

For Lease
Retail

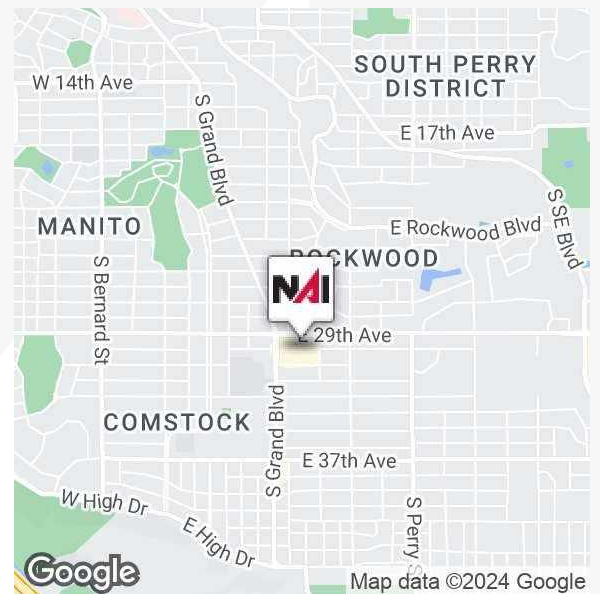


Manito Shopping Center

802 E. 29th Ave.
Spokane, Washington 99203

Property Highlights

- Located on High Traffic Corner in Desirable South Hill Neighborhood
- Great Visibility
- Prominent Pylon Signage on S. Grand Blvd. and E. 29th St.
- Traffic Count on E. 29th St. & S. Arthur St.: 19,700 VPD ±
S. Grand Blvd & E. 28th St.: 13,700 VPD ±
- Co-Tenants Include: Super 1 Foods, STCU, Rite Aid, Sola Salon, Manito Tap House, Verizon Wireless, Ross Dress for Less, Beyoutiful Hot Yoga, Brew Peddler
- 3009 S Grand Blvd Available October 1, 2024



Available Spaces

Spaces	Lease Rate	Size (SF)
Warehouse	\$2,500 Mo/NNN	5,000 SF
3009 S Grand Blvd	\$26.00 SF/yr/ NNN	1,184 SF

For more information

Stephen Pohl

Managing Broker Retail

O: 509 622 3568

spohl@naiblack.com

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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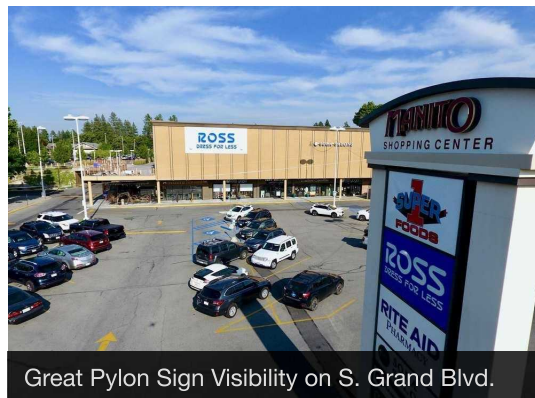
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521 Parking Stalls, Approximately 4.29 Stalls per 1,000 SF of Building Area



Grand Blvd. Lower Retail



Great Pylon Sign Visibility on S. Grand Blvd.



