

EVERGREEN MARKETPLACE FOR LEASE



RETAIL BUILDING FOR LEASE

14024 E. Sprague Avenue, Spokane, WA 99216

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PROPERTY DETAILS

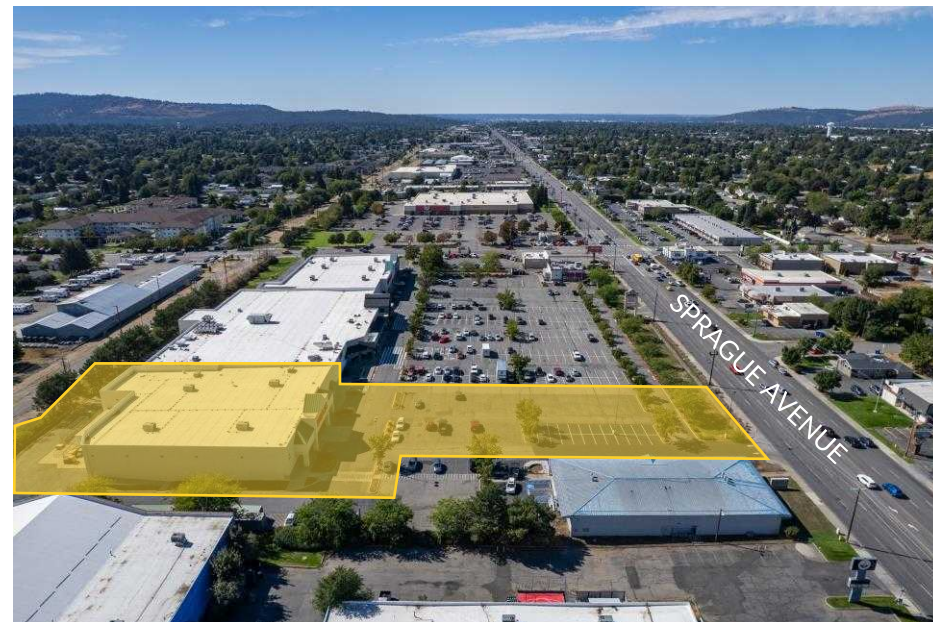
EVERGREEN MARKETPLACE FOR LEASE
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA

LEASE DETAILS

Space SF	±26,186 SF
Lease Type	NNN
Rental Rate	Call Listing Broker
NNN's (estimated)	\$4.00 PSF

PROPERTY DETAILS

Property Name	Evergreen Marketplace
Address	14024 E. Sprague Avenue
City, State, Zip	Spokane Valley, WA. 99216
Parcel #	45232.9153
Zoning	Corridor Mixed Use (CMU)
Anchor Tenants	Safeway, Office Depot & Skechers
Year Built	1996
Building Size	±26,186 SF
Lot Size	±2.56 Acres
Access	Signalized Intersection – Evergreen & Sprague
Parking	Ample Shared Parking
Sprinklers	Yes
Loading	2 Dock High
Signage	Monument & Façade



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PROPERTY PHOTOS

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1, 3 & 5 MILE DEMOGRAPHICS


EVERGREEN MARKETPLACE FOR LEASE
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA



