

For Lease  
**Retail**

**NAI**Black



## St. Johns Square

1314 S Grand Blvd  
Spokane, Washington 99202

### Property Description

Great South Hill Exposure

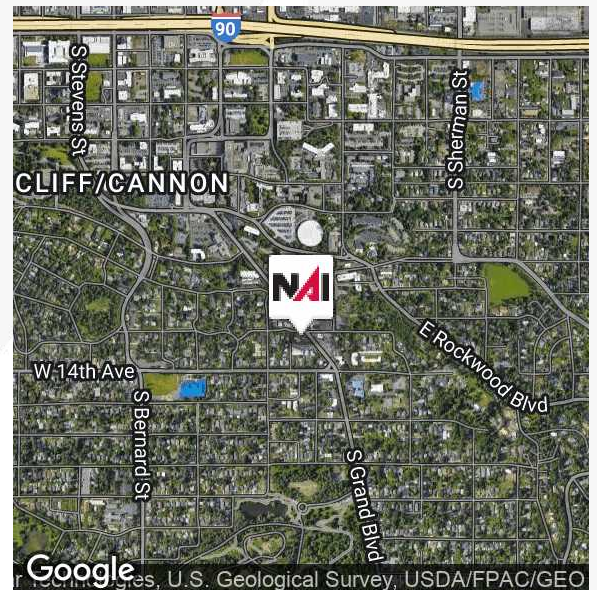
Space Available:

- Unit #3: 1,120 SF ±

Grand Blvd Traffic: 19,934 ADT ±

Businesses Nearby Include:

Papa Murphy's, Lindaman's Bistro, AAA Cruise & Travel, Allie's Vegan Pizzeria & Café, 7-Eleven, Verizon, & Baskin-Robbins.



