

For Lease
Office

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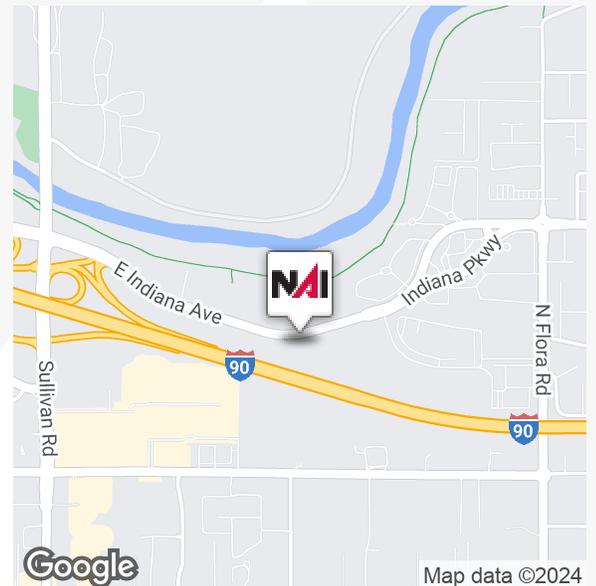
16212 E. Indiana Ave., Ste. B

Spokane Valley, Washington 99216

Property Description

- Space Available: 3,293 ± SF
- Site Size: 42,688 ± SF
- Zoning: Industrial Mixed Use
- Parcel Number 45131.0430
- High End Construction Along Interstate 90
- Digital 1-90 Billboard Availability
- Outstanding Exposure from Freeway & Indiana Ave
- Prime Spokane Valley Location
- Parking 5/1,000 SF
- Additional Storage Space Available
- Traffic Counts: E. Indiana Ave.: 13,100 VPD ±
Interstate 90: 87,725 VPD ±
- Tenant Improvement Allowance Available

Lease Rate: \$30.00 SF/yr (NNN)



For more information

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Jack Plaster

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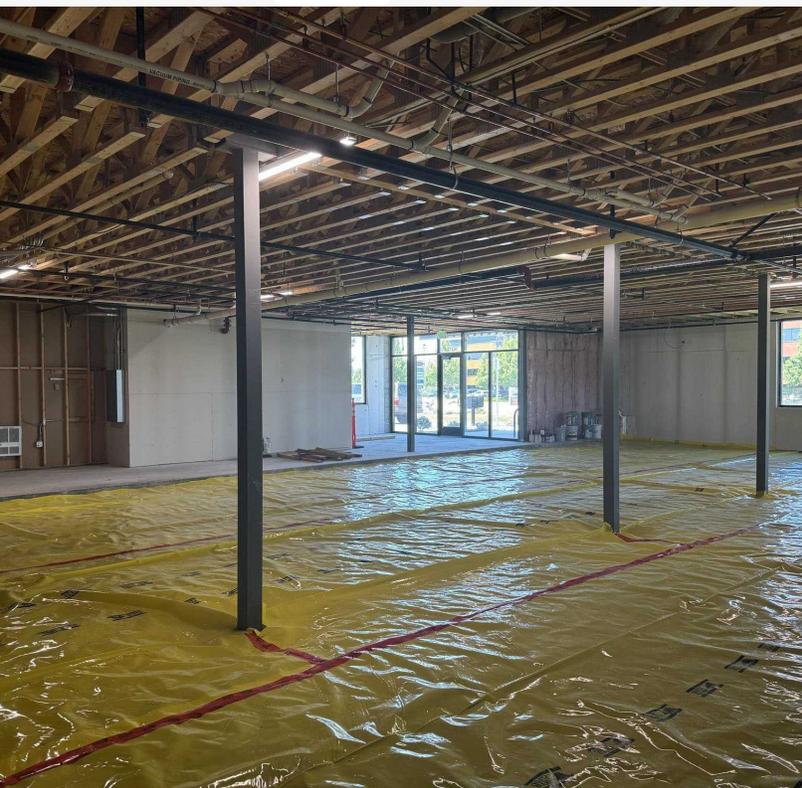
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 8,376 | 68,319 | 123,039 |
| Average Age | 35.7 | 38.5 | 39.7 |
| Average Age (Male) | 36 | 39 | 39 |
| Average Age (Female) | 38 | 41 | 42 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,664 | 27,714 | 49,158 |
| # of Persons per HH | 2.27 | 2.43 | 2.47 |
| Average HH Income | \$74,147 | \$89,743 | \$95,929 |
| Average House Value | \$363,284 | \$457,498 | \$471,403 |

Demographics data derived from Esri forecast for 2023

