

VALLEY PLAZA SHOPPING CENTER



**TSC TRACTOR
SUPPLY CO**

COMING SOON!

RETAIL SPACE FOR LEASE

PAD SITES AVAILABLE FOR GROUND LEASE, BUILD-TO-SUIT OR FOR SALE

13312 - 13414 E Sprague Avenue, Spokane Valley, WA 99216

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KIEMLEHAGOOD

VALLEY PLAZA SHOPPING CENTER

ANCHOR RETAIL SPACE

13312 - 13414 E Sprague Avenue

Spokane Valley, WA 99216

RETAIL SPACE FOR LEASE

ANCHOR SUITE ±55,168 SF

PROPERTY DETAILS

Total Building Size: ±90,585 SF

Total Lot Size: ±11.15 AC

Parcel Number: 45221.9314

Year Built: 1987

Year Renovated: 1994

CURRENT CENTER TENANTS:

Natural 20 Brewing

Hot Nails

9 Round

McDonald's

Great Clips

Warehouse Martial Arts

Complete Weight Loss & Anti-Aging

Franz Bakery

Heat Enterprises LLC

Valley Plaza Shopping Center is a premier commercial property situated in the vibrant core of Spokane Valley. Unlock the potential of your business with this expansive anchor tenant suite, offering 55,168 square feet of versatile commercial space at a highly visible location. This property provides exceptional exposure and accessibility, making it an ideal choice for a flagship retail store, a large-scale office, or a prominent service provider. The shopping center's diverse retail mix and established customer base make it an attractive location for businesses looking to thrive in a dynamic and expanding market.



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END CAP SPACE

13312 - 13414 E Sprague Avenue
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13312 E PSRAGUE AVENUE

Former Use: Warhorse Karate & Jiu Jitsu

END CAP SUITE ±1,700 SF

Contact Broker for Lease Rate



GROUND LEASE or BUILD-TO-SUIT

PAD #1

Available Space: ±4,000 SF

PAD #2

Available Space: ±4,000 SF

INLINE PAD

Available Space: ±10,000 - 25,000 SF

DEVELOPMENT ADVANTAGES

High Visibility:
Benefit from the prominent location and high exposure of E Sprague Avenue, maximizing your business's visibility to potential customers.

Established Customer Base:
Leverage the existing shopper traffic and customer base of Valley Plaza, which can drive additional footfall to new pad site businesses.

Growth Potential:
Spokane Valley is a growing market with increasing residential and commercial development, providing long-term opportunities for business expansion and success.

Pad Sites Ready for Development!

Discover unparalleled development potential with the available pad sites at 13414 E. Sprague Avenue. Perfectly positioned in a high-visibility location, these prime pad sites offer an exceptional opportunity to create a standout business presence. Take advantage of this opportunity to establish your business in a thriving location with endless possibilities. Contact the listing brokers to learn more!



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Great Clips
IT'S GONNA BE GREAT.

