

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

C: 509 951 3669 bwalker@naiblack.com

Dave Black, SIOR CCIM

O: 509 622 3535 dblack@naiblack.com

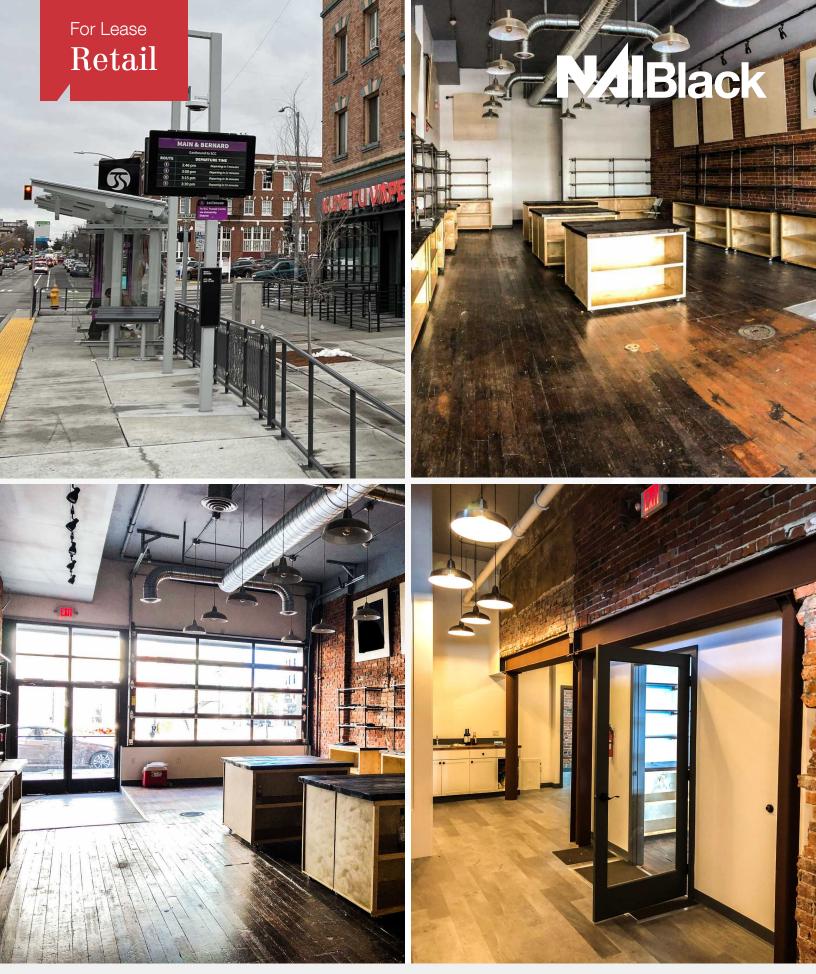
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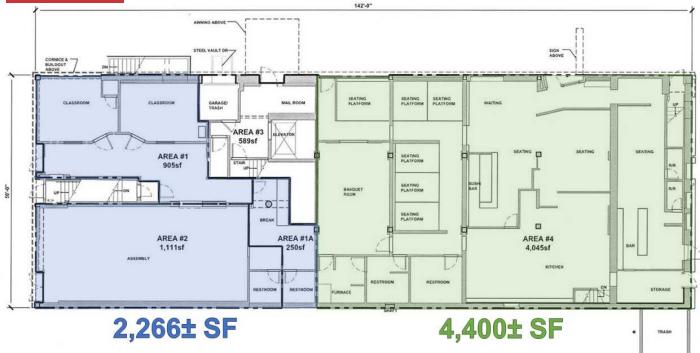


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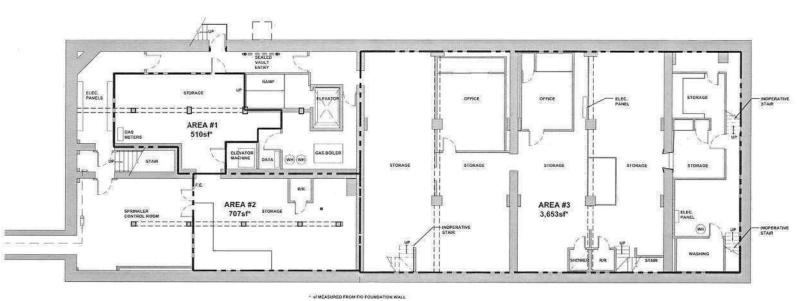
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For Lease Retail





