

For Sublease
Retail

NAIBlack



12606 E Sprague Ave

Spokane, Washington 99216

Property Description

Space Available: 34,700 SF ±

Parcel Size: 3.78 Acres

Year Built : 1974

Excellent Location on E Sprague and S Pines Rd

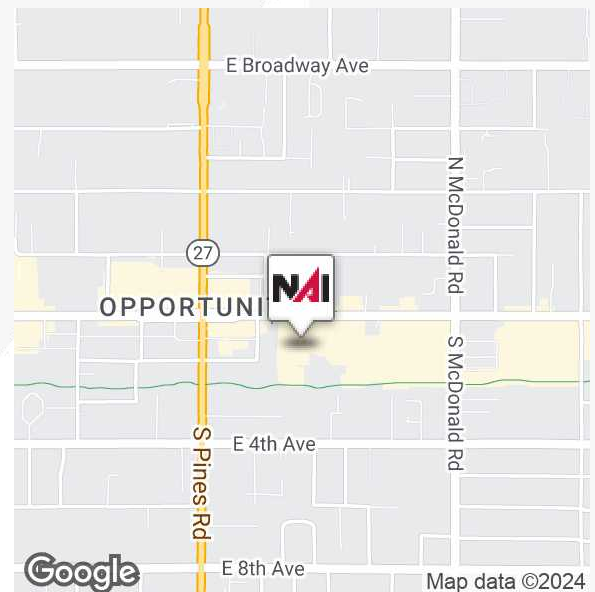
Traffic Counts:

E Sprague Ave - 23,300 ± ADT

S Pines Rd - 16,100 ± ADT

Master Lease Expires August 31, 2028

Lease Rate: \$10.00 sf/yr (NNN)



For more information

Chris Bell, SIOR

O: 509 622 3538

cbell@naiblack.com

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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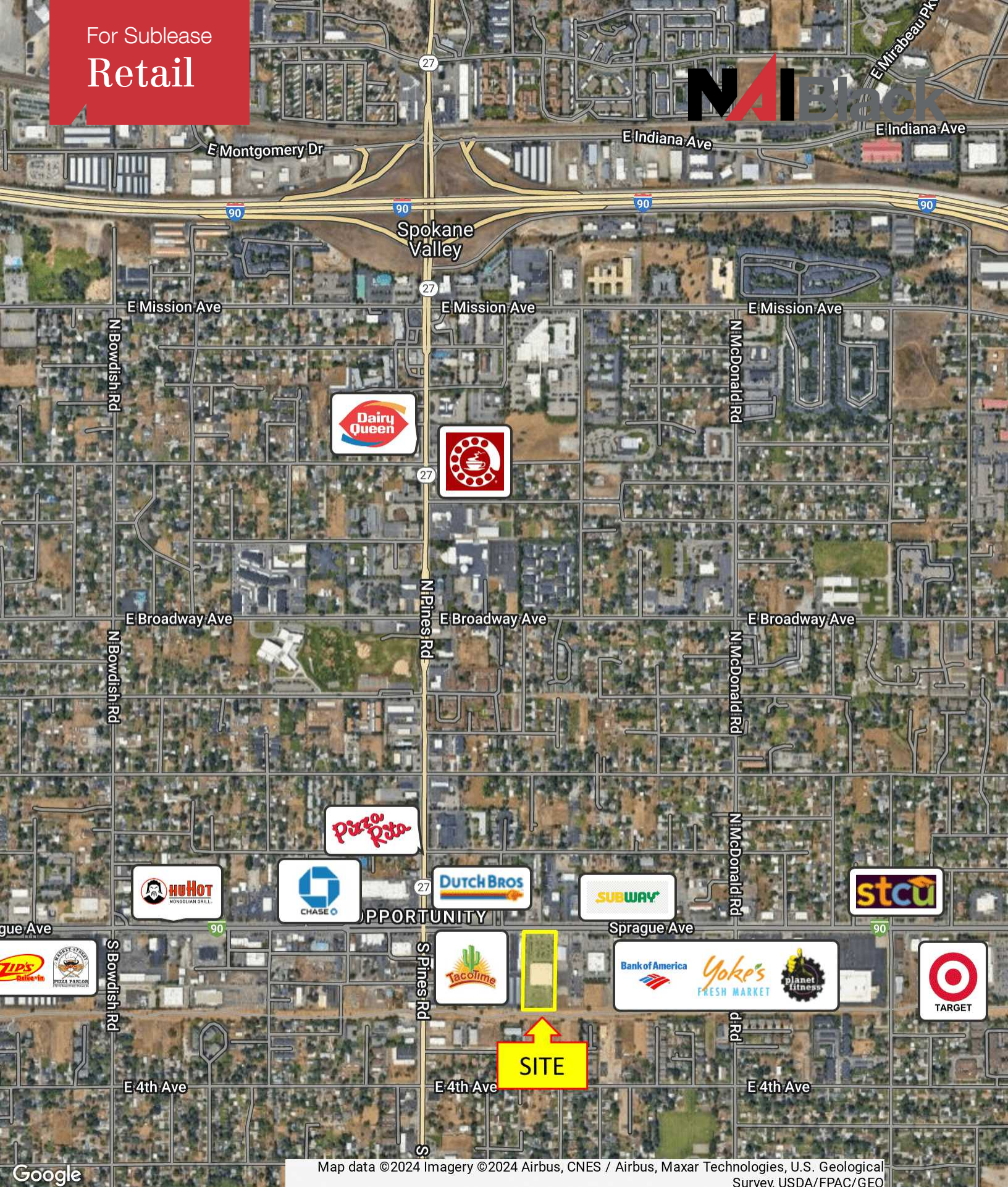


