

SPACE FOR LEASE

SUITE 4503

Lease Rate: \$14.00 PSF

Available Space: ±1,000 SF - ±29,000 SF

Building Size: ±50,724 SF

Lot Size: ±150,718 SF (±3.46 AC)

Parcel Number: 25031.0117

Year Built: 1952 & 1972

Year Renovated: 1994 & 2012

Zoning: Neighborhood Retail (NR-35)

Parking: ±131 Stalls

Signage: Facade

HIGHLIGHTS

- High visibility Retail Center
- Located on controlled intersection
- Access via Assembly Street & Wellesley Avenue
- Adjacent to VA Hospital and Dwight Merkel Sports Complex
- Co-Tenants include: Fieldhouse Pizza, Full Stop Gas, Daily Habit, Chesters Chicken & Outlaw BBQ

TRAFFIC COUNTS

Wellesley Avenue | ± 2,261 ADT

N Assembly Street | ± 12,840 ADT

RIVER RIDGE SHOPPING CENTER

4503 W Wellesley Avenue
Spokane, WA

**VIEW
LOCATION**



TIM KESTELL, BROKER

509.755.7542

tim.kestell@kiemlehgahood.com

JAY CARSON, BROKER

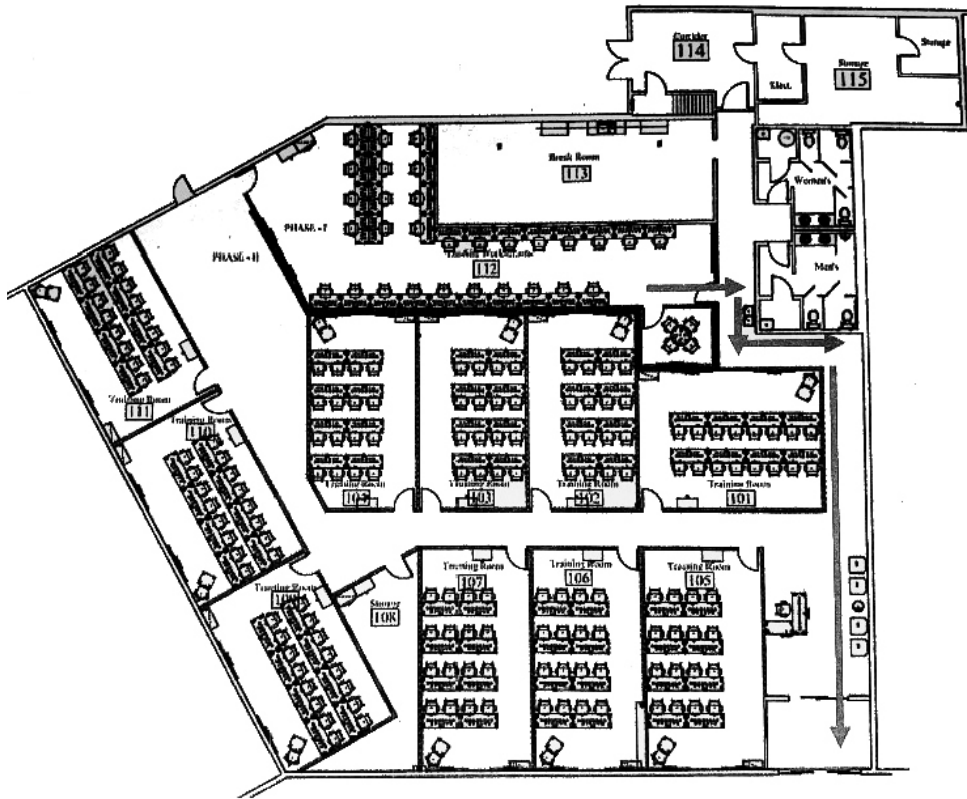
509.862.5454

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FLOOR PLAN



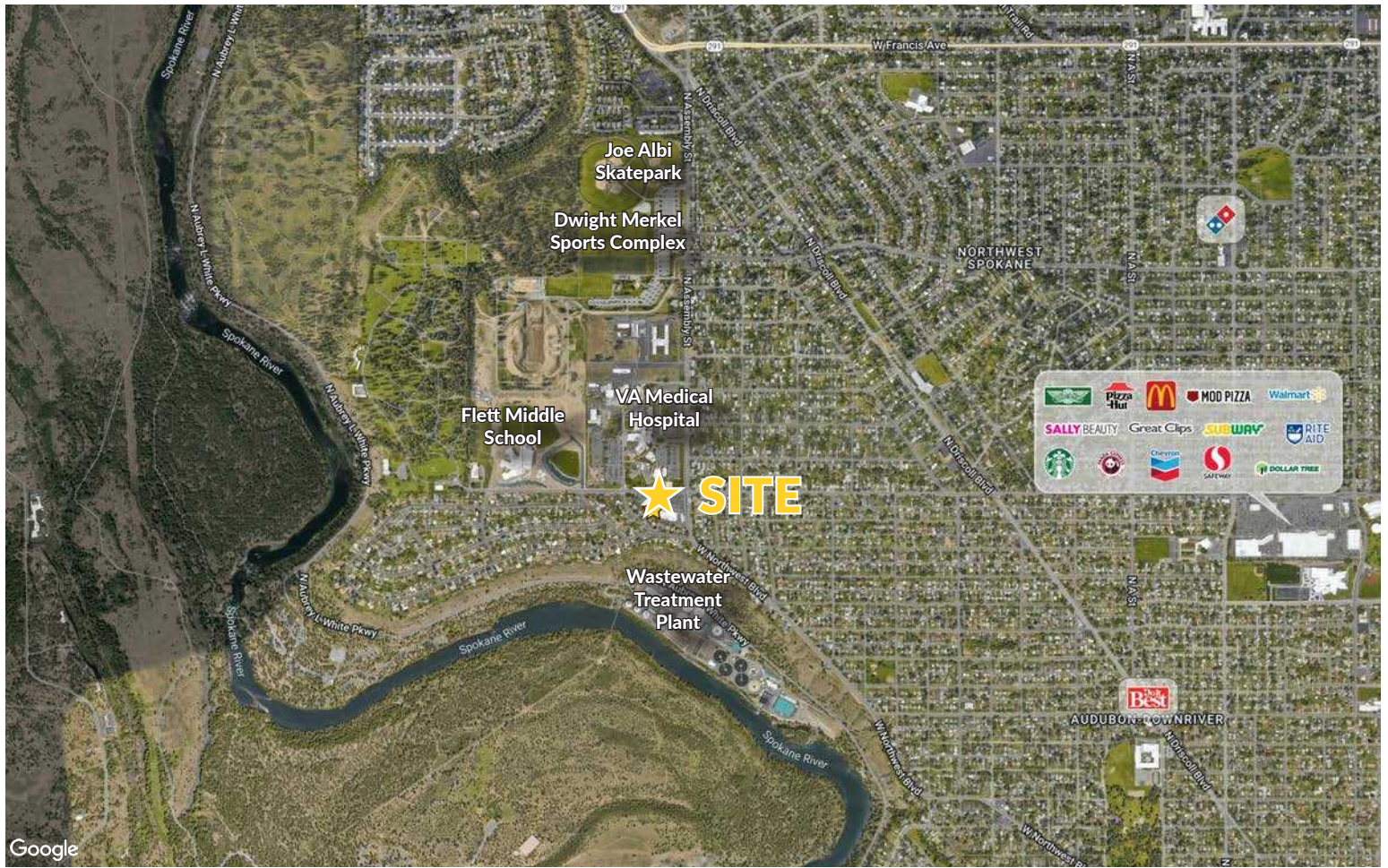
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LEASE DETAILS

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DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population (23)	7,698	43,905	100,116
Proj. Population (28)	7,768	45,886	104,551
Proj. Annual Growth (23-28)	0.2%	0.9%	0.9%
Est. Households (23)	3,087	17,392	39,922
Est. Avg Household Inc (23)	\$102,969	\$111,052	\$105,480
Proj. Avg Household Inc (28)	\$105,887	\$109,814	\$104,722

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HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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