

# FOR LEASE

**RATE REDUCED!**

**AVAILABLE**



Available now, retail/office space for lease at the Skyview Center. Located on the high-traffic corner of 32nd Avenue and Highway 27, suite 13423 features recent space improvements of new paint, flooring and a wheelchair accessible restroom. Move-in ready and perfectly suited for a variety of uses

## SKYVIEW CENTER

13423 E. 32nd Avenue  
Spokane Valley, WA 99216

### SUITE 13423

Suite Size	±850 SF
<del>Lease Rate</del>	<del>  \$20.00 PSF, NNN (\$1,467/Mo, NNN)</del>
NEW Lease Rate	\$18.00 PSF, NNN (\$1,275/Mo, NNN)
Est. NNN's	\$5.53 PSF (\$392/Mo)
Zoning	Commercial
Year Built	1988
Building Size	± 8,900 SF
Center Tenants	Exxon, Subway & Fiesta Grande
Nearby Tenants	Safeway, STCU, Brothers Office Pizzeria Crush Coffee & GESA Credit Union

*1,000 plus residential units planned for this portion of the Valley.  
Click on article below for full details.*

[South Spokane Valley Article](#)

**View  
Location**



**ANDY BUTLER, CCIM**

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**COLIN CONWAY  
MANAGING BROKER**

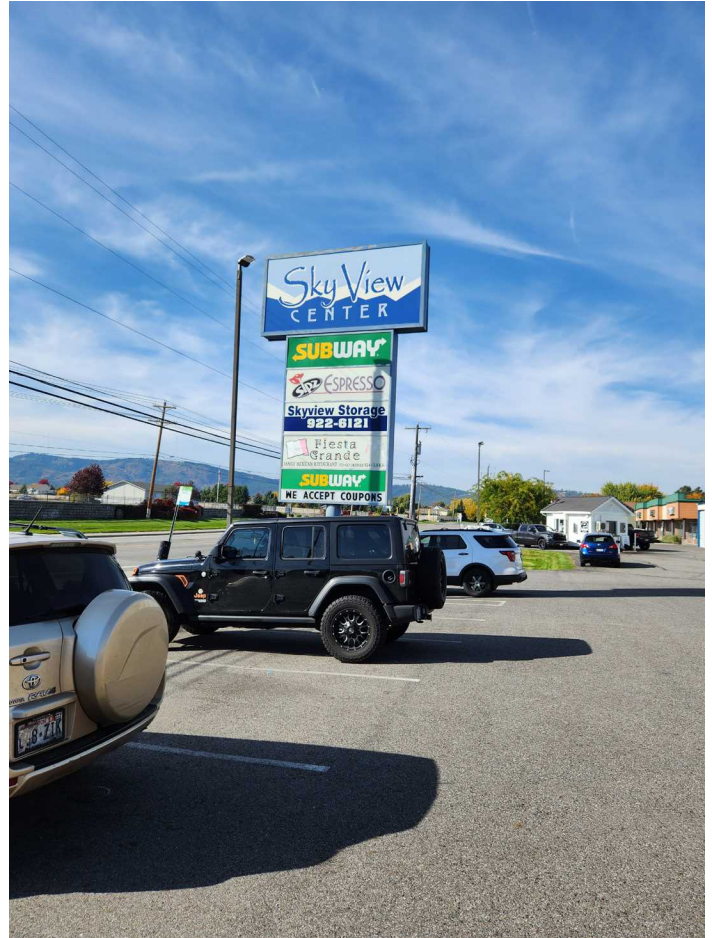
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**KIEMLE  
HAGOOD**