pf planet
fitness

SPRAGUE AVENUE

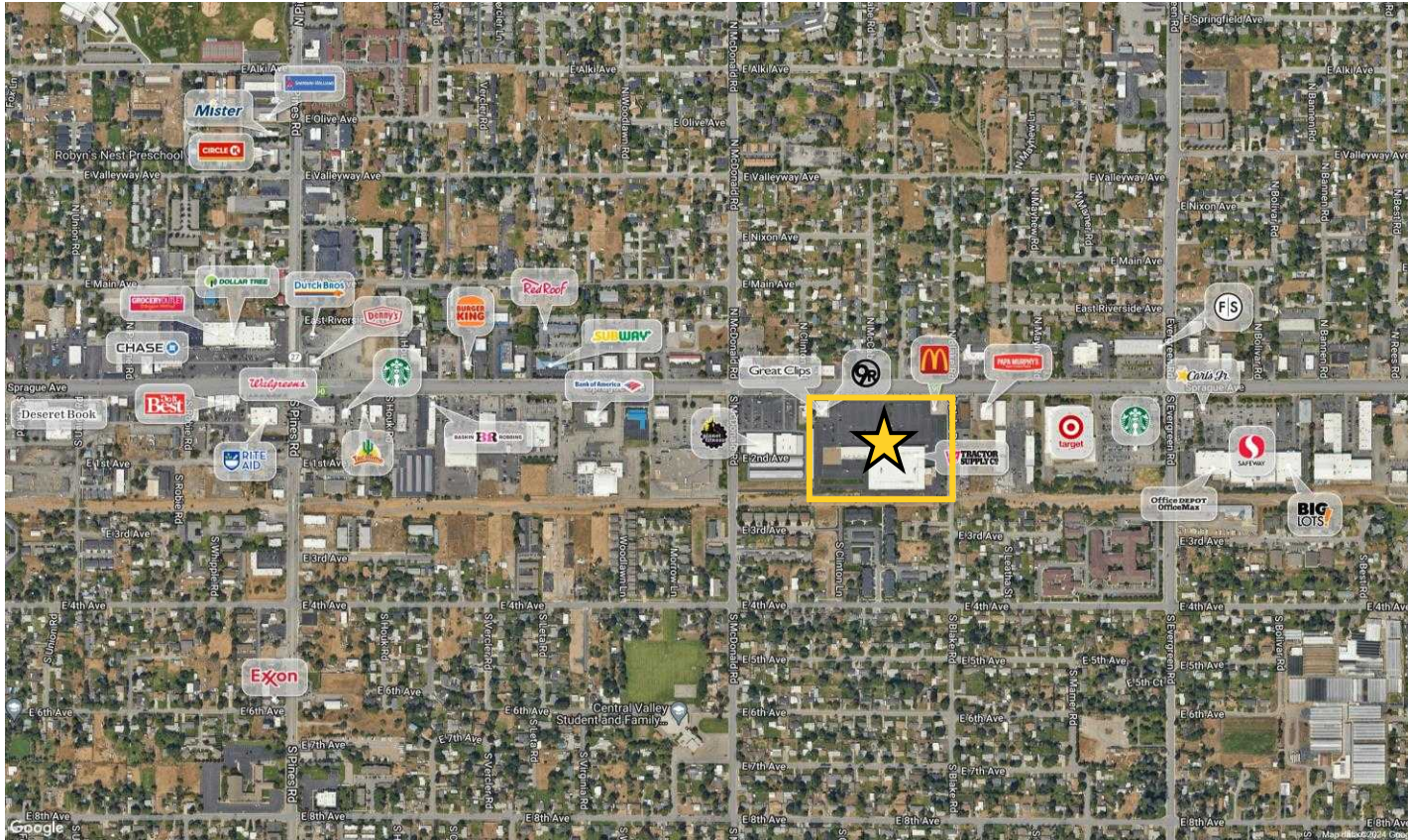
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Surrounding Area

13414 E Sprague Avenue
Spokane Valley, WA 99216

SURROUNDING RETAIL

- Arby's
- Bank of America
- Baskin Robins
- Burger King
- Denny's
- Dutch Bros
- Fred Meyer
- Great Clips
- Hobby Lobby
- Jiffy Lube
- Kohl's
- Lowe's
- McDonald's
- Office Depot
- Pepsi Bottling Company
- Planet Fitness
- Rite Aid
- Safeway
- Spokane Valley Mall
- Taco Bell
- Target
- Tires Les Schwab
- Total Wine
- Value Village
- Walgreens
- Walmart
- WinCo Foods
- Yoke's



Located on Sprague Avenue, one of the most dominant east/west arterial roads running through Spokane

DEMOGRAPHICS

	1MILE	2MILES	3MILES
POPULATION 2024	13,727	81,369	126,771
PROJ POPULATION 2029	13,874	82,239	127,977
AVERAGE HHI	\$83,491	\$100,024	\$107,483
MEDIAN HHI	\$62,428	\$77,653	\$82,249
DAYTIME DEMOS	5,848	15,150	

TRAFFIC COUNT

SPRAGUE AVENUE	±20,091 ADT
S MCDONALD ROAD	±7,463 ADT

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