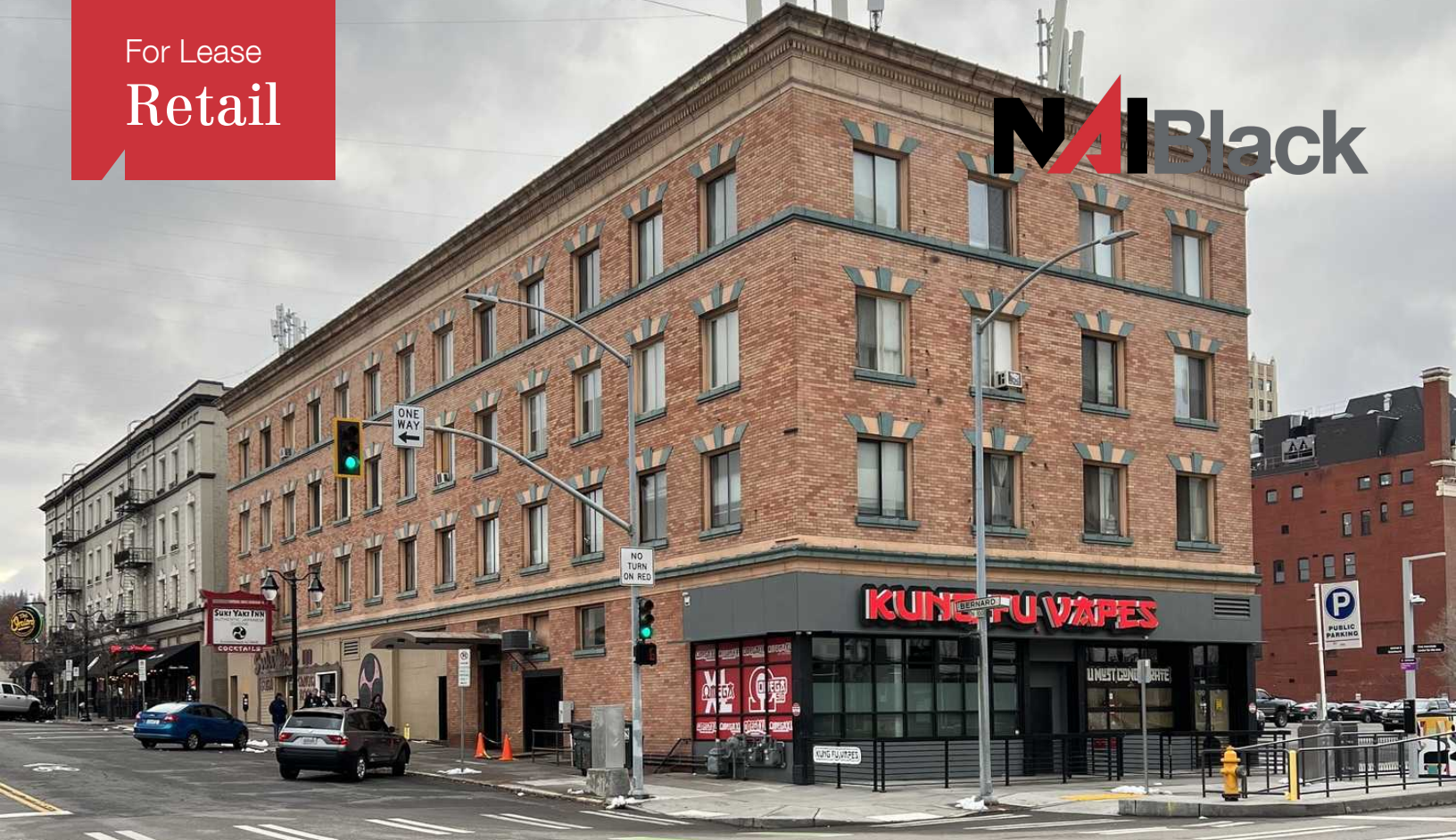


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NAIBlack



301 W Main Avenue & 119 N Bernard Street

Spokane, Washington 99202

Property Description

Total Space Available: 6,670± SF

- Former Suki Yaki Inn Space: 4,400± SF
- Former Kung Fu Vapes: 2,266± SF

Basement Storage Space is Negotiable

Located on the corner of Bernard and Main, directly across from the Grand Hotel

Newer Retail District with remodeling of the former Huppins Building & Bennett Block

Professional Property Management in place

Owner is a Licensed Real Estate Broker

Former Suki Yaki Inn has all FF&E (\$13.64 psf)

- Area #4: \$5,000/mo.

