

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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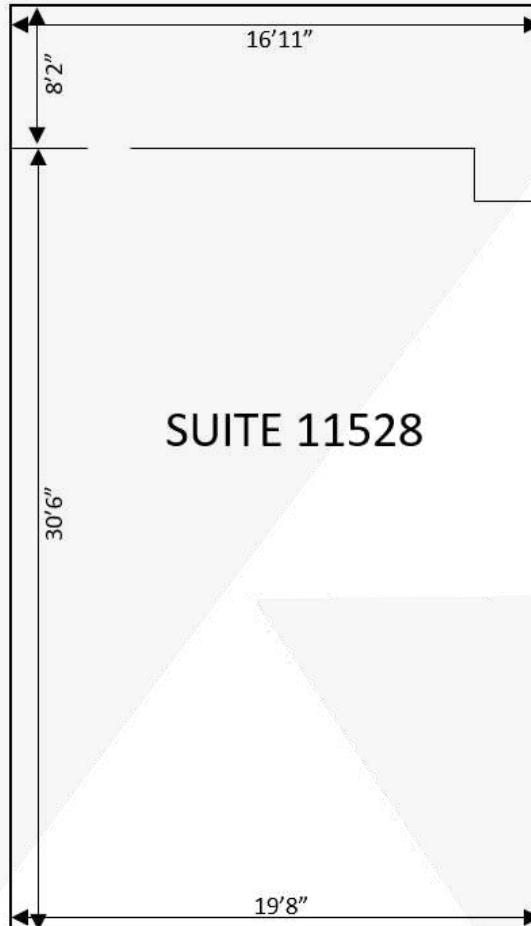
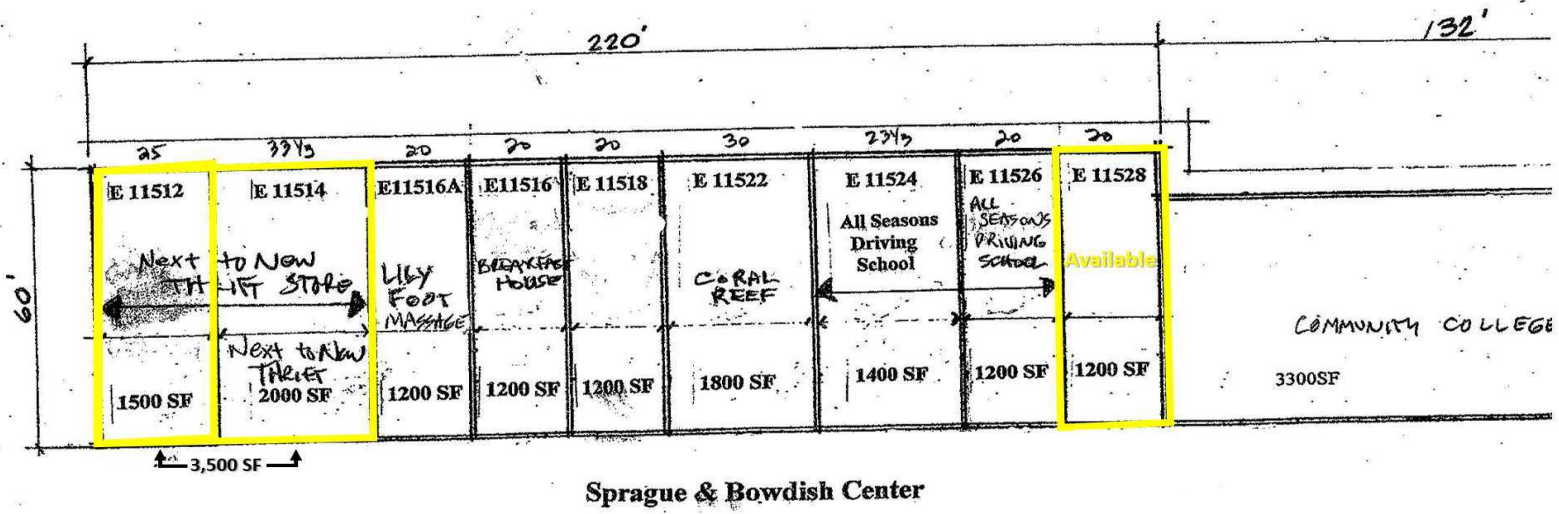
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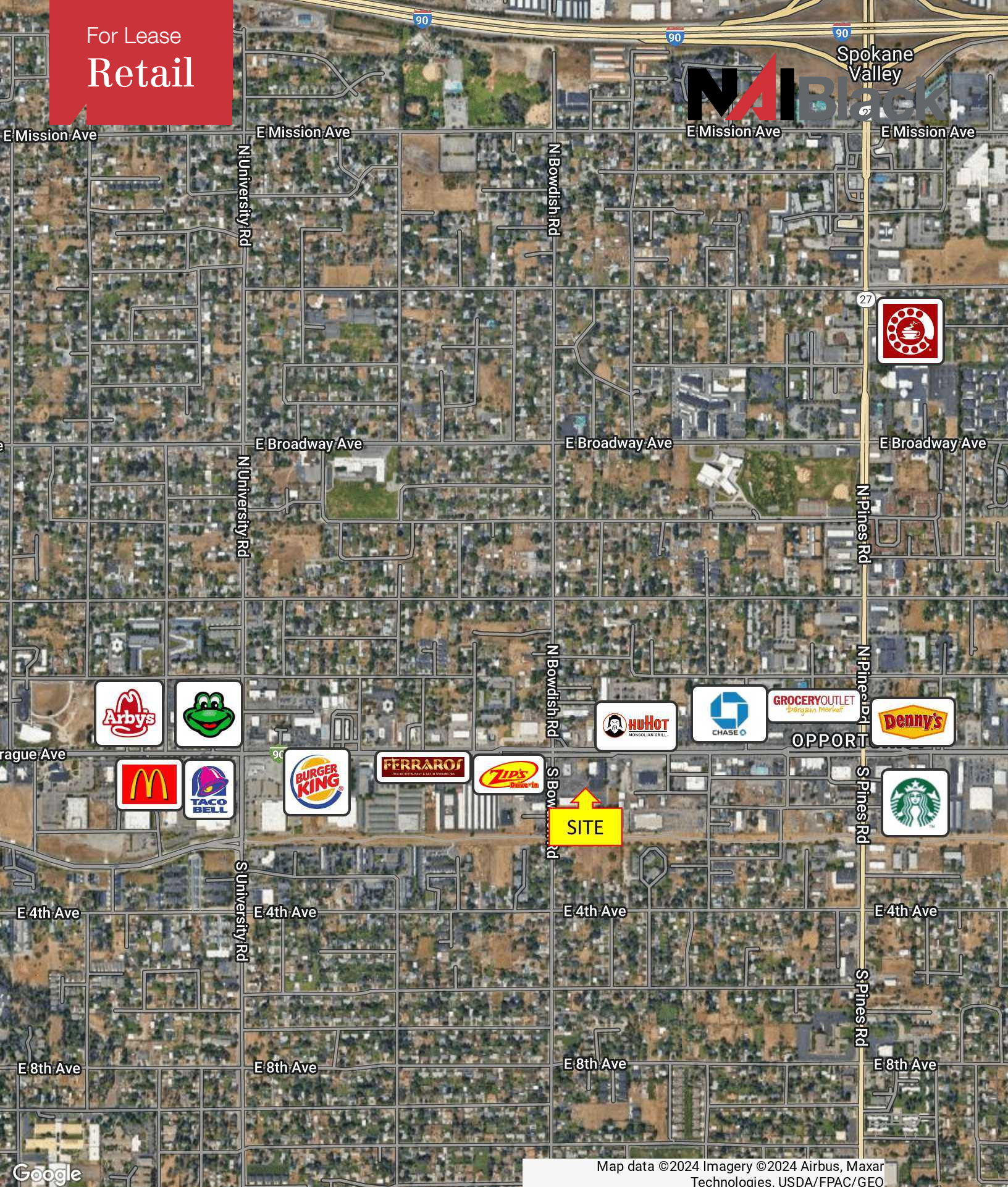
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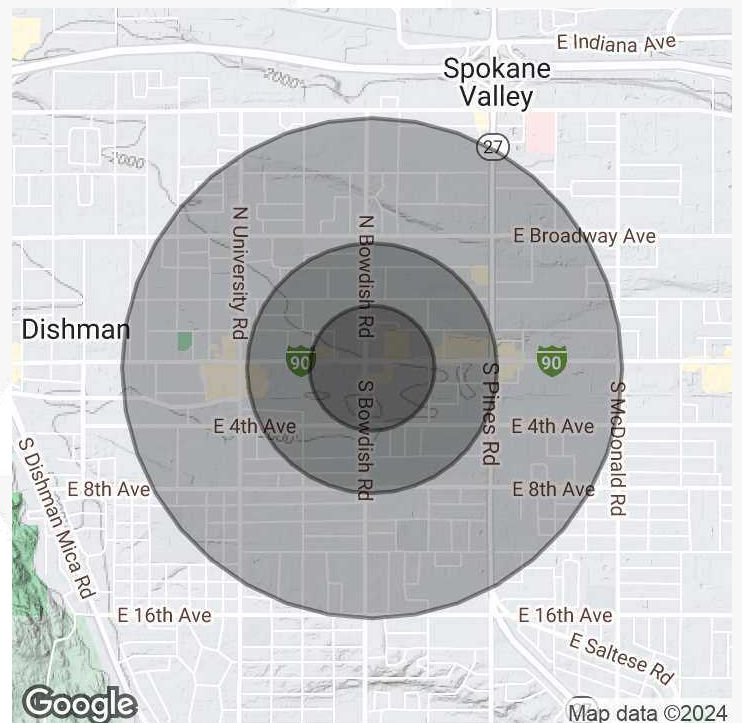


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| Population           | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------|------------|-----------|-----------|
| Total Population     | 816        | 3,281     | 12,991    |
| Average Age          | 33.4       | 33.6      | 36.8      |
| 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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