High Volume Traffic Intersection

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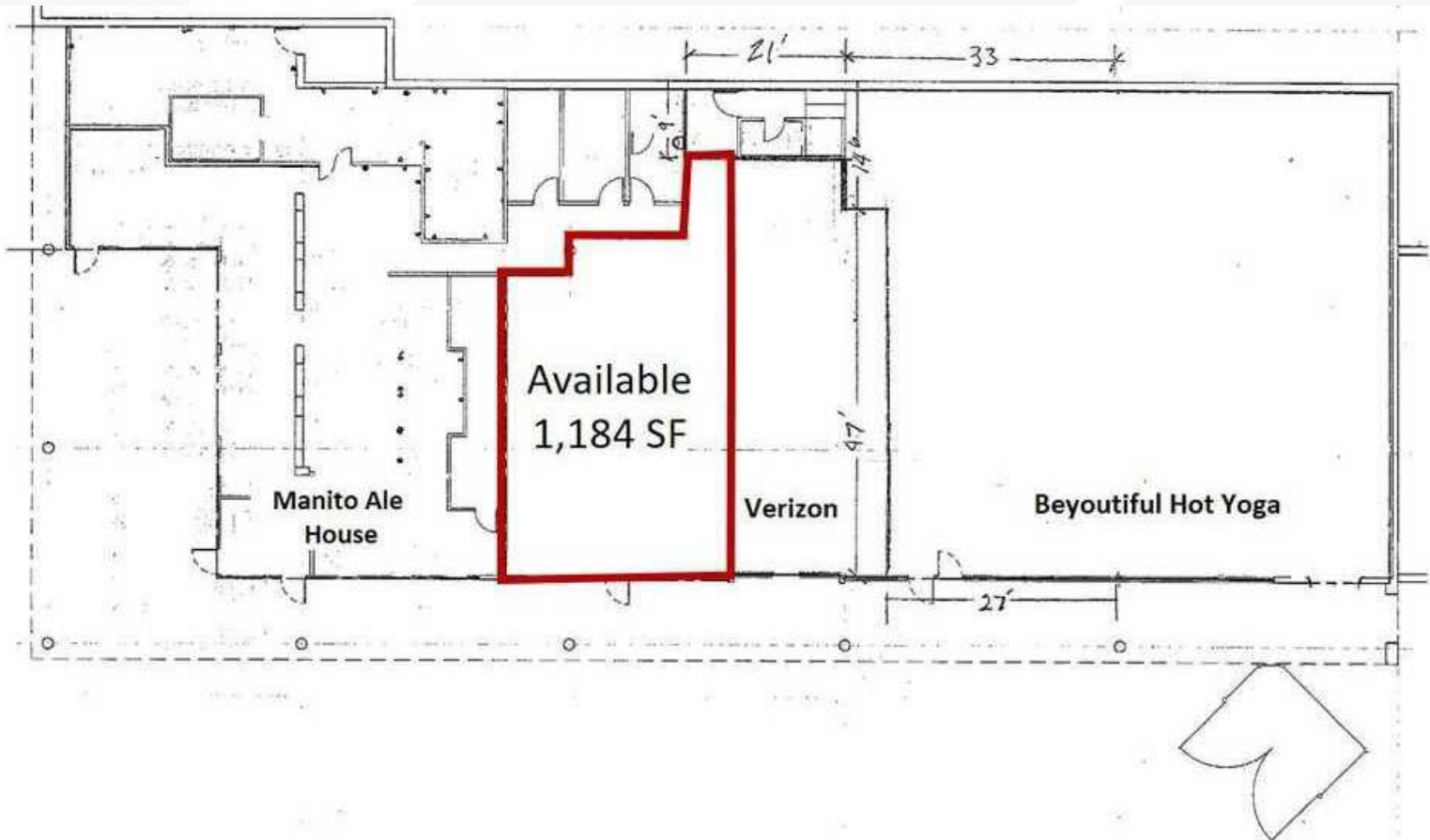
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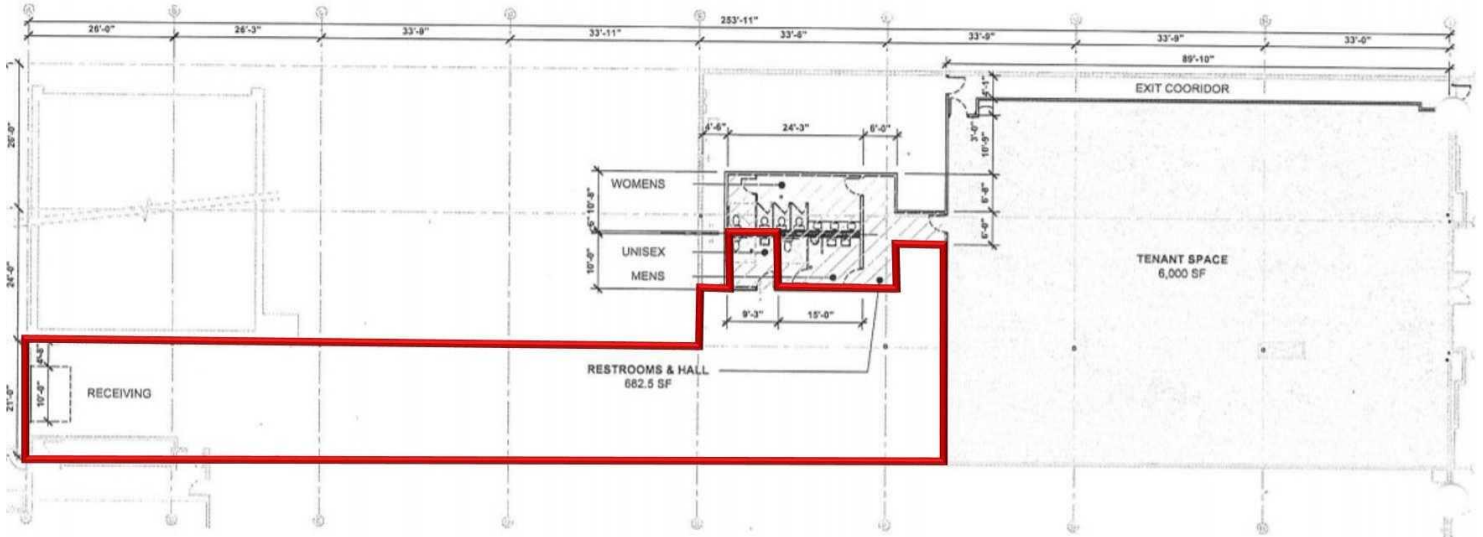