Former Kung Fu Vapes is gorgeous (\$26.48 psf)

- Area #1, #1A & #2: \$5,000/mo.

Total Main Floor is \$10,000/mo. (\$18.00 psf)



For more information

Bryan Walker

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bwalker@naiblack.com

Dave Black, SIOR CCIM

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509 623 1000 tel

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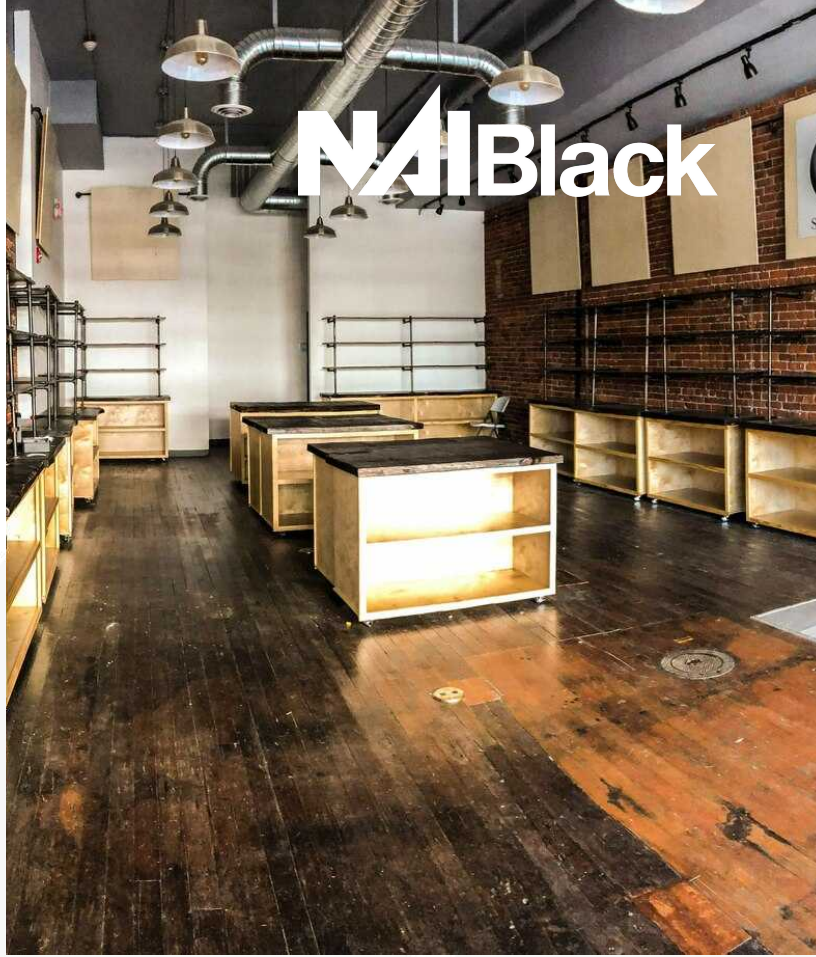
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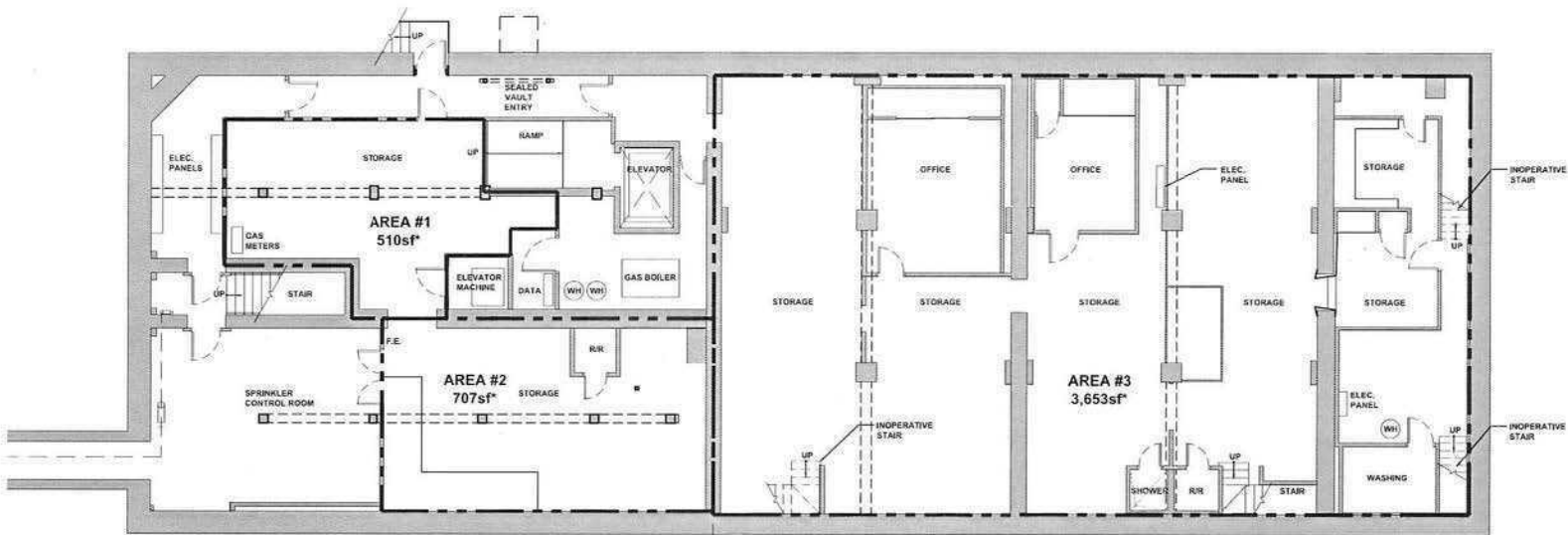
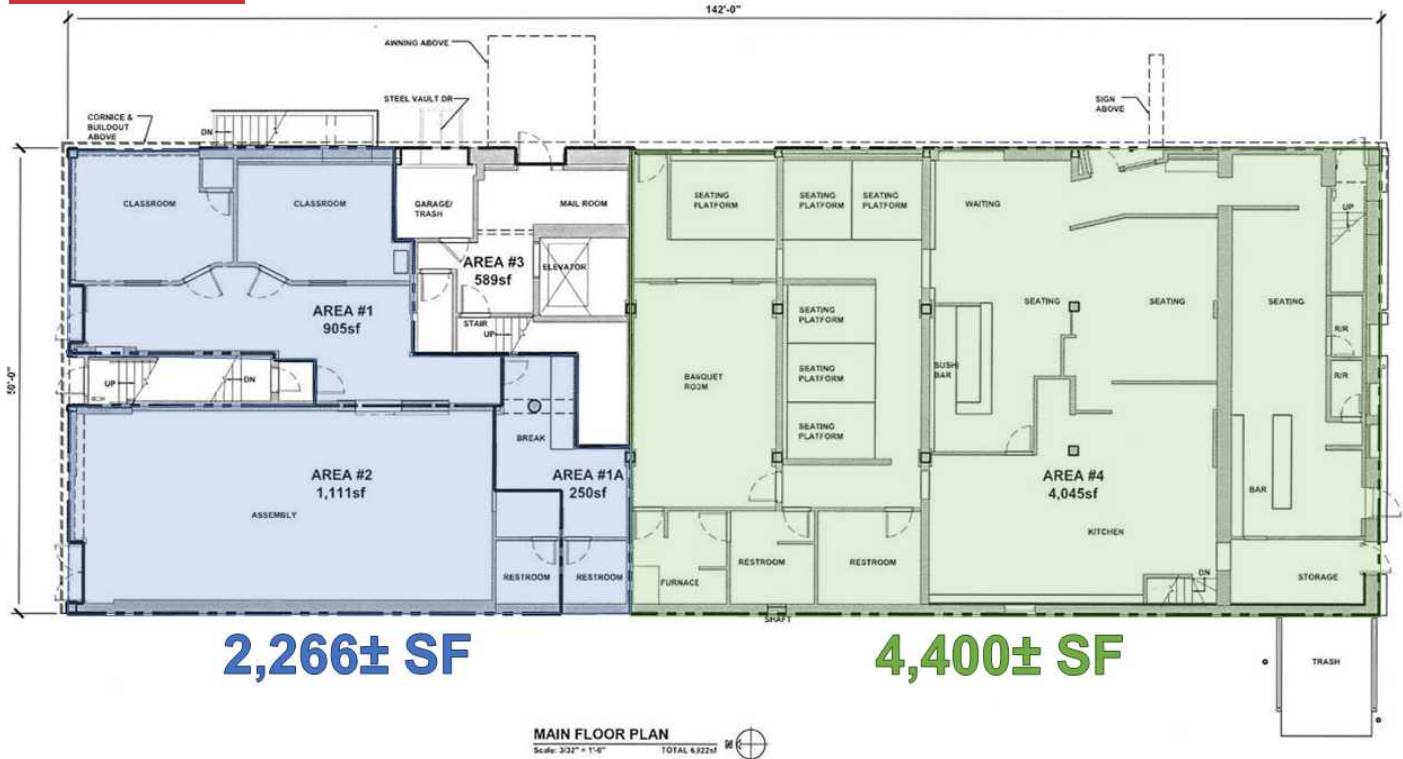


