

For Lease Retail

Garland District

NAI Black



823 W. Garland Ave.

Spokane, Washington 99205

Property Description

- Located in the Heart of the Garland District
- Available Space: 1,020 SF
- Off Street Parking
- New Storefront Brick Trim/Fascia
- Open Floor Plan
- 3 Compartment Sink
- Basement Storage
- Owner is a Real Estate Broker in the State of Washington

Lease Rate: \$18.00 SF/yr (NNN)



For more information

Jim Orcutt

O: 509 622 3558

jorcutt@naiblack.com

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

Spokane, WA 99201

509 623 1000 tel

naiblack.com

For Lease Retail

Garland District



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
Spokane, WA 99201
509 623 1000 tel
naiblack.com



Population	1 Mile	3 Miles	5 Miles
Total Population	18,767	141,736	229,191
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,661	57,860	93,999
# of Persons per HH	2.43	2.34	2.35
Average HH Income	\$79,430	\$75,518	\$88,110
Average House Value	\$346,005	\$368,508	\$404,461

Demographics data derived from Esri forecast for 2024

