



University City Mall

10614 E Sprague Ave
Spokane Valley, Washington 99206

Property Description

Space Available: 16,000± SF

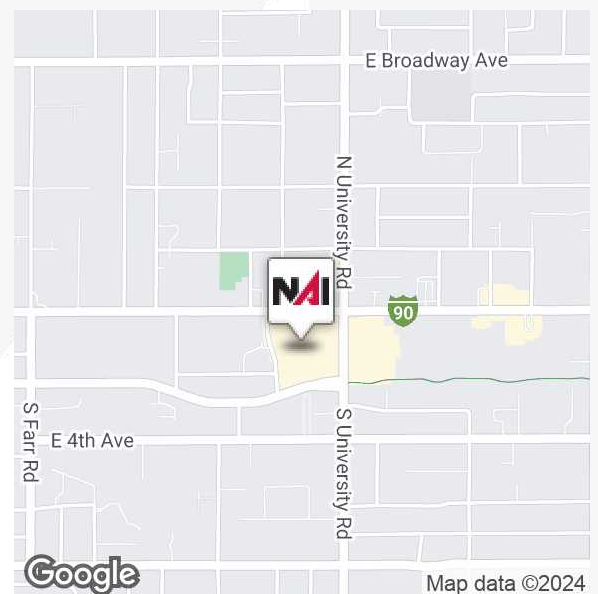
Well Parked

Neighboring Tenants: Rosauers, Spokane Valley Event Center, Taco Bell, McDonald's, Cheaper By The Minute, Darcy's Restaurant and Spirits

Traffic Count:

- S University Road: 16,700± VPD
- E Sprague Avenue: 13,600± VPD
- E Appleway Boulevard: 12,200± VPD

Lease Rate: \$9.00 SF/yr (NNN)