12,343
1 MILE
POPULATION



\$65,903
1 MILE
MEDIAN INCOME




39.4
1 MILE
MEDIAN AGE



82,949
3 MILES
POPULATION



\$79,127
3 MILES
MEDIAN INCOME



37.4
3 MILES
MEDIAN AGE



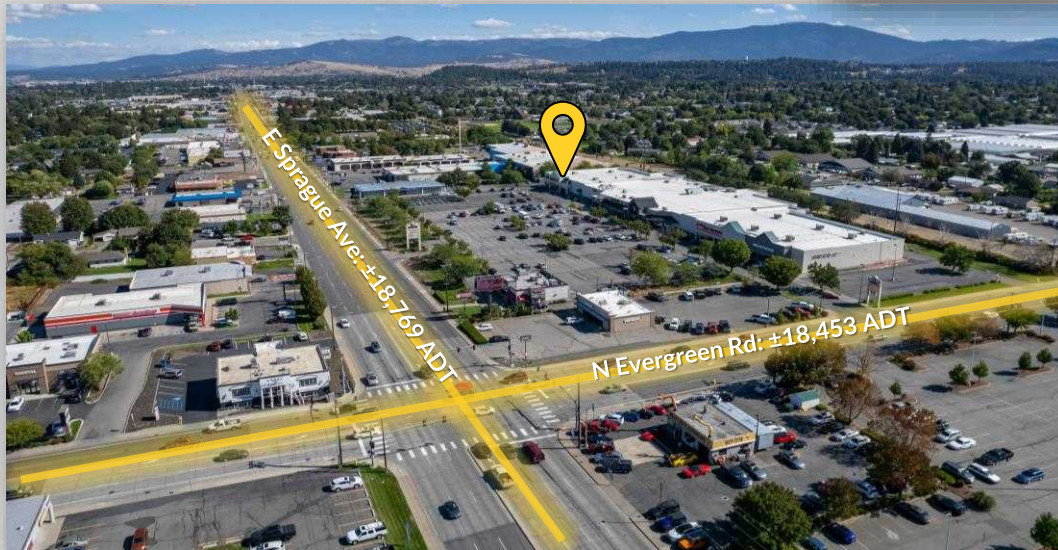
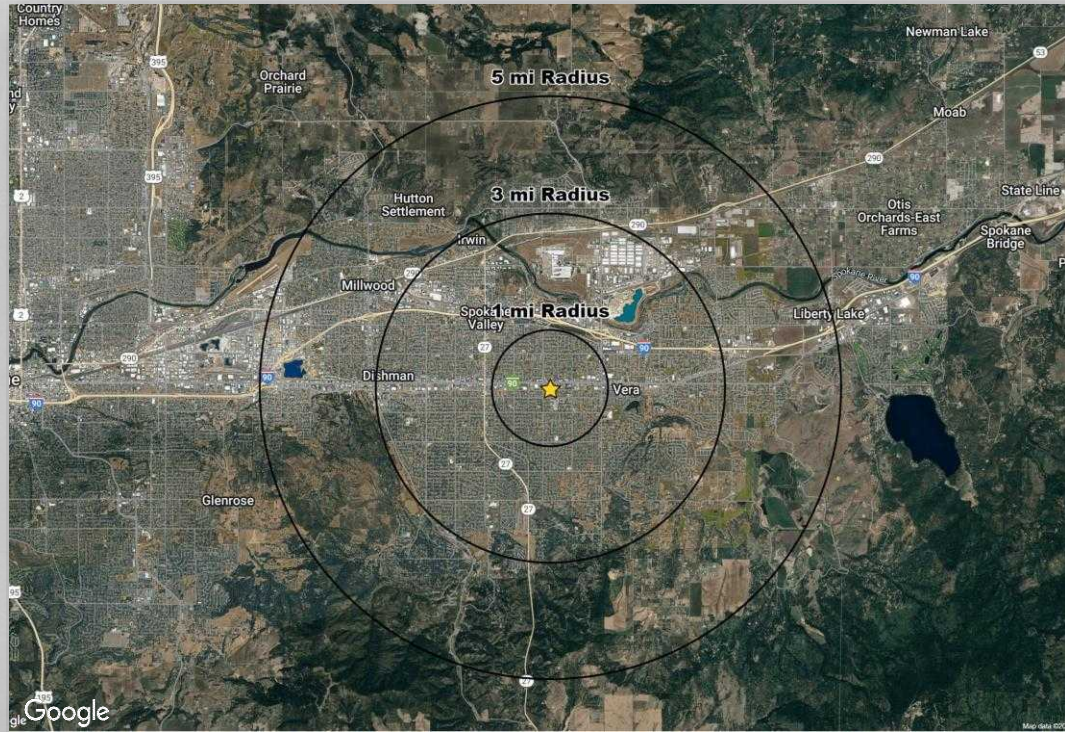
126,999
5 MILES
POPULATION



\$83,433
5 MILES
MEDIAN INCOME



38.5
5 MILES
MEDIAN AGE



TRAFFIC COUNTS



- E. Sprague Avenue ±18,769 ADT
- S. Evergreen Road ±18,453 ADT

ADT: Average Daily Traffic

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N EVERGREEN ROAD: ±18,453 ADT