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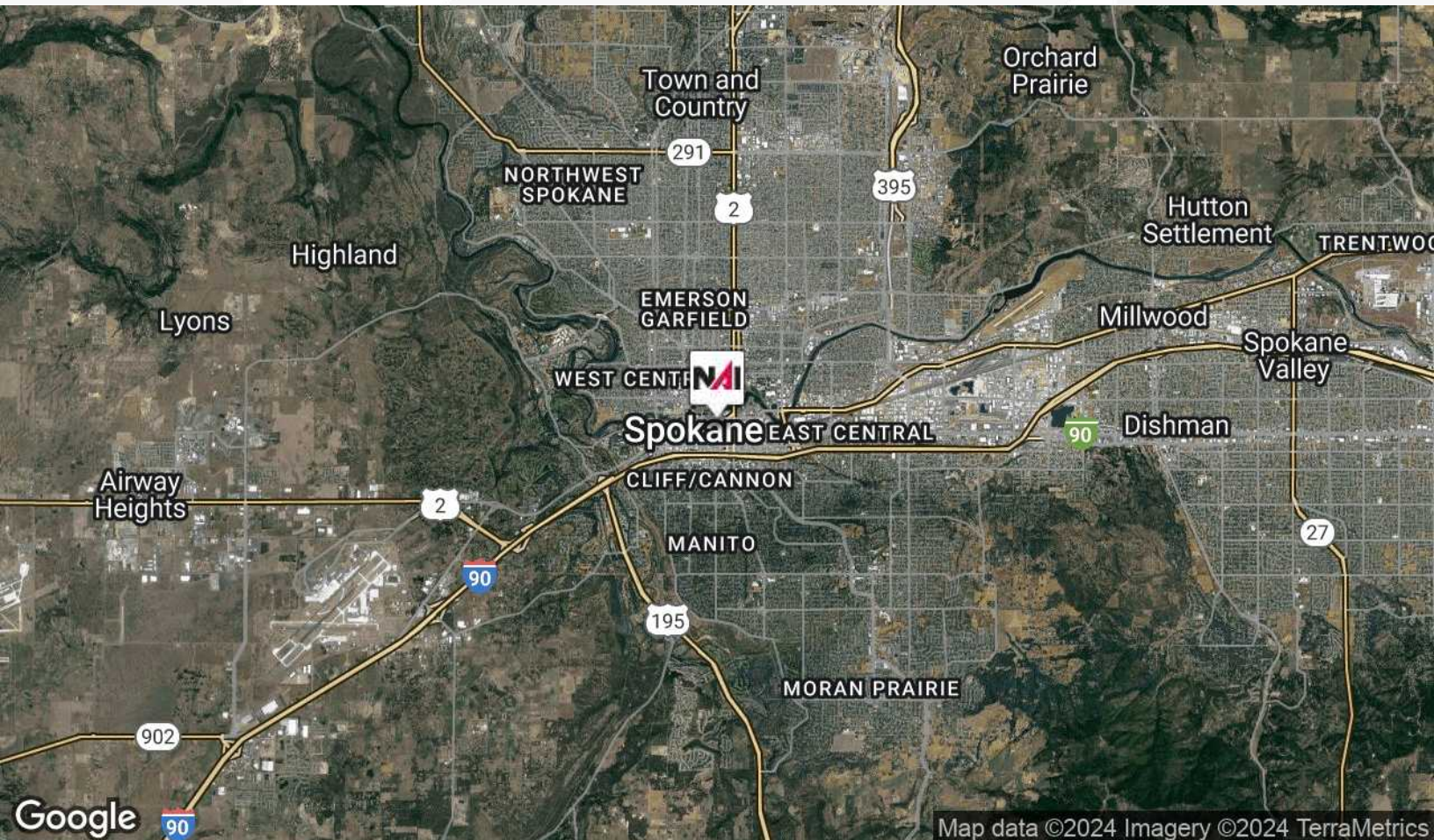
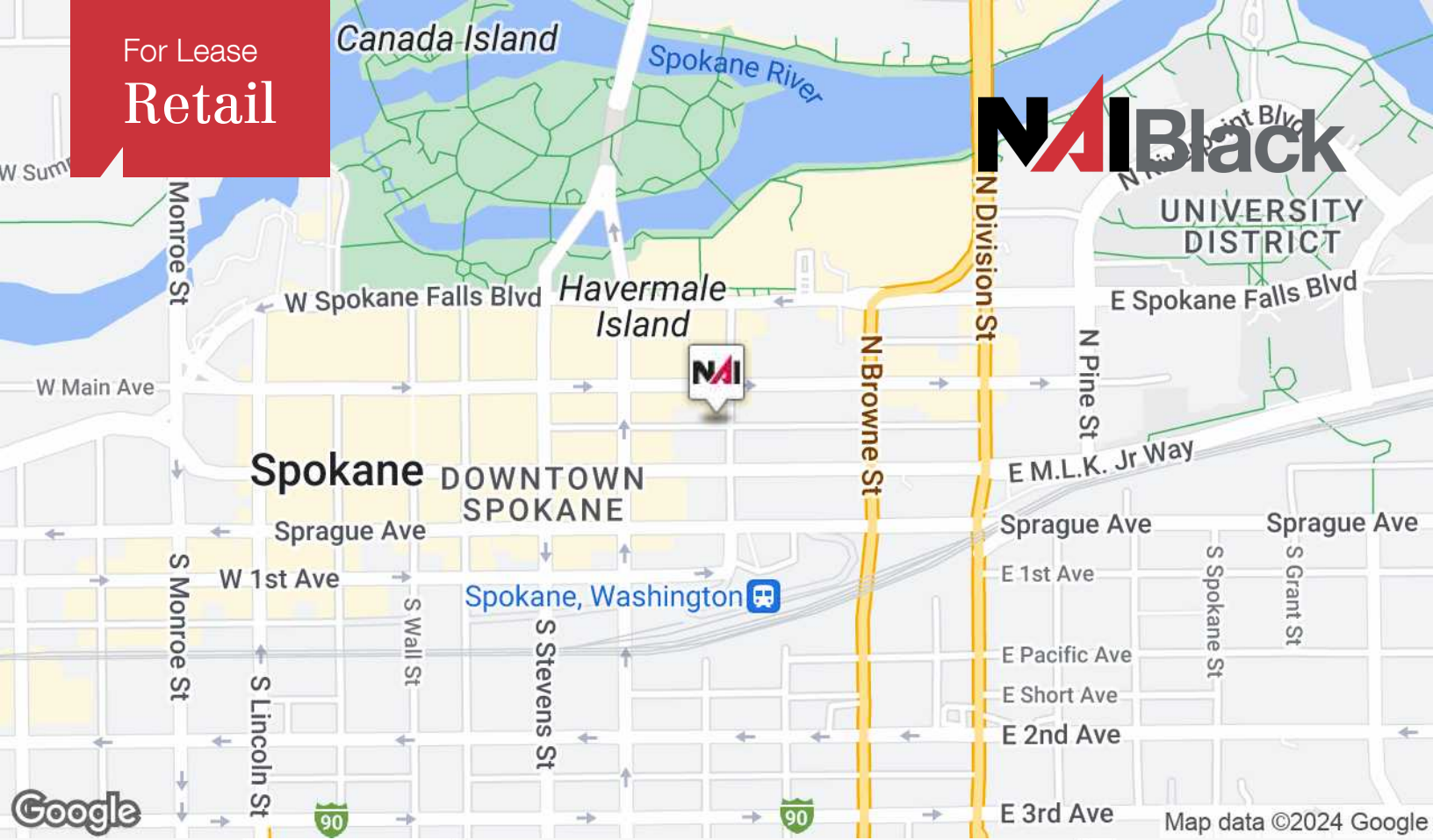


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Population	1 Mile	2 Miles	3 Miles
Total Population	14,089	58,639	109,073
Average Age	37.0	36.8	37.9
Average Age (Male)	36.2	36.6	37.1
Average Age (Female)	37.4	37.2	39.1

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	7,321	28,752	51,955
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$40,172	\$55,734	\$61,519
Average House Value	\$149,726	\$177,020	\$199,757

* Demographic data derived from 2020 ACS - US Census

