

For Lease
Retail

NAIBlack



Manito Shopping Center

802 E. 29th Ave.
Spokane, Washington 99203

Property Highlights

- **Available Spaces:**
 - Warehouse - 5,000 SF ±
 - Retail, Suite 3 - 648 SF ±
- Located on High Traffic Corner in Desirable South Hill Neighborhood
- Great Visibility
- Prominent Pylon Signage on S. Grand Blvd. and E. 29th St.
- Traffic Count on E. 29th St. & S. Arthur St.: 19,700 VPD
S. Grand Blvd & E. 28th St.: 13,700 VPD
- Co-Tenants Include: Super 1 Foods, STCU, Rite Aid, Sola Salon, Manito Tap House, Verizon Wireless, Ross Dress for Less, Beyoutiful Hot Yoga, Lake City Physical Therapy



Available Spaces

Spaces	Lease Rate	Size (SF)
Warehouse	\$2,500 Mo/NNN	5,000 SF
Retail, Suite 3	\$1,500 Mo/Gross	648 SF

For more information

Stephen Pohl

Managing Broker Retail

O: 509 622 3568

spohl@naiblack.com

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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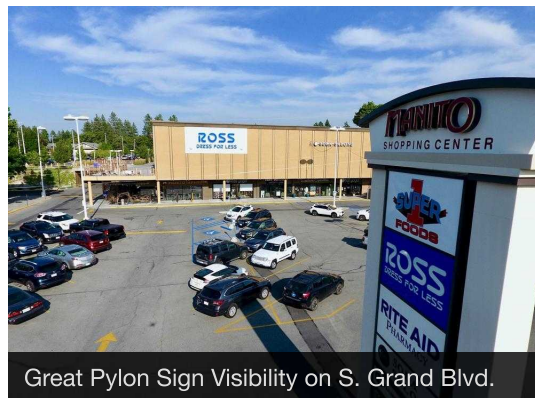
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521 Parking Stalls, Approximately 4.29 Stalls per 1,000 SF of Building Area



Grand Blvd. Lower Retail



Great Pylon Sign Visibility on S. Grand Blvd.



High Volume Traffic Intersection

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802 E 29th Ave, Retail, Suite 3



