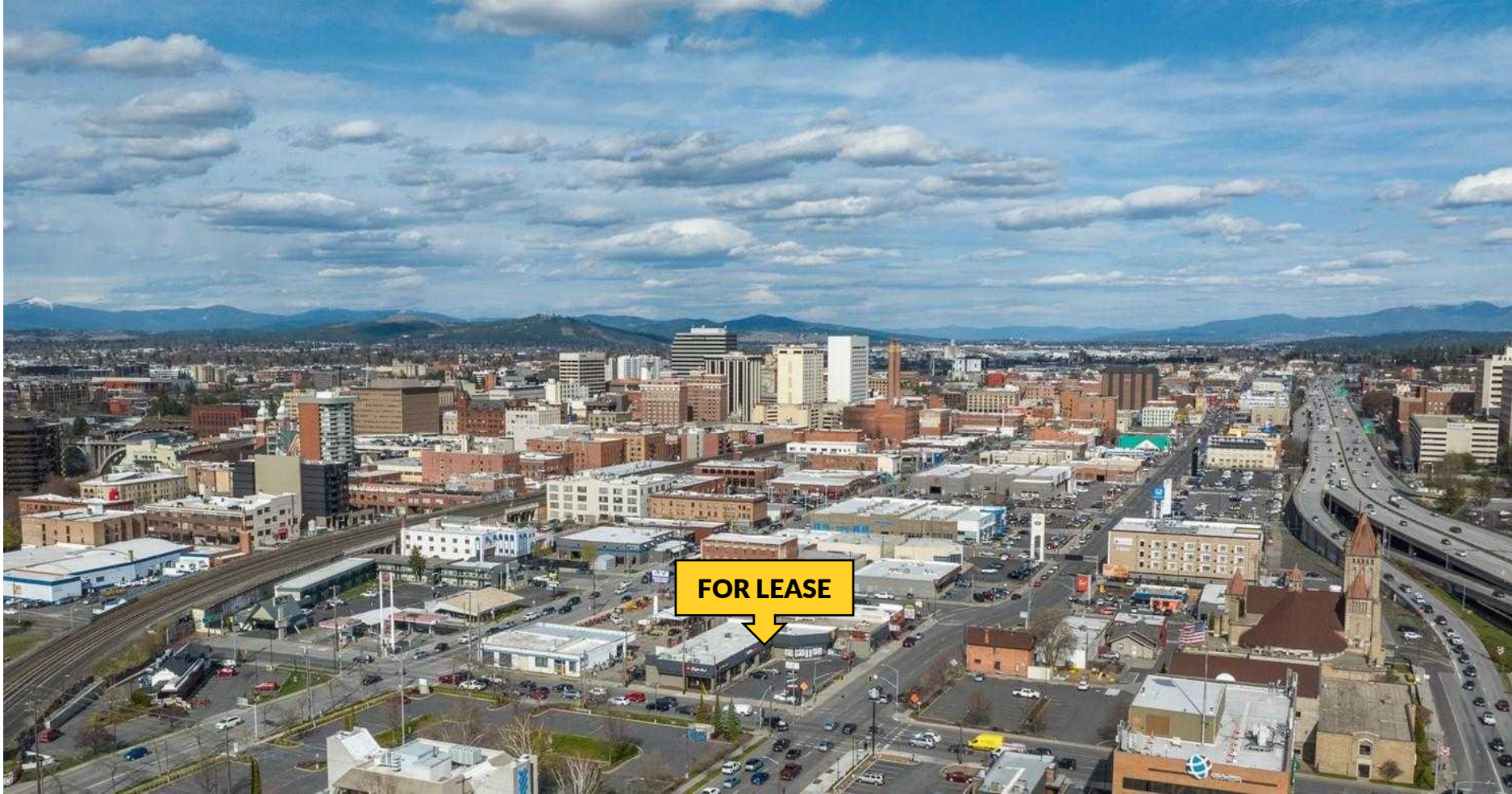


# SPACE FOR LEASE



FOR LEASE

## RETAIL SUITE AVAILABLE FOR LEASE

1420 W 3<sup>rd</sup> Avenue, Spokane, WA 99206

BRANDON PETERSON, BROKER |

509.755.7541

[brandonp@kiemlehgood.com](mailto:brandonp@kiemlehgood.com)

