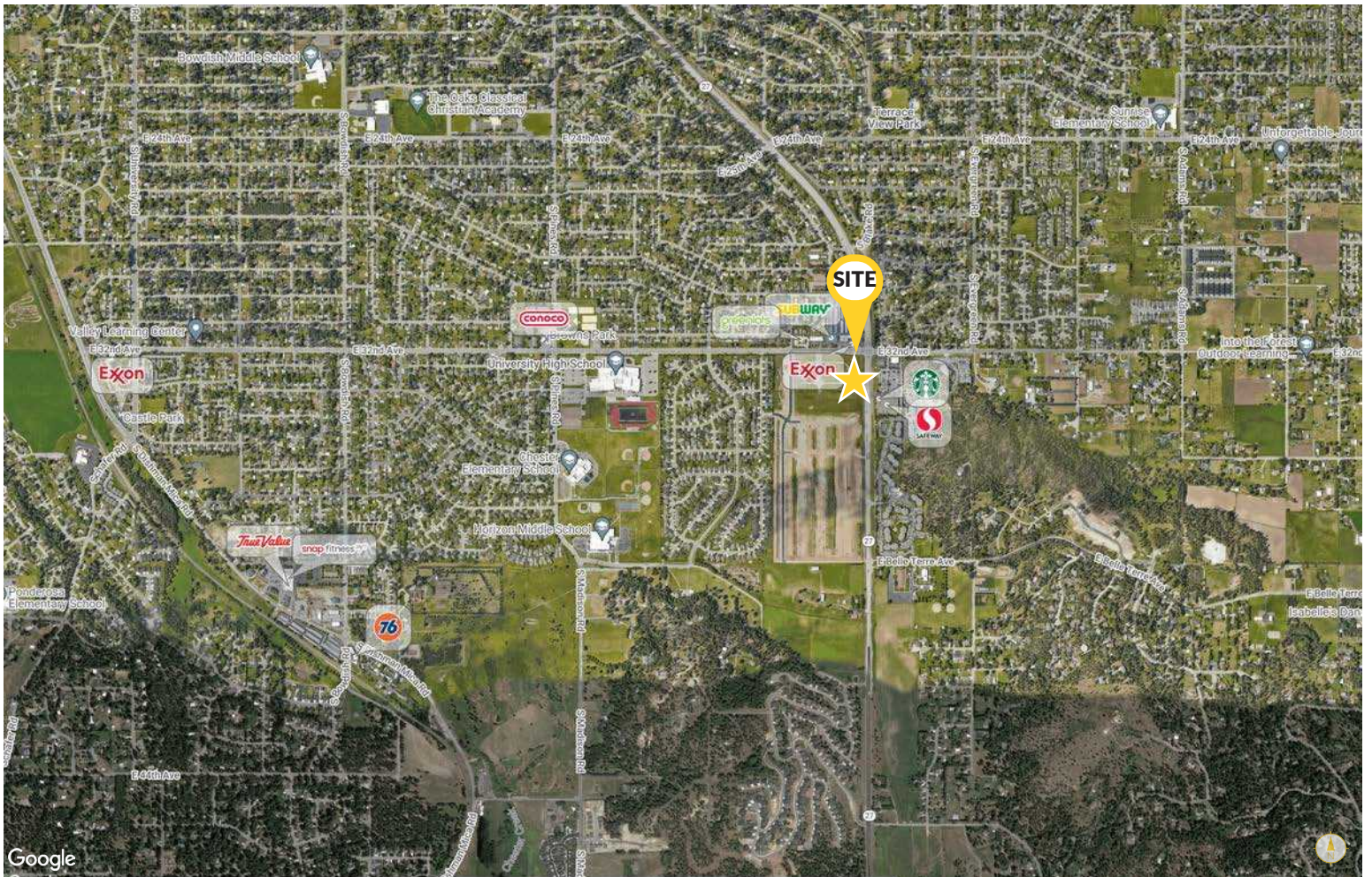
32nd @ Site: ±13,567 ADT  
 Pines Rd @ Site: ±7,843 ADT  
 32nd Ave & Pines Rd: ±21,411 ADT

## DEMOGRAPHIC



	<u>1mi</u>	<u>3mi</u>	<u>5mi</u>	<u>10mi</u>
Estimated Pop 2023	10,569	65,127	112,105	310,635
Projected Pop 2028	11,107	68,369	116,785	321,263
Proj Ann Growth (23-28)	1.0%	1.0%	0.8%	0.7%
Estimated Daytime Pop	4,164	33,984	75,079	244,358
2023 Average HHI	\$117,171	\$105,756	\$100,015	\$105,273
2023 Median HHI	\$93,559	\$81,235	\$76,008	\$78,962





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**MANAGING BROKER**

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SPOKANE, WA 99201

## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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