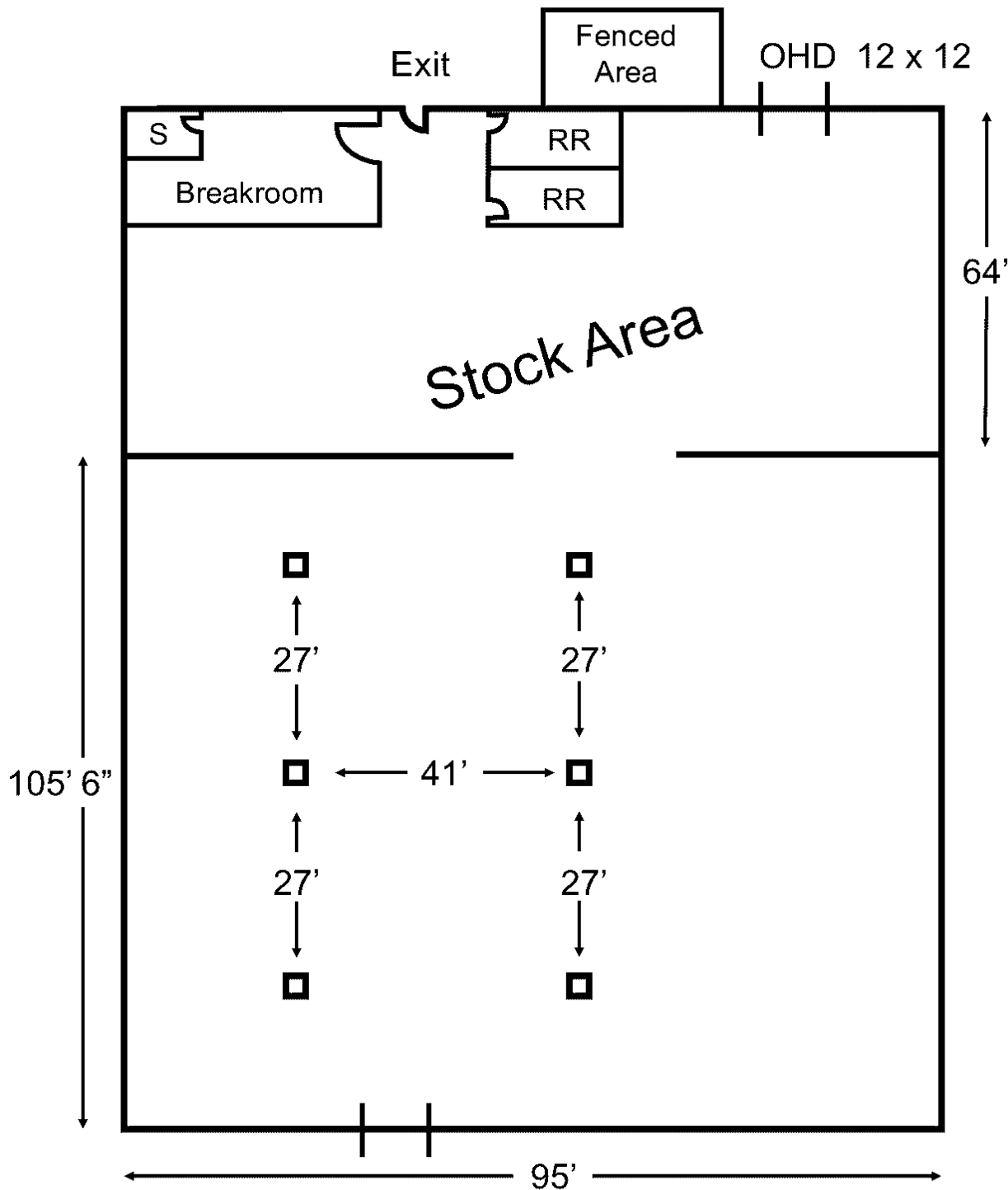
For more information

Drew Ulrick, SIOR

O: 509 622 3562

dulrick@naiblack.com

16 ' Ceiling
12 ' to Sprinkler



This is not an architectural drawing

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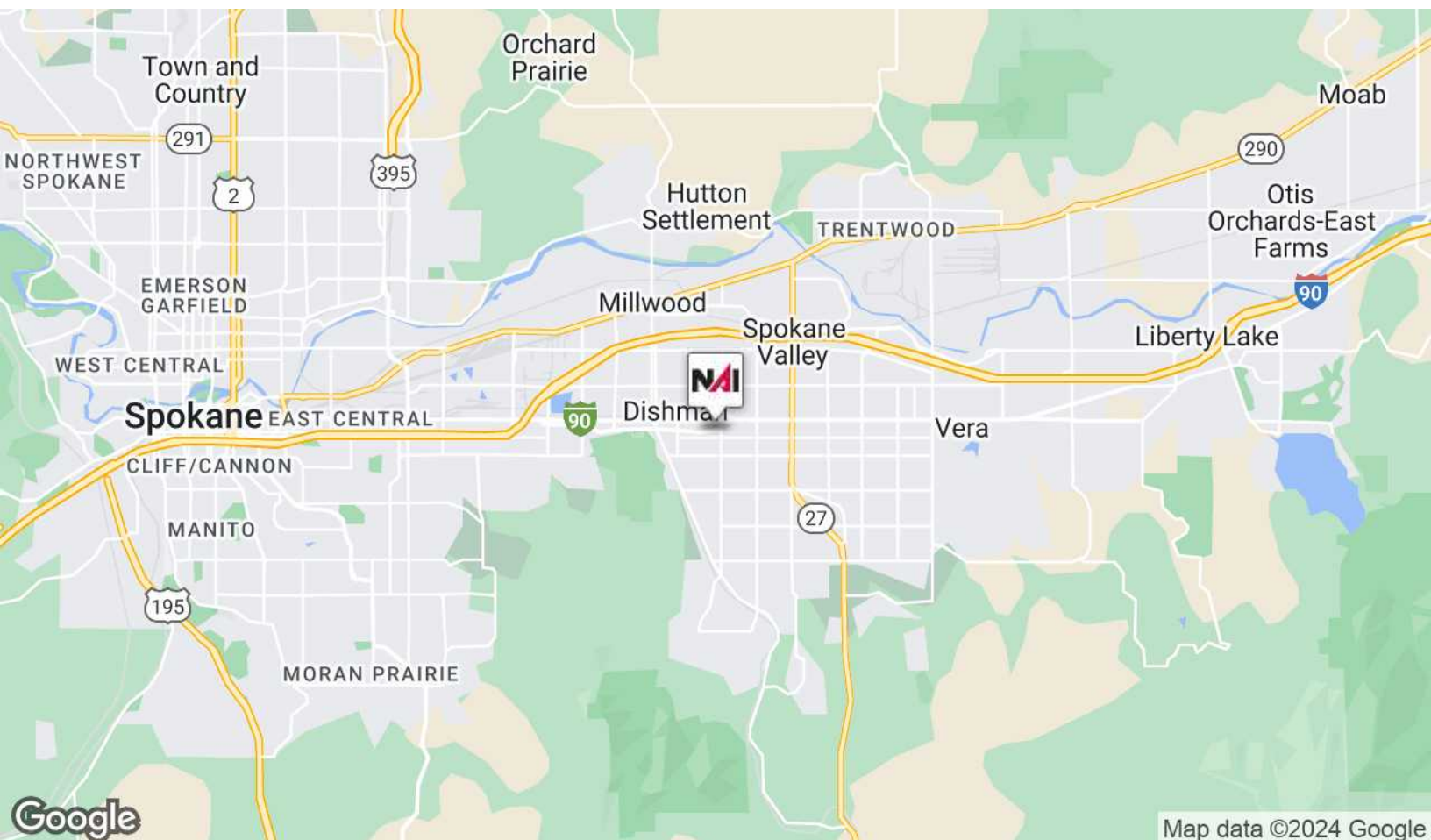
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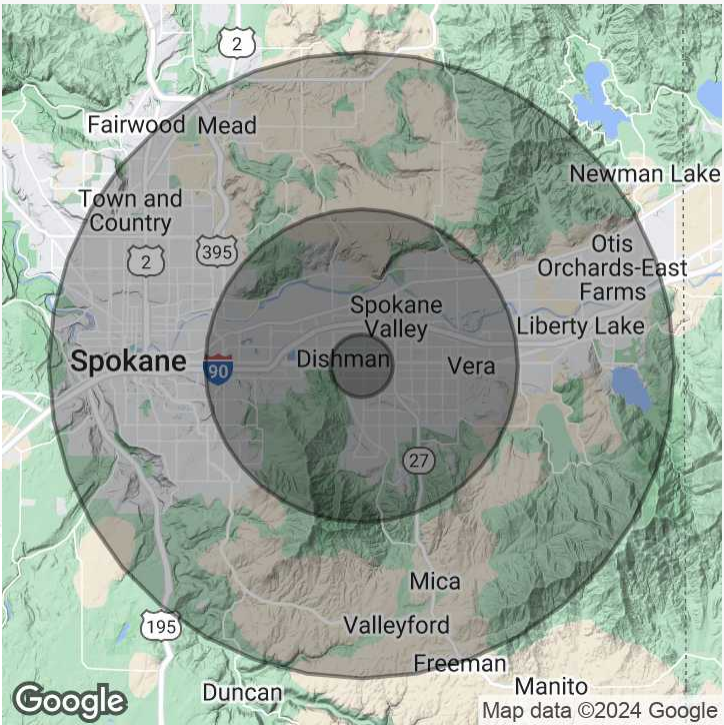


Population	1 Mile	5 Miles	10 Miles
Total Population	12,368	131,991	372,791
Average Age	36.7	38.7	38.9
Average Age (Male)	34.8	36.7	37.5
Average Age (Female)	37.8	40.3	40.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,376	56,078	165,077
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$60,198	\$74,959	\$72,819
Average House Value	\$187,271	\$229,982	\$227,347

Traffic Counts	
S University Road	16,700/day

* Demographic data derived from 2020 ACS - US Census



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