**KIEMLEHAGOOD**

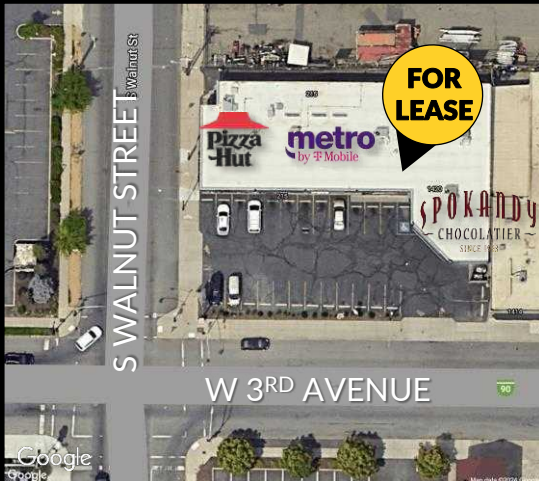
### LEASE DETAILS

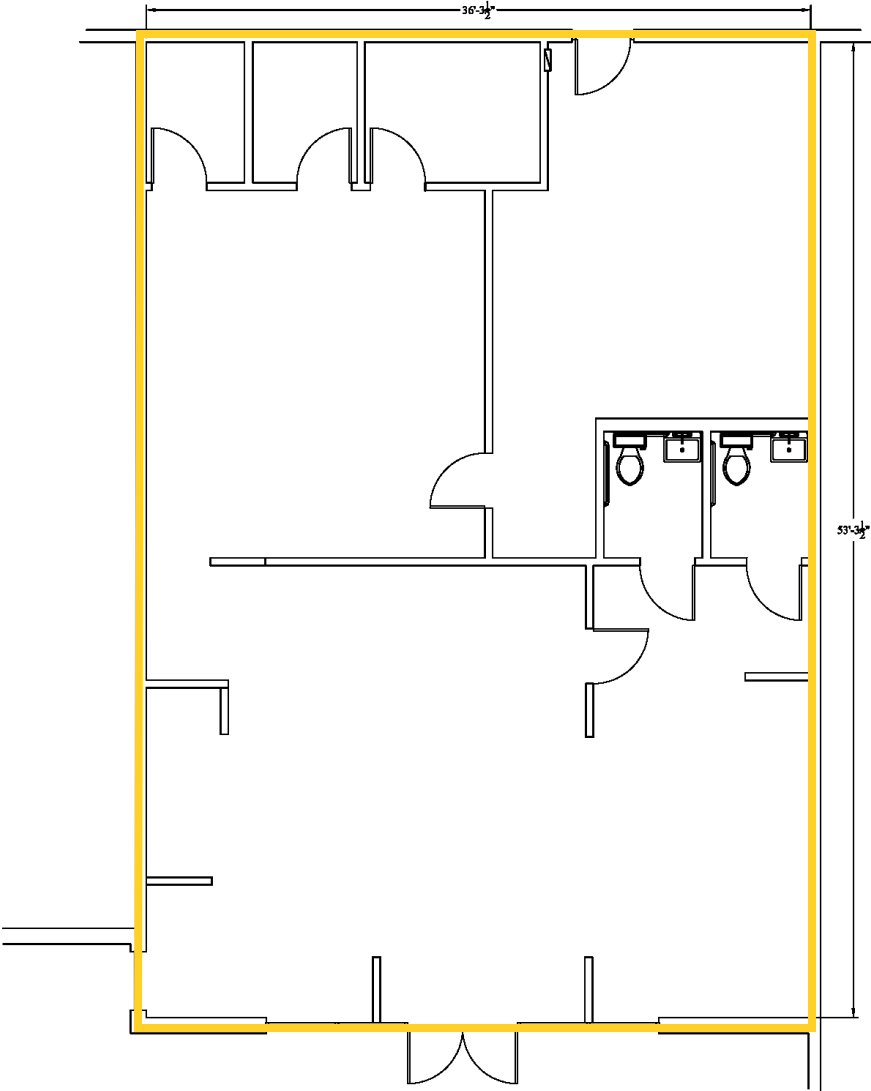
Lease Rate:	\$14.00 PSF/YR
NNN Expense :	\$6.00 PSF
Suite Size:	±2,000 SF
Parking:	26 on-site Stalls + street parking

*\*Landlord offering 4% Co-Broker fee with tenant incentives/improvements with acceptable lease*

Discover a prime retail opportunity at **1420 W 3rd Avenue in Spokane, WA**. With just over 2,000 square feet available, this location offers a fantastic opportunity for your business to thrive. Situated in a high-traffic area, this former Subway sandwich location has a proven track record of success. Neighboring tenants include Pizza Hut, Metro PCS, and Spokandy, making it an ideal location for your business to attract customers. This property is professionally managed by Kiemle Hagood - Spokane's top real estate firm. Contact us now to secure this coveted space and take your business to the next level.