802 E 29th Ave, Retail, Suite 3 - Interior of Space

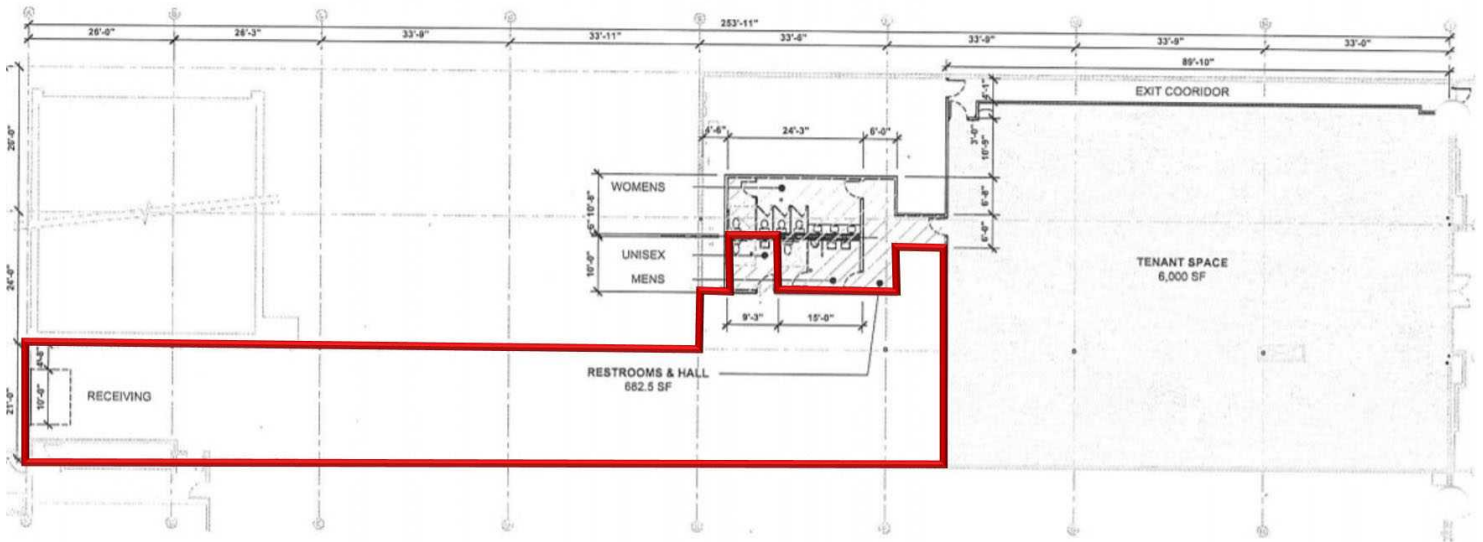


802 E 29th Ave, Retail, Suite 3 - Interior of Space

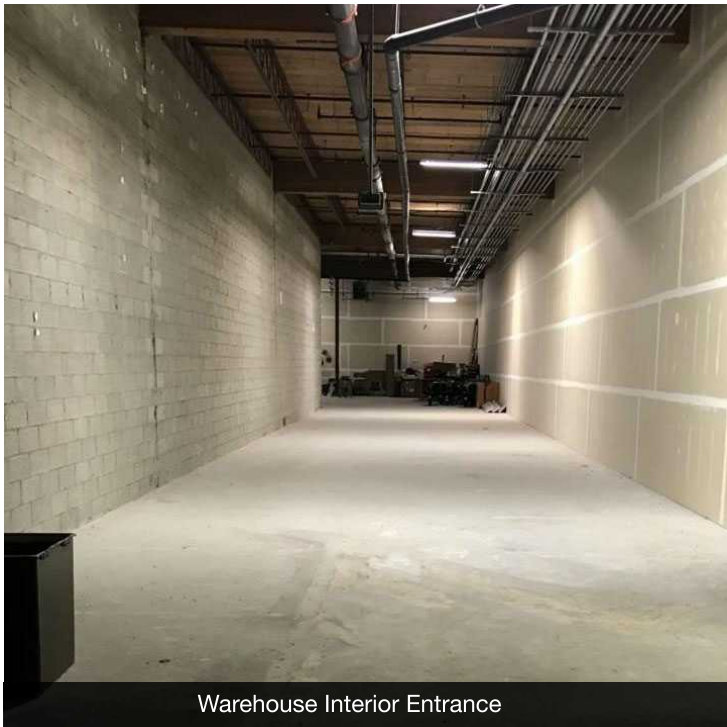
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Warehouse Floor Plan



