



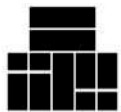
# FOR LEASE!

5830 N Division St,  
Spokane, WA 99207

Ground Lease  
Built-to-Suit

PAD SITE A

PAD SITE B



**HAWKINS  
EDWARDS**

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LOWE'S

SPORTSMAN'S  
WAREHOUSE

Arby's

Jack  
in the box

DOLLAR TREE

RITE AID

ExtraSpace  
Storage

KAISER PERMANENTE

PROVIDENCE  
Medical Group

FOR LEASE!  
Pad Site A

FOR LEASE!  
Pad Site B

Guitar  
Center

OLD NAVY

BOOT  
BARN

TRADER  
JOE'S

ROSS  
DRESS FOR LESS

ULTA  
BEAUTY

Sharis

CHASE

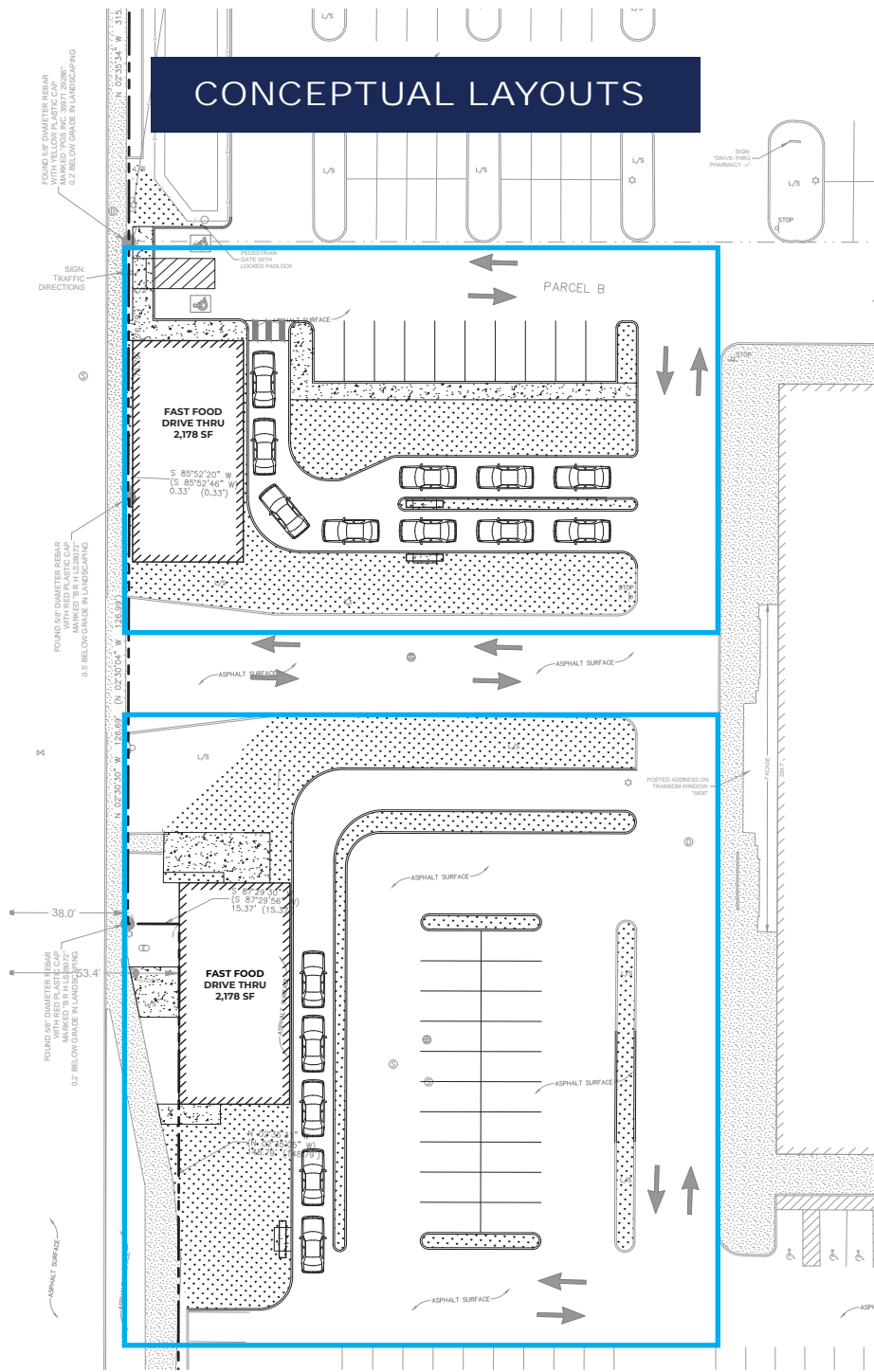
HWY 2 / HWY 395 (40,800+ VPD)

E ROWAN AVE (4,600+ VPD)

For Lease: 5830 N Division St, Spokane, WA 99207



FOR LEASE!



## PRIME NORTH DIVISION STREET PADS FOR LEASE -

### HIGH-TRAFFIC RETAIL OPPORTUNITY

Two prime pads are now available for lease on **North Division Street**, one of the busiest commercial corridors in the area, with nearly **41,000 vehicles passing daily**. Positioned at the entrance of a thriving shopping center, these pads offer an excellent opportunity for **fast food or drive-thru tenants** seeking maximum visibility and accessibility.

