

For Lease  
**Retail**

**NAI**Black



# 11510-11530 E Sprague

Spokane Valley, Washington 99206

## Property Description

Year Built: 1974/1991

Lot Size: 137,680 ± SF

Building Size: 19,800/6,000 ± SF

## Available Spaces

Spaces	Lease Rate	Size (SF)
Pad Site	Negotiable	0.57 Acres
11528 E Sprague Ave	\$1,000 per month	1,200 SF
11514 E Sprague Ave	\$1,750 per month	2,100 SF
11512 E Sprague Ave	\$2,080 per month	1,560 SF
11512 & 11514 E Sprague Ave	\$3,830 per month	3,660 SF



For more information

**Chris Bell, SIOR**

O: 509 622 3538

[cbell@naiblack.com](mailto:cbell@naiblack.com)

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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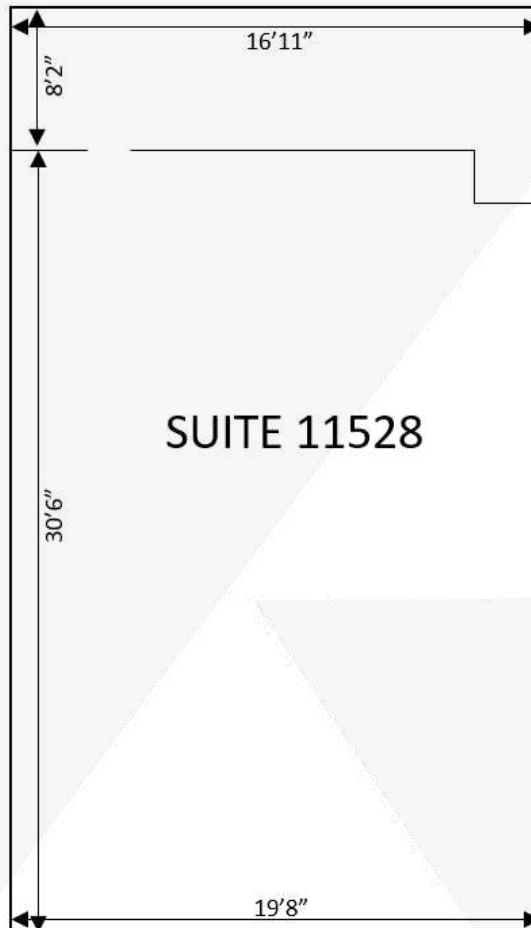
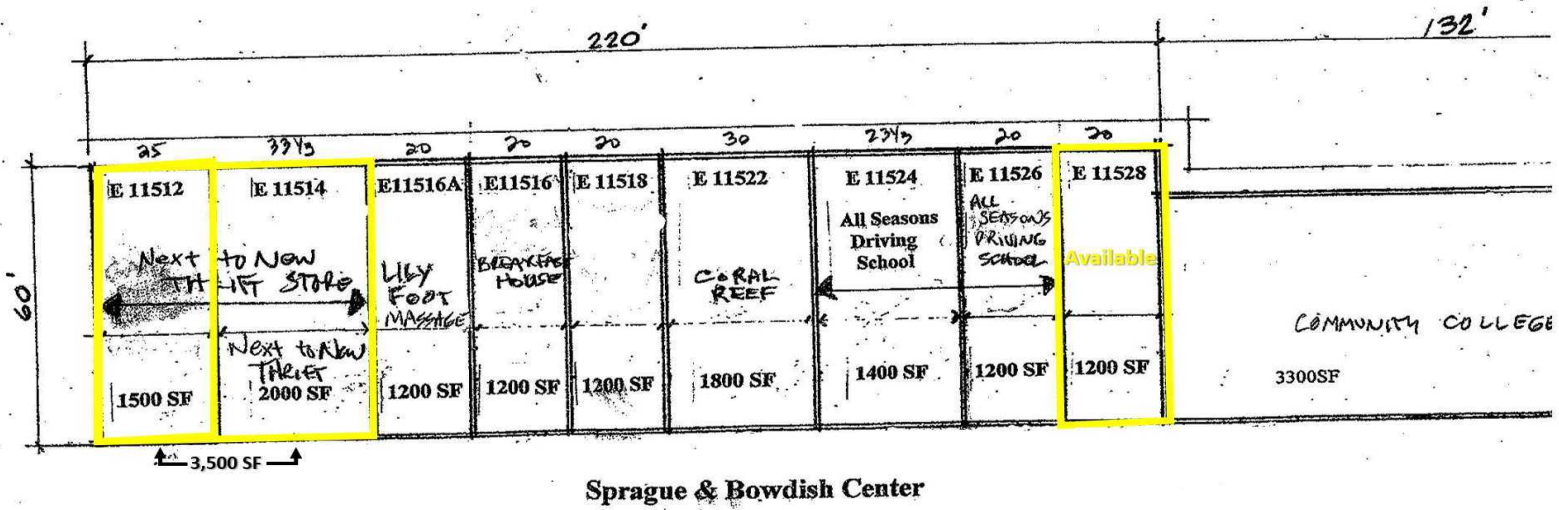


