

# FOR LEASE



## RETAIL OPPORTUNITY

- Total Building Size | ±7,142 SF
- Total Lot Size | ±12,768 SF
- Parcel # | 45173.1520
- Year Built | 1974; Renovated in 1979
- Ample Parking | 70 Stalls (7.1/100)
- Excellent Visibility & Signage Available

## AVAILABLE SPACE

### SUITE E

- Suite Size | ±515 SF
- Rent PSF | \$12.00 PSF / \$8.57 NNN PSF

### SUITE EE

- Suite Size | ±1,190 SF
- Rent PSF | \$8.00 PSF / \$8.57 NNN PSF

\*Suites E & EE can be combined and leased together

## SPRAGUE AVENUE RETAIL CENTER

9405 E Sprague Avenue  
Spokane Valley, WA 99206

View  
Location



**RICHARD FOX, BROKER**

509.755.7580

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**JAY CARSON, BROKER**

509.862.5454

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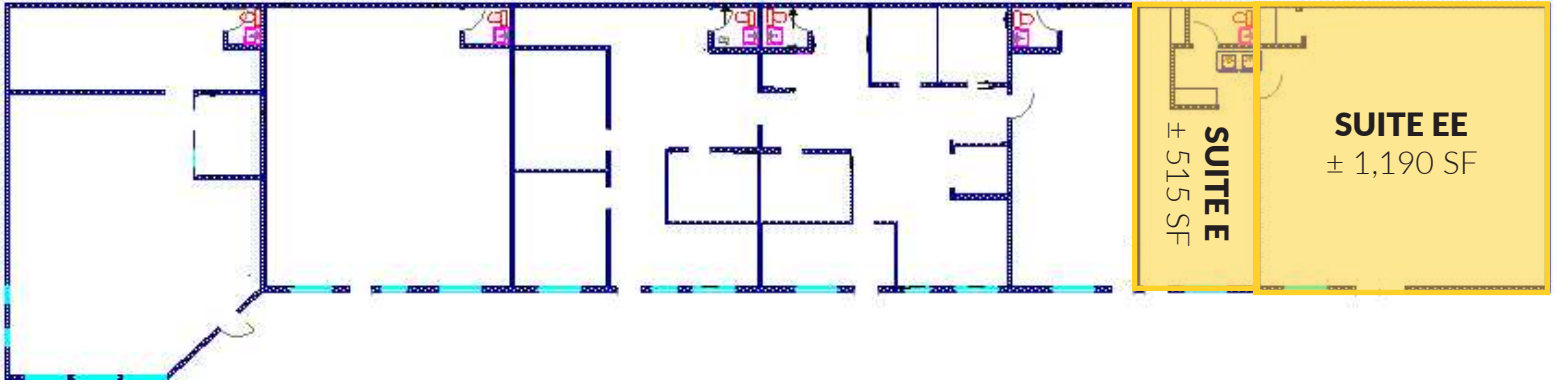
**TONY KING, PROPERTY MANAGER**

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# FLOOR PLAN



## SUITE E

Suite Size | ± 515 SF  
 Rent PSF | \$12.00 PSF / \$8.57 NNN PSF  
 Available October 1st, 2023

## SUITE EE

Suite Size | ± 1,190 SF  
 Rent PSF | \$8.00 PSF / \$8.57 NNN PSF  
 Suites E & EE can be combined and leased together

## DEMOGRAPHICS



Est Pop 2022	9,607	69,568	155,241
Projected Pop 2027	9,915	71,743	162,231
Proj Ann Growth (22-27)	0.6%	0.6%	0.9%
Est Daytime Pop	21,837	22,273	43,140
2022 Average HHI	\$63,972	\$73,225	\$80,013
2022 Median HHI	\$55,624	\$60,004	\$66,719

## TRAFFIC



### Average Daily Traffic

East Sprague Avenue - Westbound:

± 14,500 ADT

North Mullan Road - Northbound:

± 10,200 ADT



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### TENANTS:

Gifted Hands Salon & Supply  
 Spokane Valley Licensing  
 Bedard & Associates



SPOKANE VALLEY  
 LICENSING, INC.

AUTO-LICENSING

Bedard & Associates  
 Professional Benefits Management, L.L.C.



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601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201



**OFFICE LOCATIONS**

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

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