

# FOR LEASE



Excellent Retail Location on Division Street & Magnesium Road

## THREE BAY RETAIL CENTER

8702 North Division Street  
Spokane, Washington 99218

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# LEASE DETAILS

8702 North Division Street  
Spokane, Washington 99218

## Excellent Retail Location on Division Street & Magnesium Road

Suite	Suite A
Suite SF	$\pm 1,500$ SF
Lease Type	NNN
Rental Rate	\$20.00 PSF + NNN
Estimated NNN	\$7.20 PSF

## BUILDING DETAILS

Building SF	$\pm 10,570$ SF
Parcel	36202.0017
Zoning	General Commercial (GC-70)
Parking Stalls	53 Stalls (5.0 per 1,000 SF)
Signage	Monument & Façade
Access	Division Street & Magnesium Road
Co-Tenants	O'Reilly Auto Parts & CosmoProf



# THE SURROUNDING AREA

8702 North Division Street  
Spokane, Washington 99218





# DEMOS & TRAFFIC

8702 North Division Street  
Spokane, Washington 99218



## DEMOGRAPHICS



	1MI	3MI	5MI
Estimated Population (23)	11,611	88,776	186,136
Projected Population (28)	11,920	90,611	192,008
Projected Annual Growth (23-28)	0.5 %	0.4 %	0.6 %
Estimated Households (23)	4,724	35,594	73,031
Average Household Income (23)	\$87,445	\$90,102	\$90,874
Median Household Income (23)	\$67,297	\$67,755	\$68,788
Median Age (23)	35.6	35.9	36.0
Estimated Daytime Demographic (23)	12,206	54,100	117,966

## TRAFFIC COUNTS



North Division Street: ± 37,300 ADT

East Magnesium Road: ± 8,300 ADT



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