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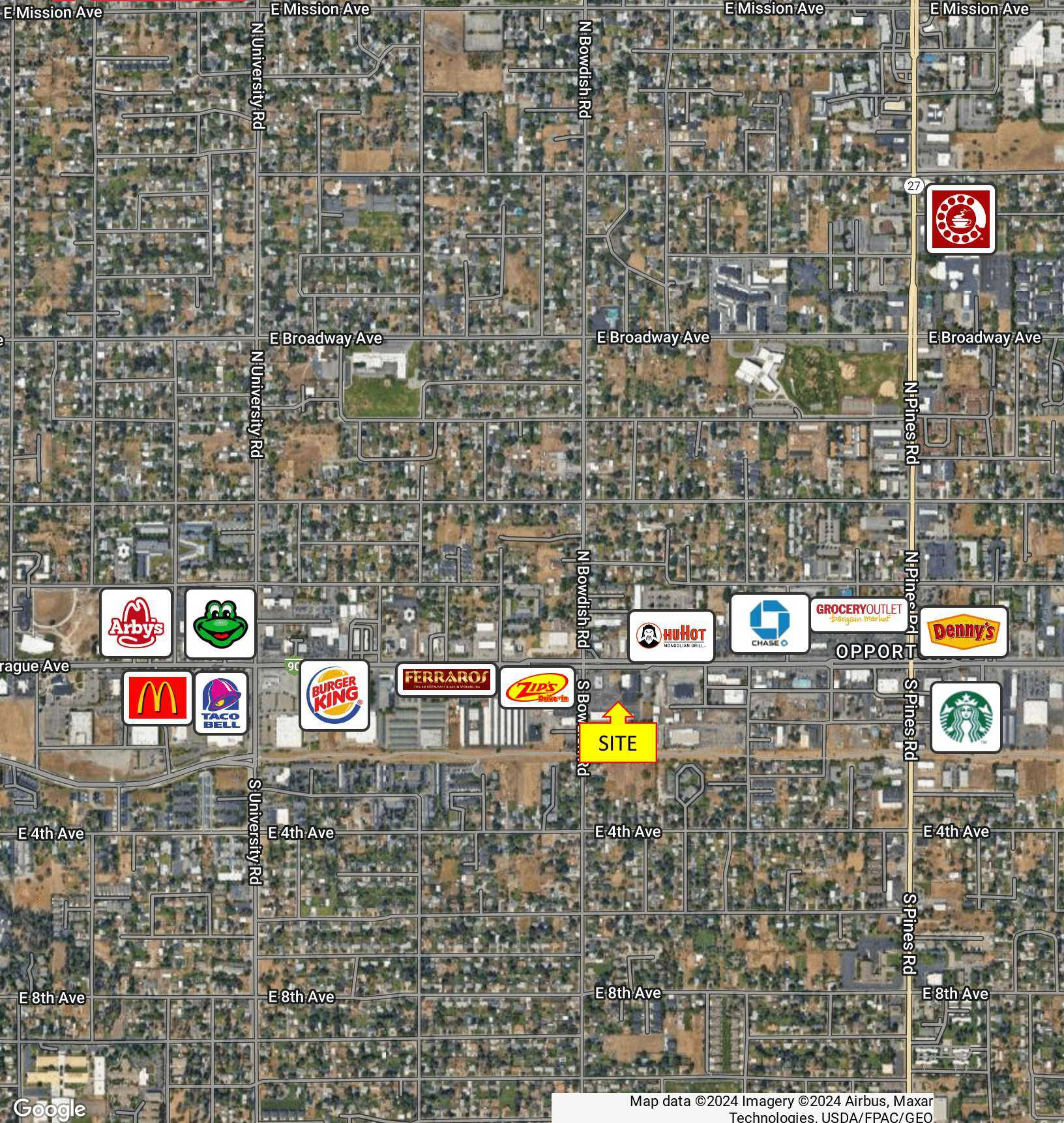
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Spokane Valley



Google

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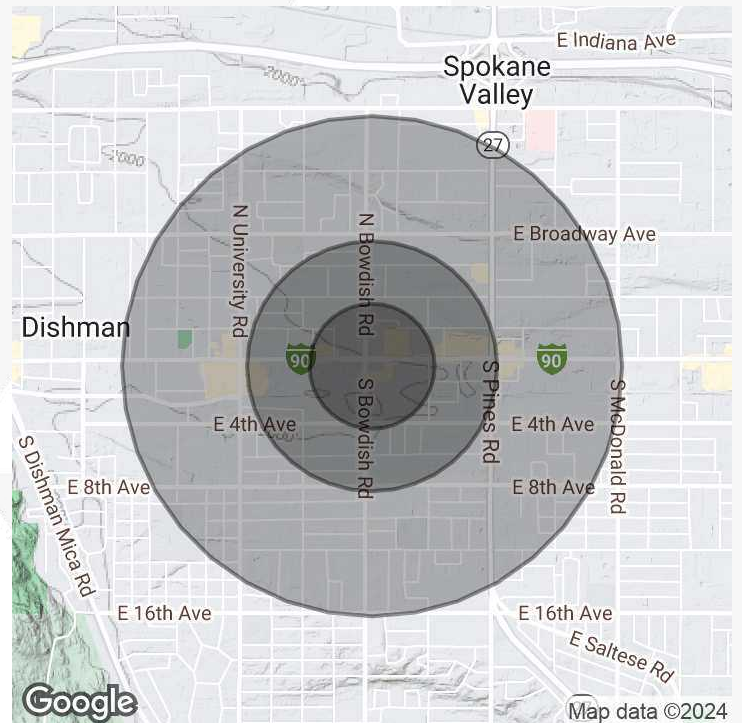
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	816	3,281	12,991
Average Age	33.4	33.6	36.8
Average Age (Male)	32.6	32.8	35.7
Average Age (Female)	34.7	34.8	38.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	354	1,430	5,973
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$59,402	\$59,067	\$55,776
Average House Value	\$215,546	\$214,344	\$198,954

2020 American Community Survey (ACS)



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