SAFeway



**Office
DEPOT**

SKECHERS

**Valentino
Nails & Spa**

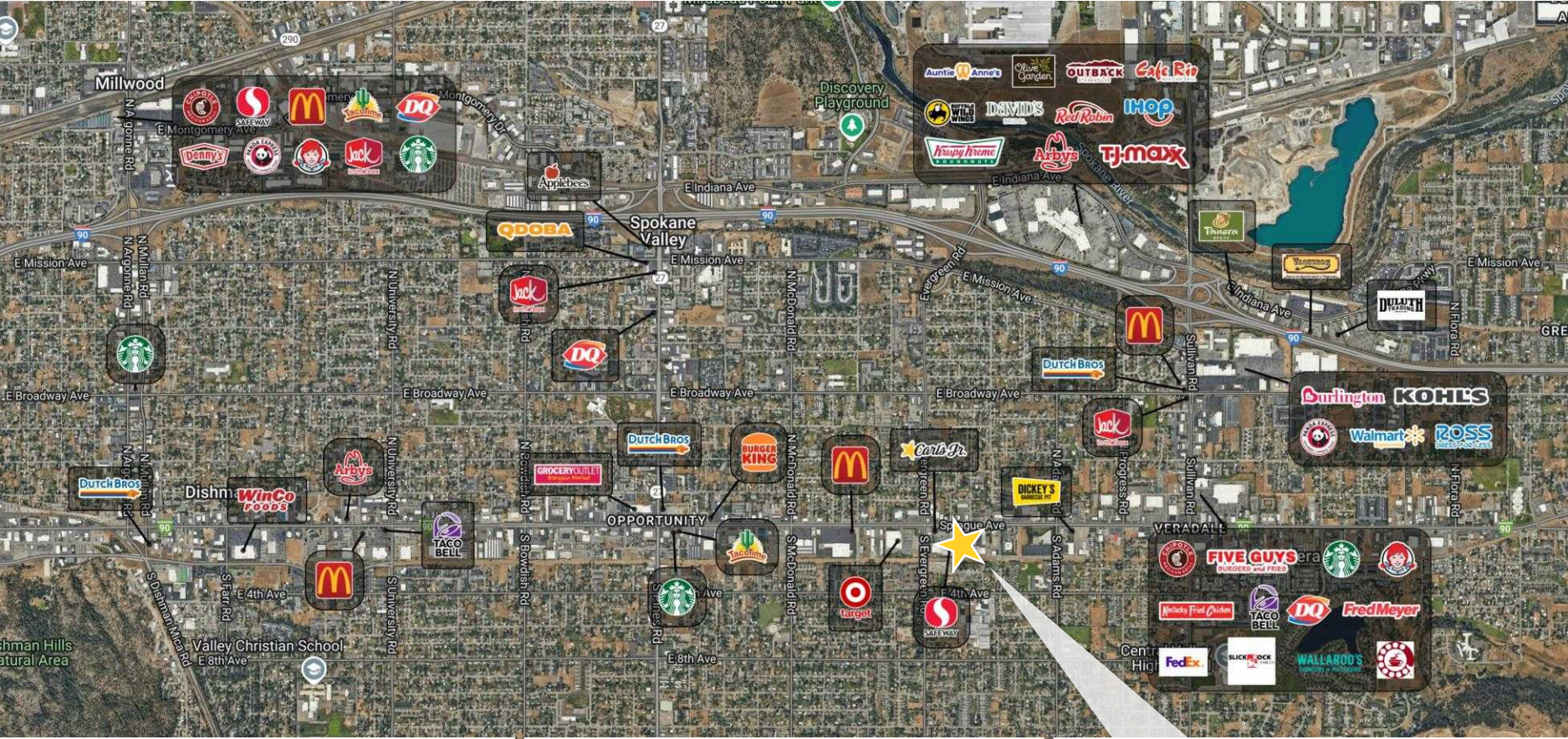
Carl's Jr.

verizonwireless

E SPRAGUE AVENUE: ±18,769 ADT

SURROUNDING RETAILERS

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