# Photos & Demographics

13423 E. 32nd Avenue | Spokane Valley, WA 99216



## TRAFFIC



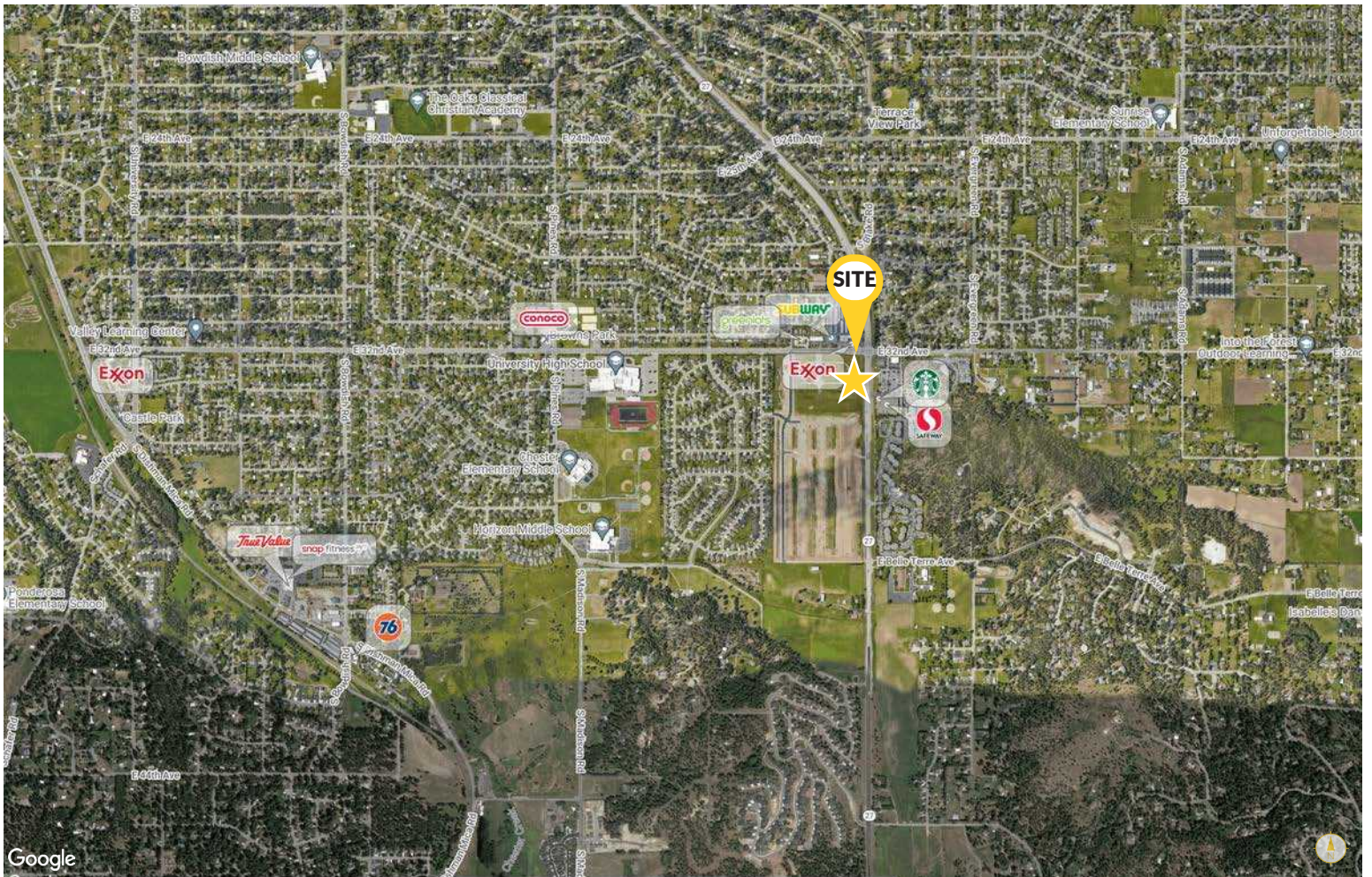
### Average Daily Traffic

32nd @ Site: ±13,567 ADT  
 Pines Rd @ Site: ±7,843 ADT  
 32nd Ave & Pines Rd: ±21,411 ADT

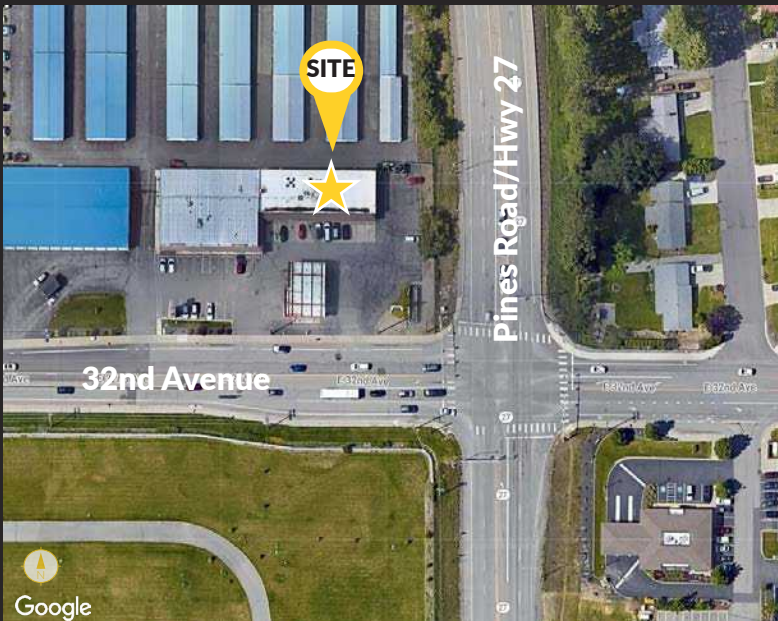
## DEMOGRAPHIC



	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>	<u>10MI</u>
Estimated Pop 2024	9,797	65,127	112,105	310,635
Projected Pop 2029	11,107	68,369	116,785	321,263
Proj Ann Growth (24-29)	1.0%	1.0%	0.8%	0.7%
Estimated Daytime Pop	4,164	33,984	75,079	244,358
2024 Average HHI	\$117,171	\$105,756	\$100,015	\$105,273
2024 Median HHI	\$93,559	\$81,235	\$76,008	\$78,962



Google



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HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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