309 S Grand Blvd



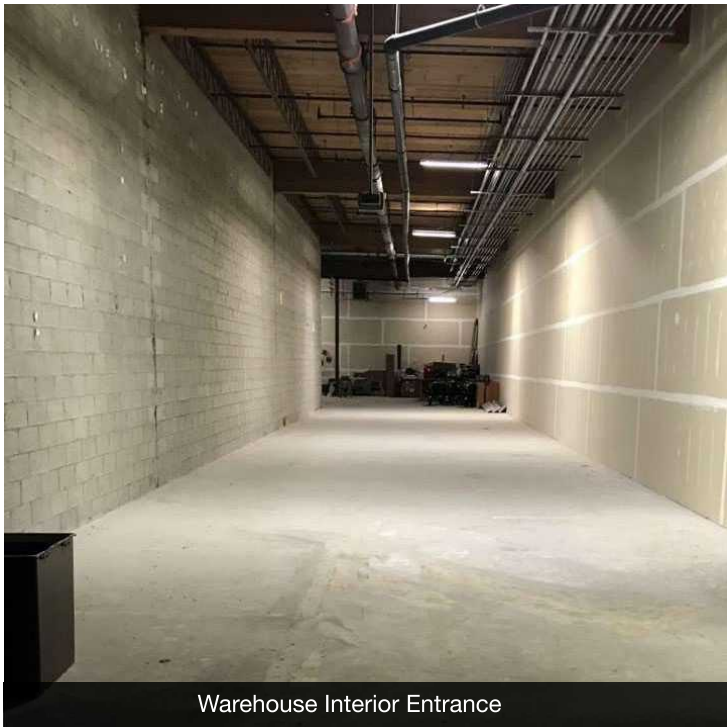
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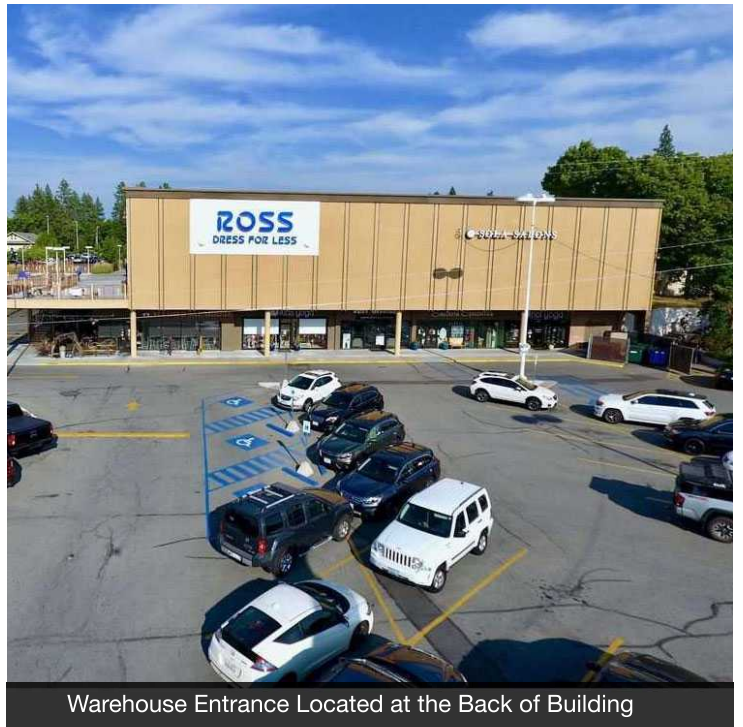