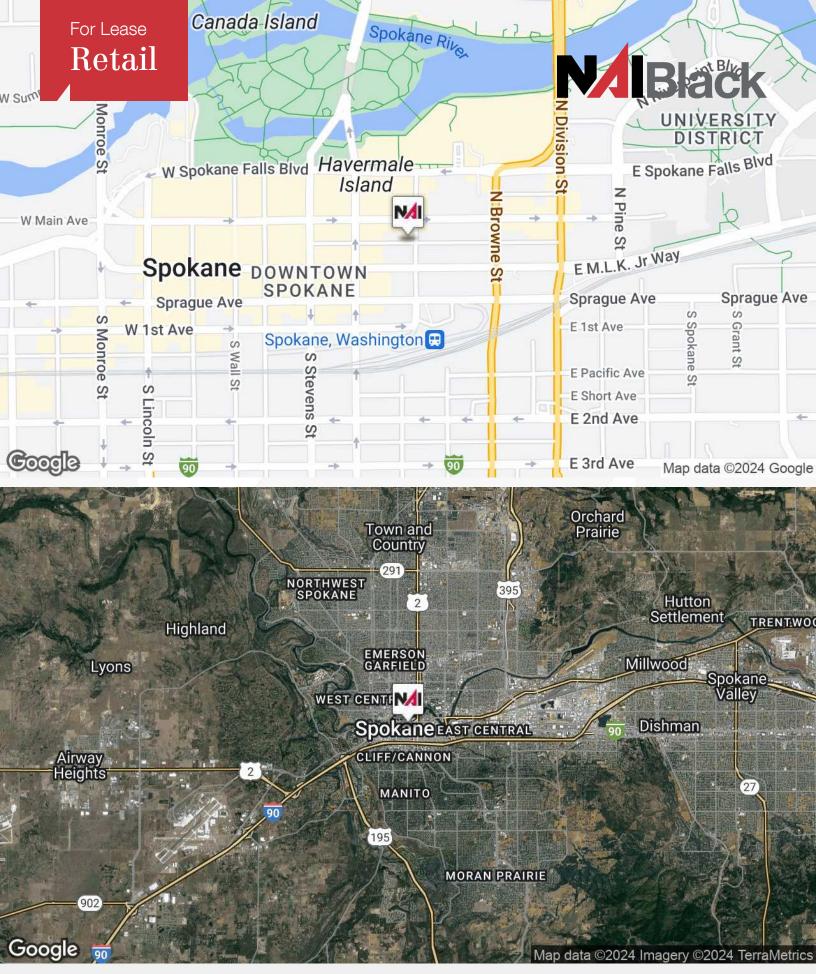
MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

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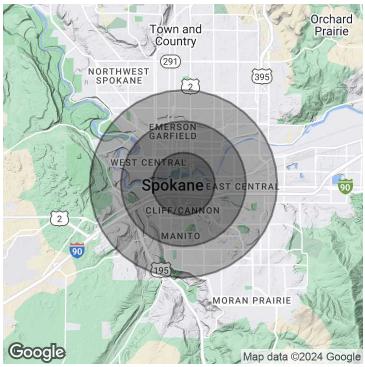






Population	1 Mile	2 Miles	3 Miles
Total Population	14,089	58,639	109,073
Average Age	37.0	36.8	37.9
Average Age (Male)	36.2	36.6	37.1
Average Age (Female)	37.4	37.2	39.1
Households & Income	1 Mile	2 Miles	3 Miles
Households & Income Total Households	1 Mile 7,321	2 Miles 28,752	3 Miles 51,955
Total Households	7,321	28,752	51,955

* Demographic data derived from 2020 ACS - US Census



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