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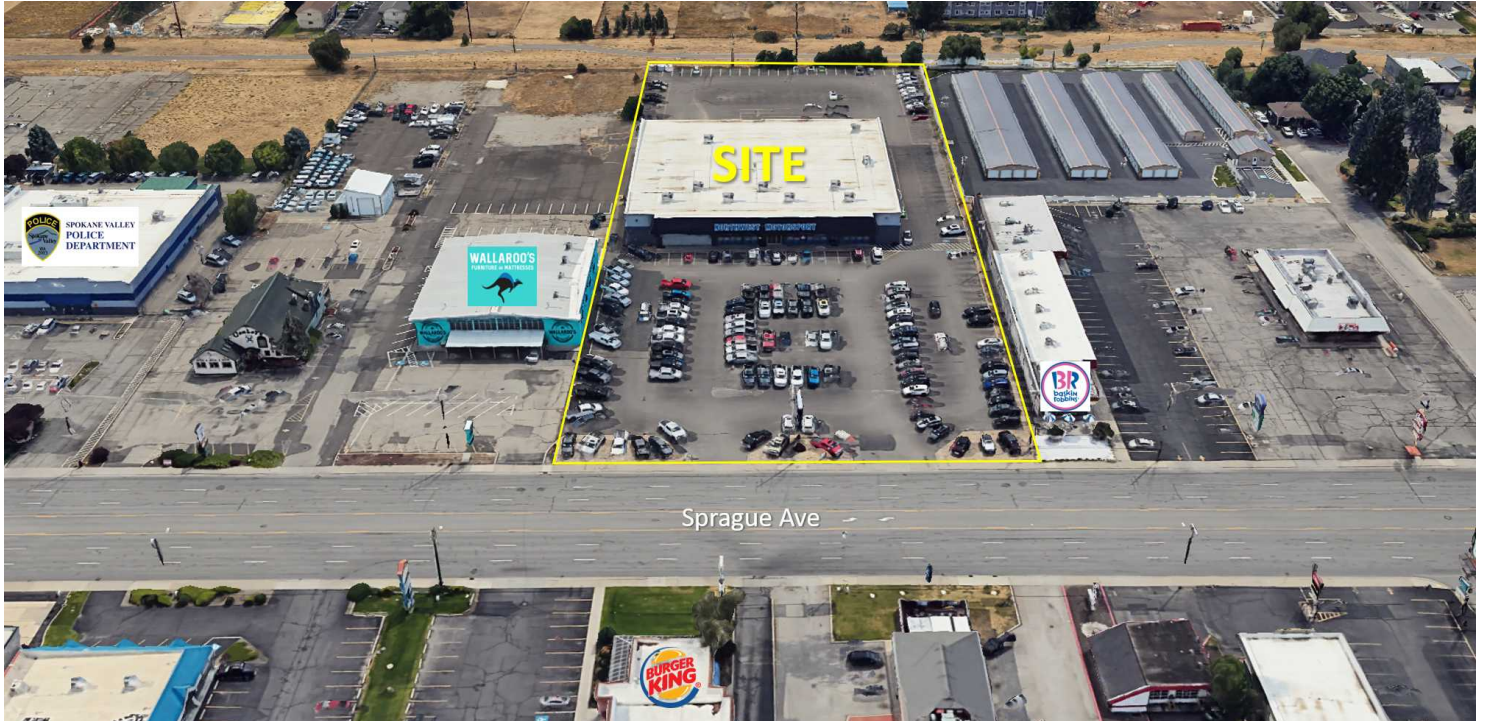
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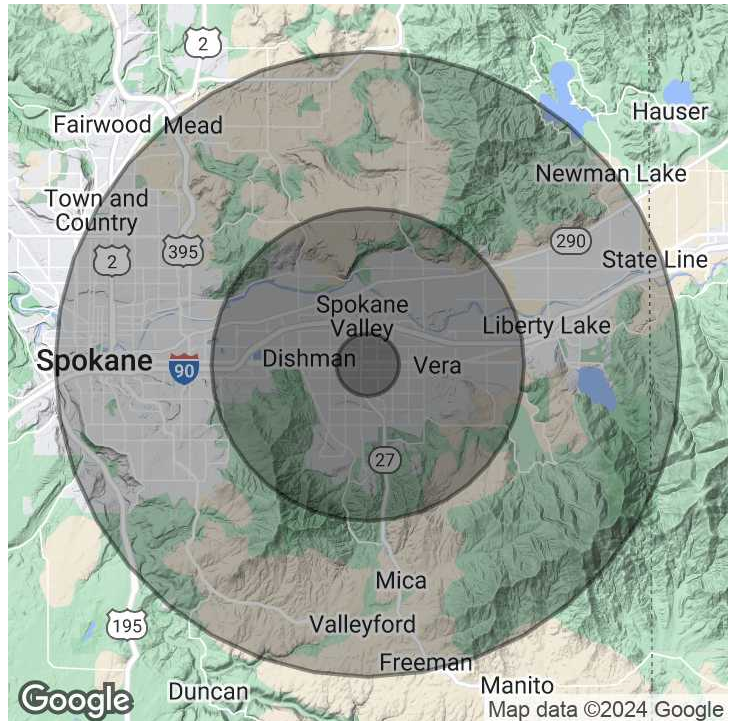
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Population	1 Mile	5 Miles	10 Miles
Total Population	12,860	117,407	336,737
Average Age	38.6	39.5	39.0
Average Age (Male)	36.4	37.3	37.6
Average Age (Female)	41.5	41.4	40.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	6,268	50,723	149,729
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$56,518	\$73,906	\$72,536
Average House Value	\$190,467	\$233,276	\$226,521



* Demographic data derived from 2020 ACS - US Census

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