Warehouse Floor Plan

FLOOR PLAN



Warehouse Interior Entrance



Warehouse Entrance Located at the Back of Building

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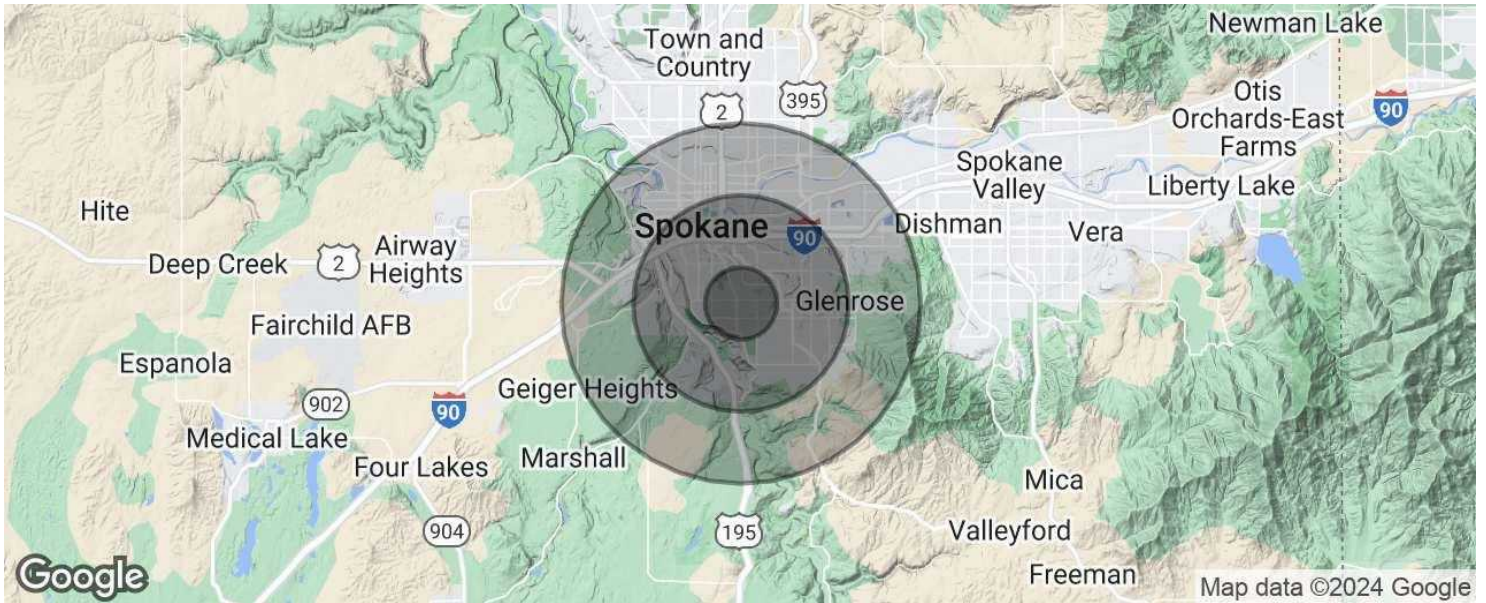
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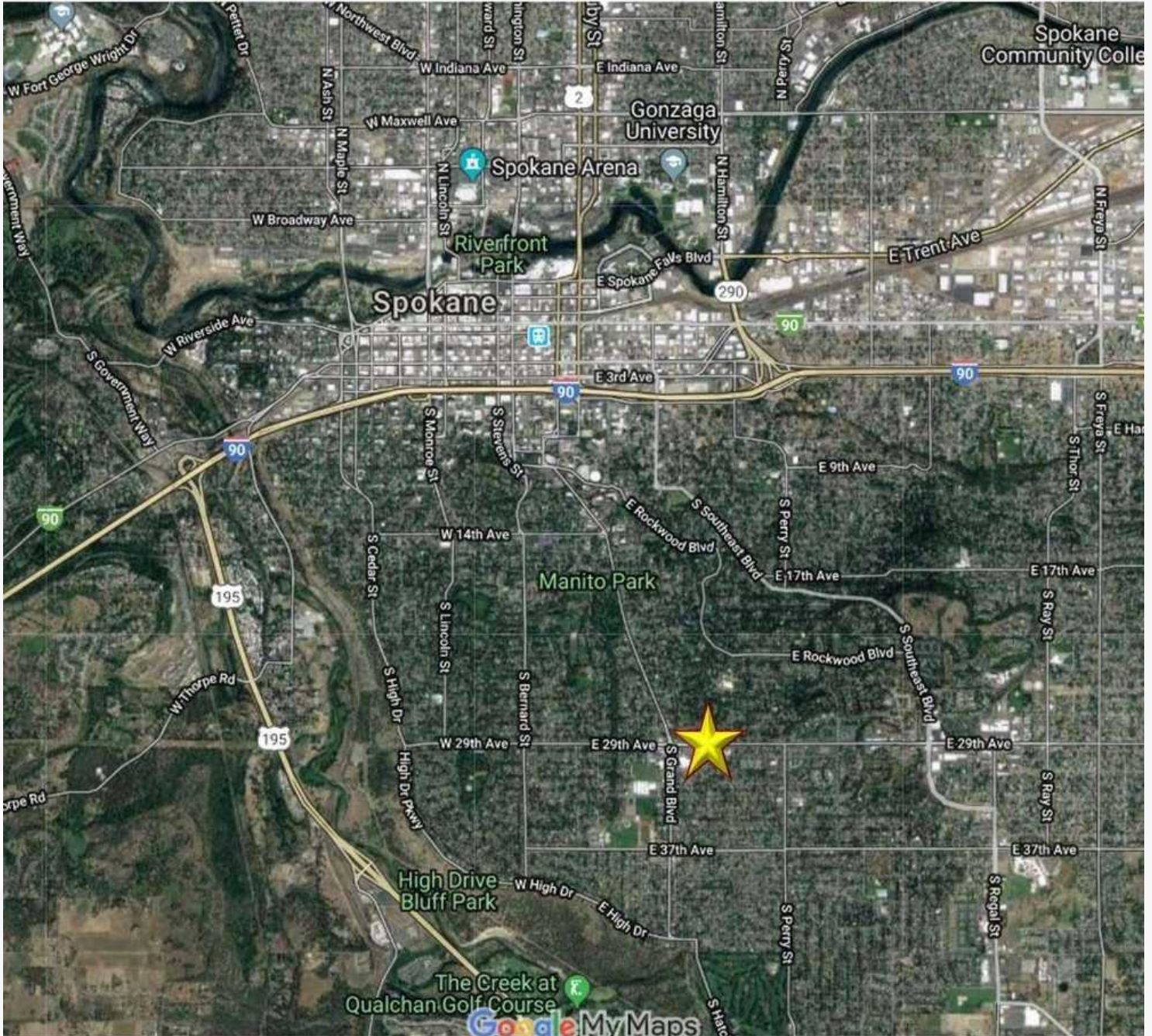
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,391	96,465	177,651
Median Age	44.2	40.8	38.5
Projected 2029 Population	14,702	101,087	186,255
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,085	40,791	74,002
Average HH Income	\$140,577	\$108,811	\$96,947
Projected 2029 Average HH Income	\$167,602	\$128,508	\$115,083
DRIVE TIMES	5 MIN.	10 MIN.	15 MIN.
Total Population	23,904	80,181	157,048
Median Age	43.1	39.6	38.2
Average HH Income	\$133,272	\$107,201	\$99,552
Projected 2029 Population	24,362	83,633	164,265
Projected 2029 HH Income	\$158,464	\$126,529	\$117,984

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 = Approximately 1 Mile

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