### SUITE PHOTOS



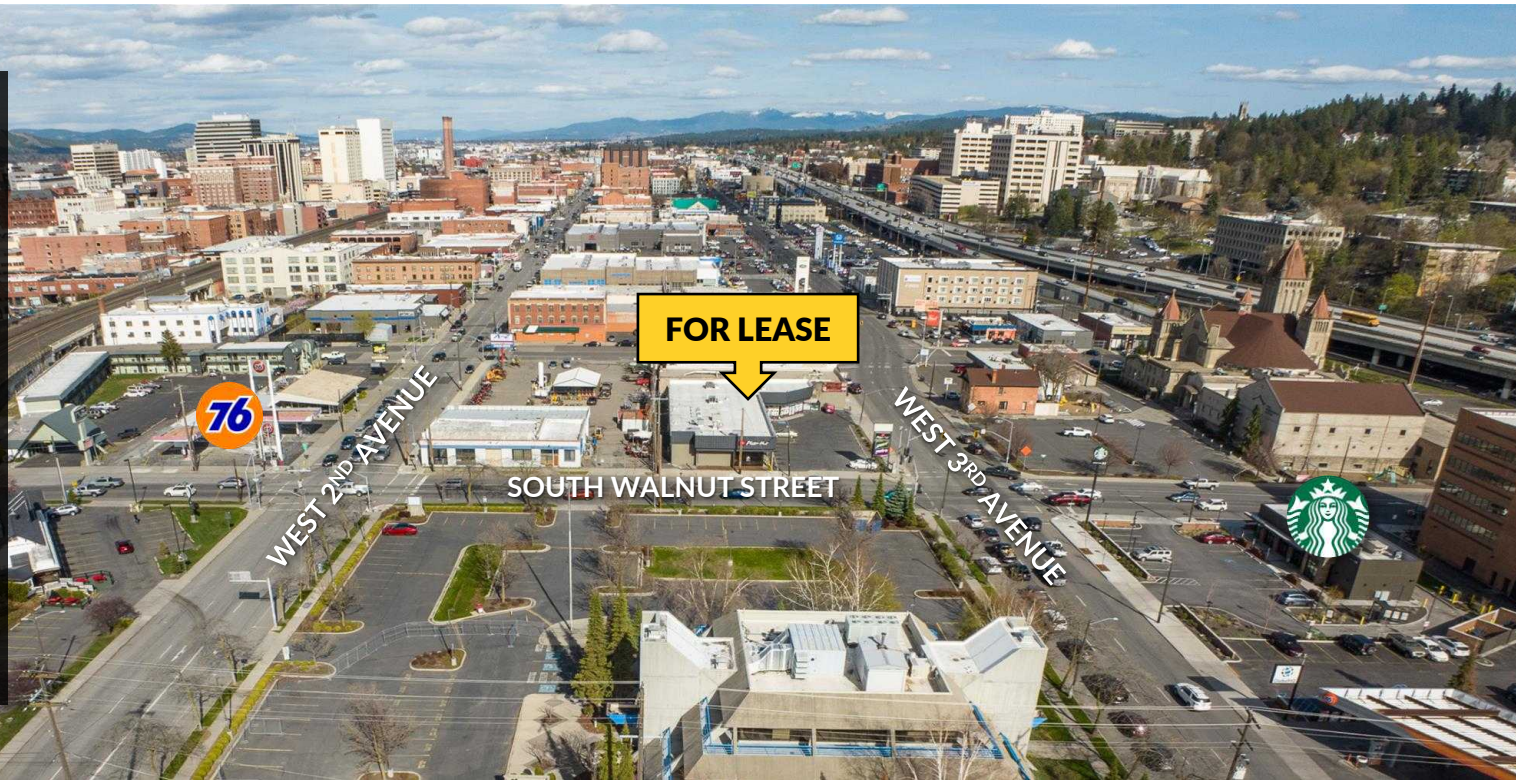


## NEIGHBORING TENANTS

Starbucks  
Uncle Rusty's Diner  
76 Gas Station  
Frank's Diner

## DEALERSHIPS:

Landrover/Jaguar  
Honda  
Toyota  
Lexus



## DEMOGRAPHICS



	1MILE	3MILES	5MILES
POPULATION 2024	19,513	98,183	220,285
PROJ POPULATION 2029	20,071	99,541	221,606
AVERAGE HHI	\$76,318	\$94,354	\$98,711
MEDIAN HHI	\$51,176	\$67,139	\$72,379
MEDIAN AGE	37.6	36.1	36.8
DAYTIME DEMOS	38,503	101,837	178,552

## TRAFFIC COUNTS



WEST 3 <sup>RD</sup> AVENUE	±8,206 ADT
SOUTH WALNUT STREET	±20,610 ADT
WEST 2 <sup>ND</sup> AVENUE	±8,313 ADT

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Spokane, WA 99206

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**KIEMLEHAGOOD**  
CREATING REAL ESTATE SOLUTIONS



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