

4603 SPRAGUE AVE

N HAVANA ST CPD 4,885

SPRAGUE AVE CPD 19,652

97,682 CPD



**GROUND LEASE | BUILT-TO-SUIT | SALE**  
4603 E Sprague Ave  
Spokane, WA 99212

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**4603 SPRAGUE AVE** New ground lease drive-thru opportunity located at the lighted intersection into Walmart and near Costco, Home Depot and Lowe's. Easily accessible from I-90 with great signage opportunities.

**NEARBY TENANTS:**



**FOR LEASE | SALE:**

**21,120 SF      PRICE - CALL FOR DETAILS**

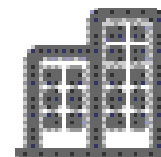
- Anchored by Walmart
- Lighted Intersection
- Zoned Regional Commercial
- Drive thru opportunity



Population



Average HH Income

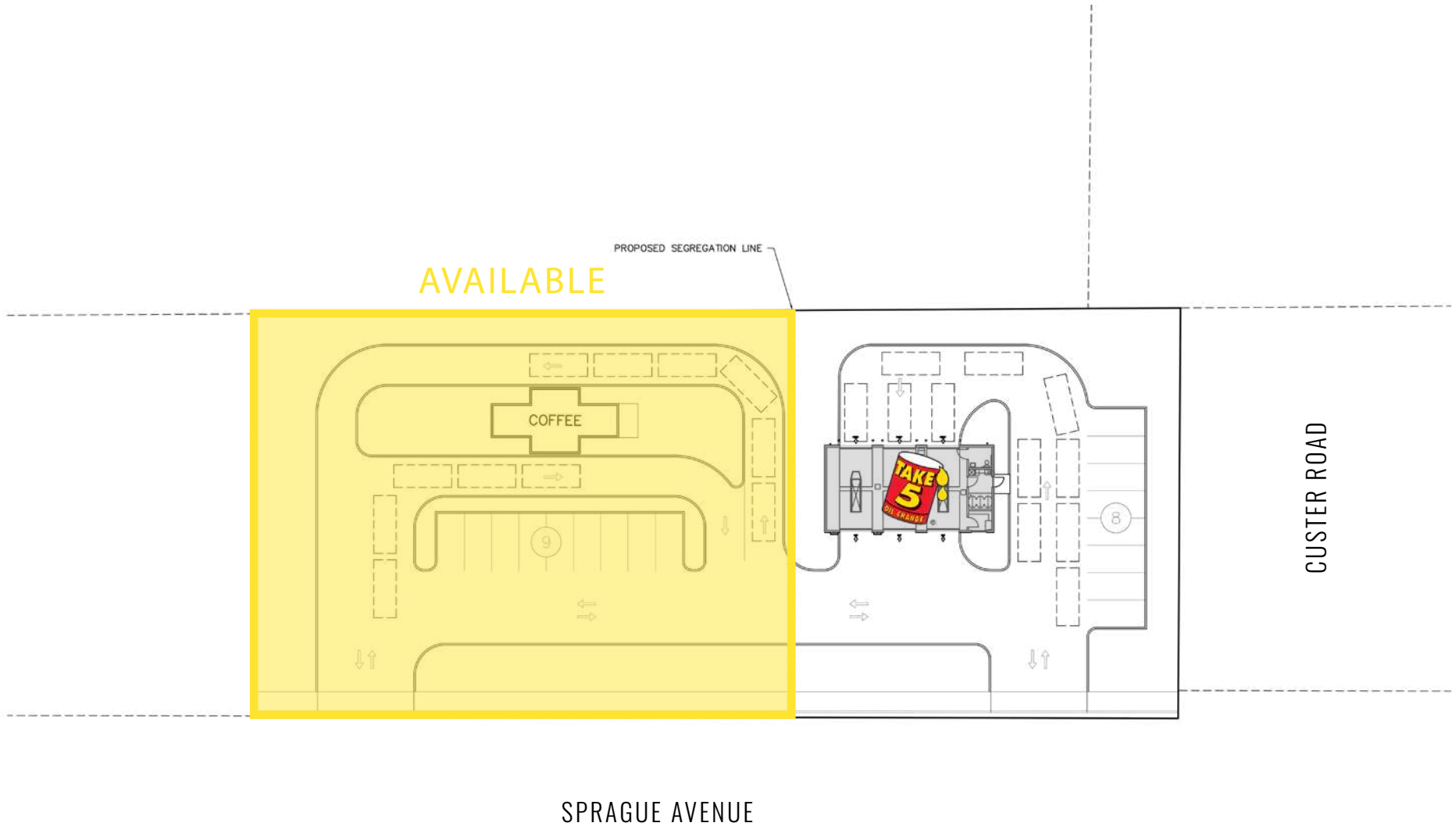


Daytime Population

Regis - 2022

Mile 1	5,096	\$67,538	12,164
Mile 3	76,396	\$73,420	69,301
Mile 5	227,730	\$75,979	215,545

POTENTIAL SITE PLAN



LOCATION AERIAL

SPRAGUE AVE CPD 19,652

CUSTER ROAD



TACOMA | KIRKLAND | PORTLAND

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

CARRIE WALKER

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