Warehouse Interior Entrance



Warehouse Entrance Located at the Back of Building

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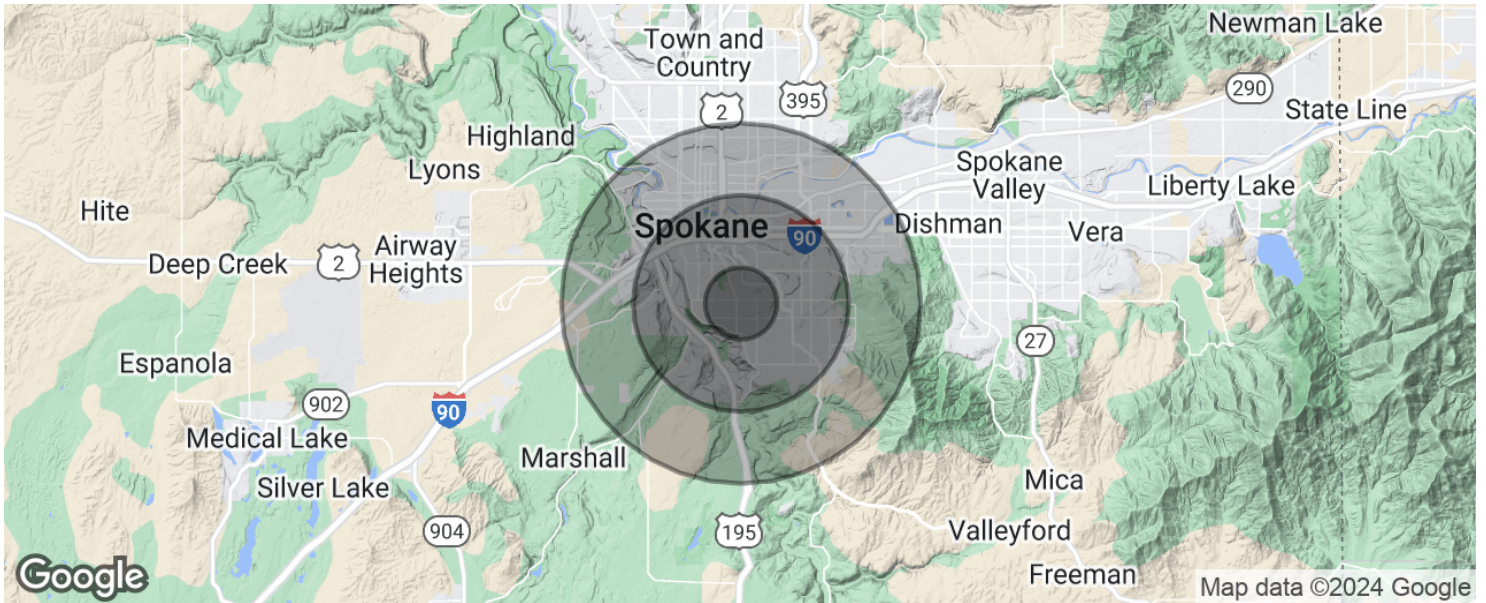
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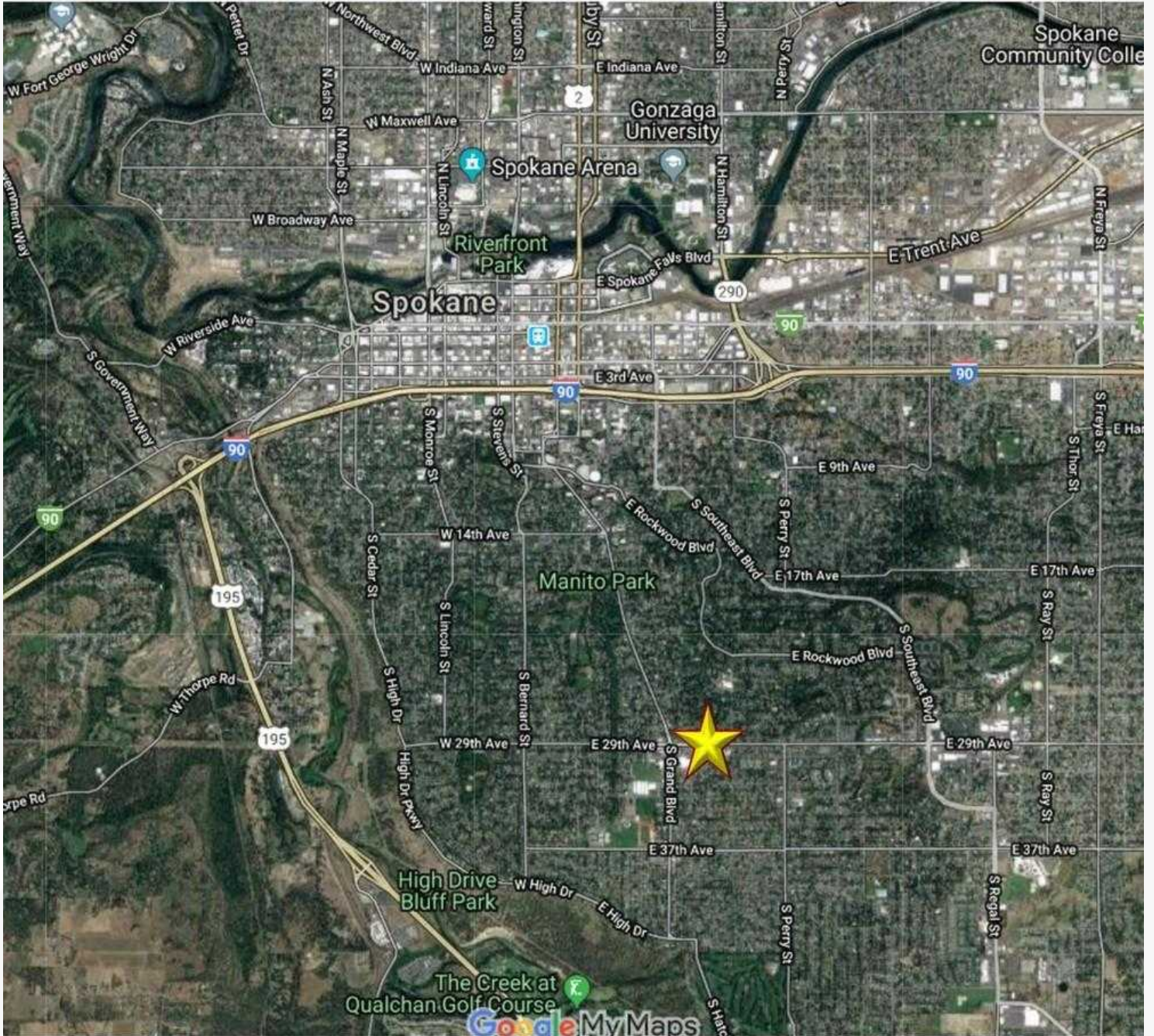
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,318	95,862	175,821
Median Age	44.2	40.8	38.5
Projected 2028 Population	14,499	99,197	181,460
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,071	40,805	73,632
Average HH Income	\$128,006	\$98,991	\$89,397
Projected 2028 Average HH Income	\$149,702	\$115,443	\$104,389
DRIVE TIMES	5 MIN.	10 MIN.	15 MIN.
Total Population	24,388	82,609	168,877
Median Age	46.0	41.1	39.1
Average HH Income	\$120,933	\$97,676	\$60,991
Projected 2028 Population	24,767	85,433	174,274
Projected 2028 HH Income	\$141,300	\$113,812	\$105,685

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 = Approximately 1 Mile

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