**Lease Rate: \$24.00 SF/YR (NNN)**

For more information

**Chris Bell, SIOR**

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**James Black III, CCIM**

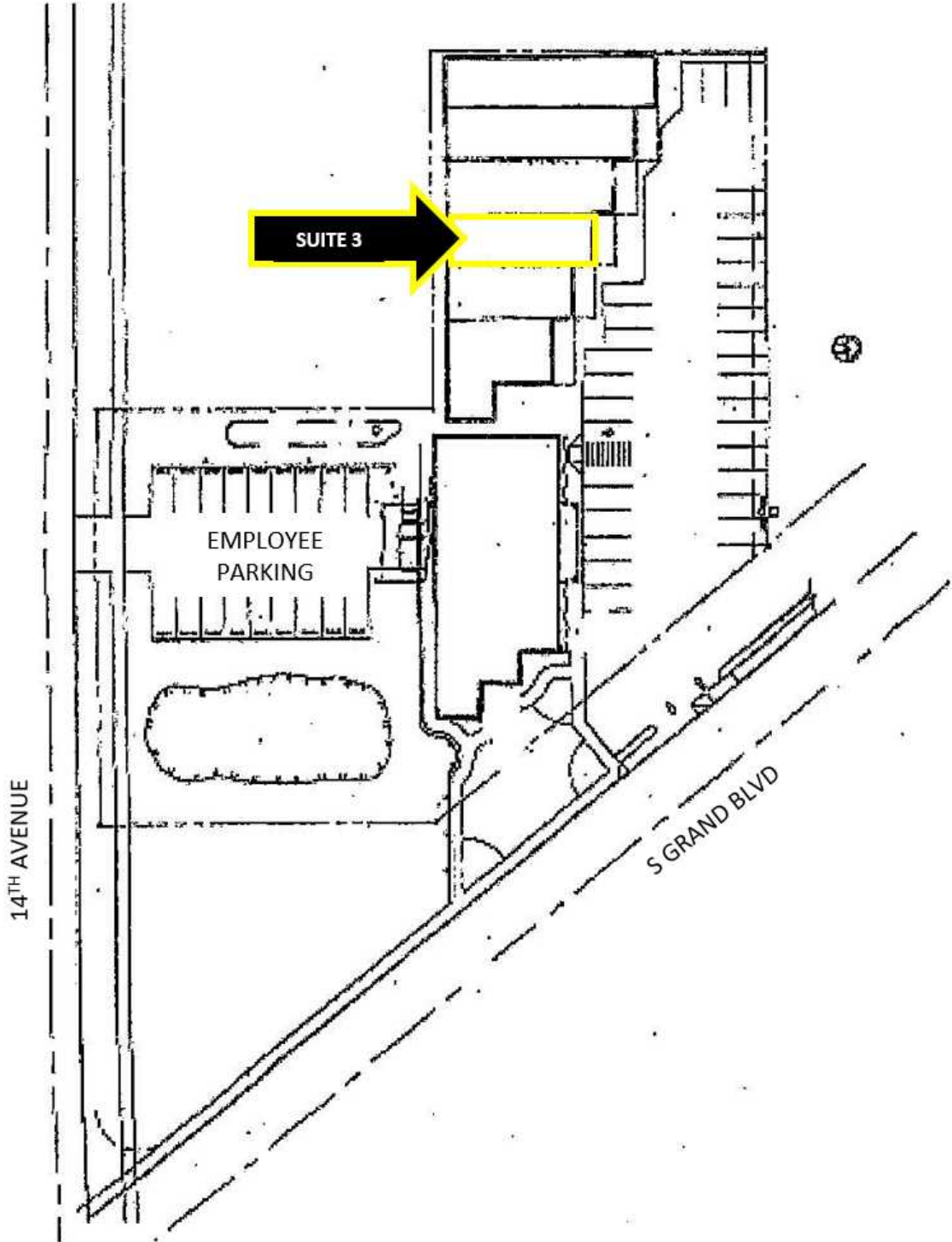
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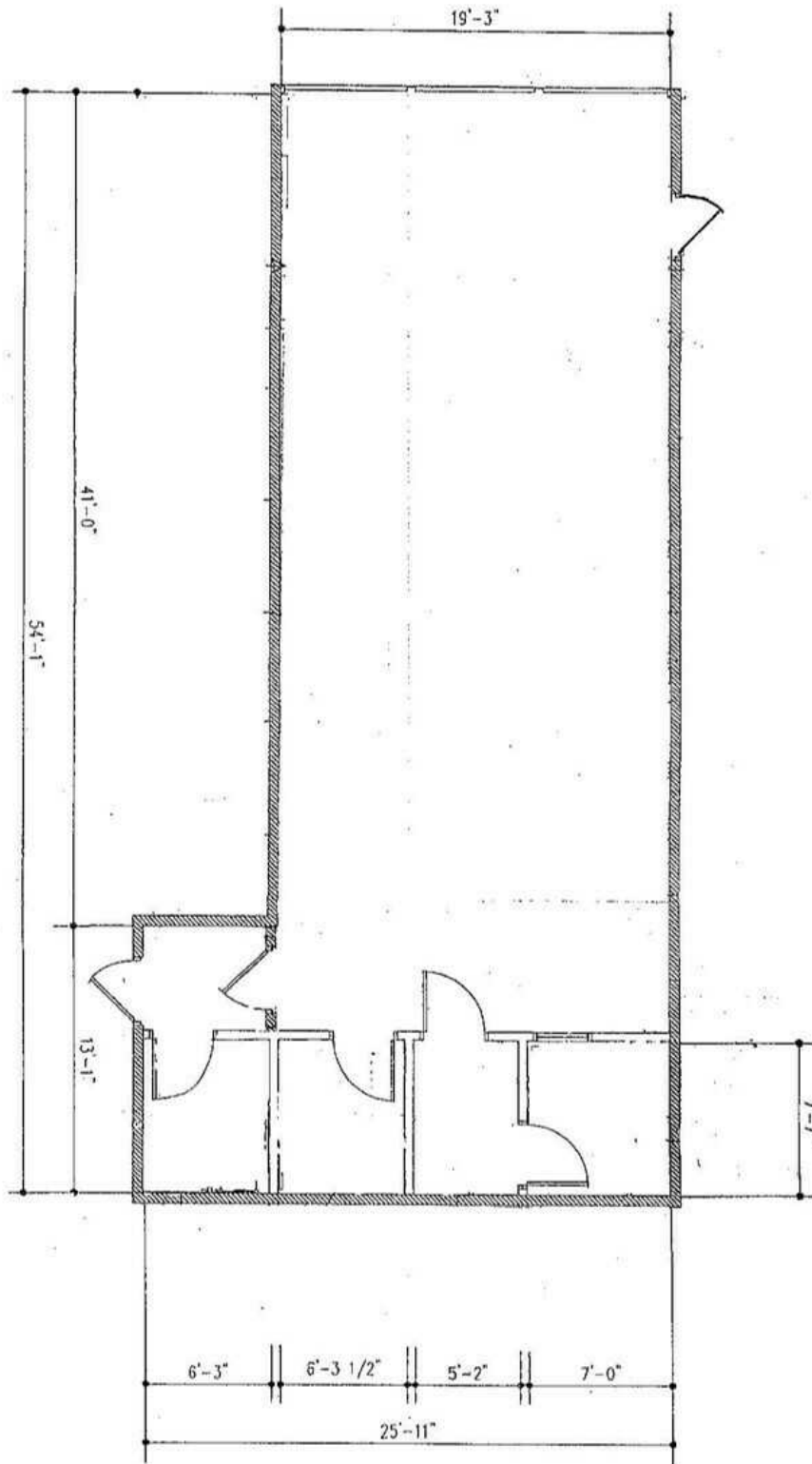
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## Site Plan





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By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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**SITE**

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	970	3,790	15,539
Average Age	40.3	42.6	42.0
Average Age (Male)	39.3	41.9	40.8
Average Age (Female)	40.0	43.2	43.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	542	1,984	8,060
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$86,247	\$75,679	\$71,841
Average House Value	\$315,338	\$289,598	\$244,310

\* Demographic data derived from 2020 ACS - US Census

