

For Lease in the Garland District
Retail/Office Space

NAIBlack



3812 N. Monroe St.

Spokane, Washington 99205

Property Highlights

- Space Available: 1,720 SF ±
- Zoning: CCI-NC
- Ample off Street Parking
- Freight Delivery Door/Paved Back Alley
- Traffic Count: 16,300 VPD ±
- NNN Expenses Estimate: \$2.50/PSF PER Year
- Attractive Building in the Thriving Garland Business District
- Owner is a Licensed Real Estate Broker in the State of Washington

Lease Rate: \$15.00 SF/yr (NNN)



For more information

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300
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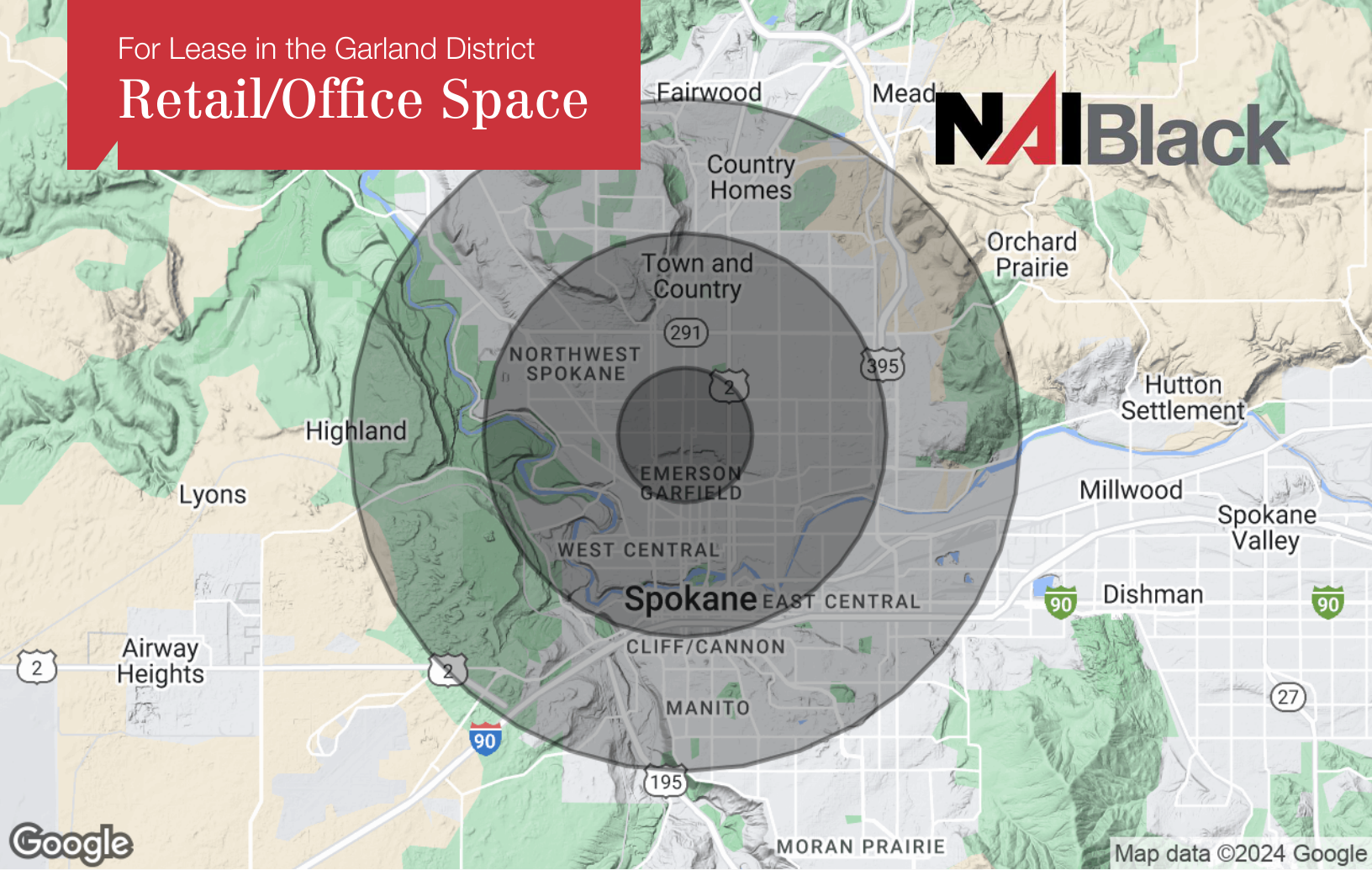
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	18,621	139,728	227,506
MEDIAN AGE	35.2	36.5	37.6
MEDIAN AGE (MALE)	34.3	35.6	36.7
MEDIAN AGE (FEMALE)	36.5	37.4	38.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,685	57,445	93,654
# OF PERSONS PER HH	2.41	2.32	2.34
AVERAGE HH INCOME	\$72,580	\$70,588	\$80,839
AVERAGE HOUSE VALUE	\$176,925	\$166,288	\$196,667

* Demographic data derived from Esti forecast for 2023

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