The adjacent **Burlington store** is set to undergo a **major transformation** into a **climate-controlled self-storage facility**, with construction expected to commence later this year and full completion projected for **late 2026**.

Surrounded by a strong retail mix, this location benefits from national and regional co-tenants, including **Rite Aid, Trader Joe's, Ross, Boot Barn, Guitar Center, Ulta, and Old Navy**. Additionally, the site is just minutes from **Providence Holy Family Hospital** and **NorthTown Mall**, making it a **high-demand trade area**.

**Asking Rent: Ground Lease (Contact Broker for Pricing)**

**Build-to-Suit**

This is an excellent opportunity to secure a **high-visibility** location in a well-established retail hub.

**CONTACT US TODAY FOR MORE DETAILS!**

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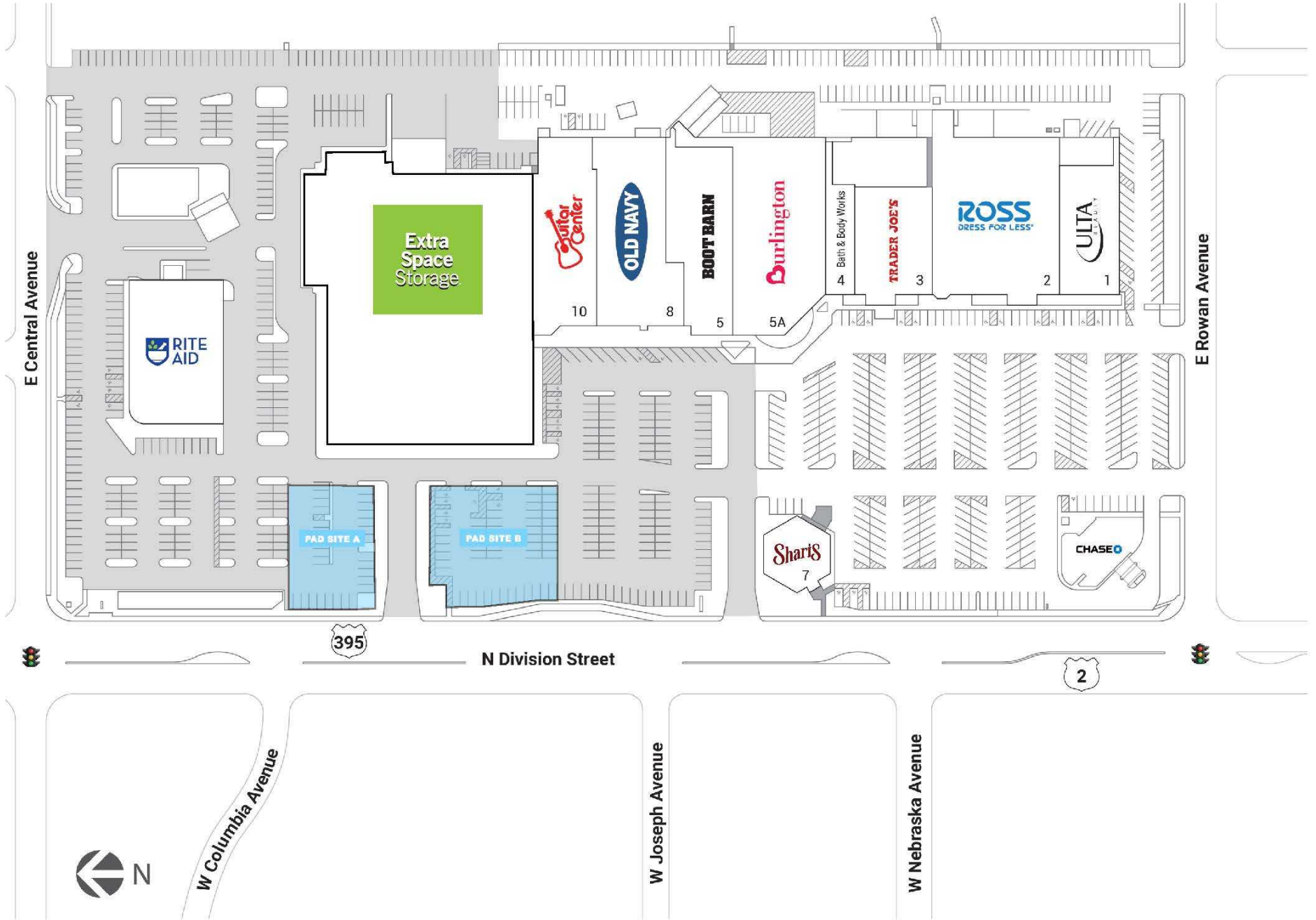
BEN HAWKINS  
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FOR LEASE!





## PAD SITE FEATURES

### Ground Lease

#### Built-to-Suit

- Up to 15,000 SF building
- Drive-Thru Permitted
- Cross access and parking throughout entire center

#### Strategic Location

- Anchored by top performing Trader Joe's (top 20% in Washington per Placer.ai)
- Shadow anchored by Rite Aid, Trader Joe's, Ross, Boot Barn, Guitar Center, Ulta, and Old Navy
- 40,800+ VPD
- Adjacent to Providence Holy Family Hospital

#### Burlington Re-Construction

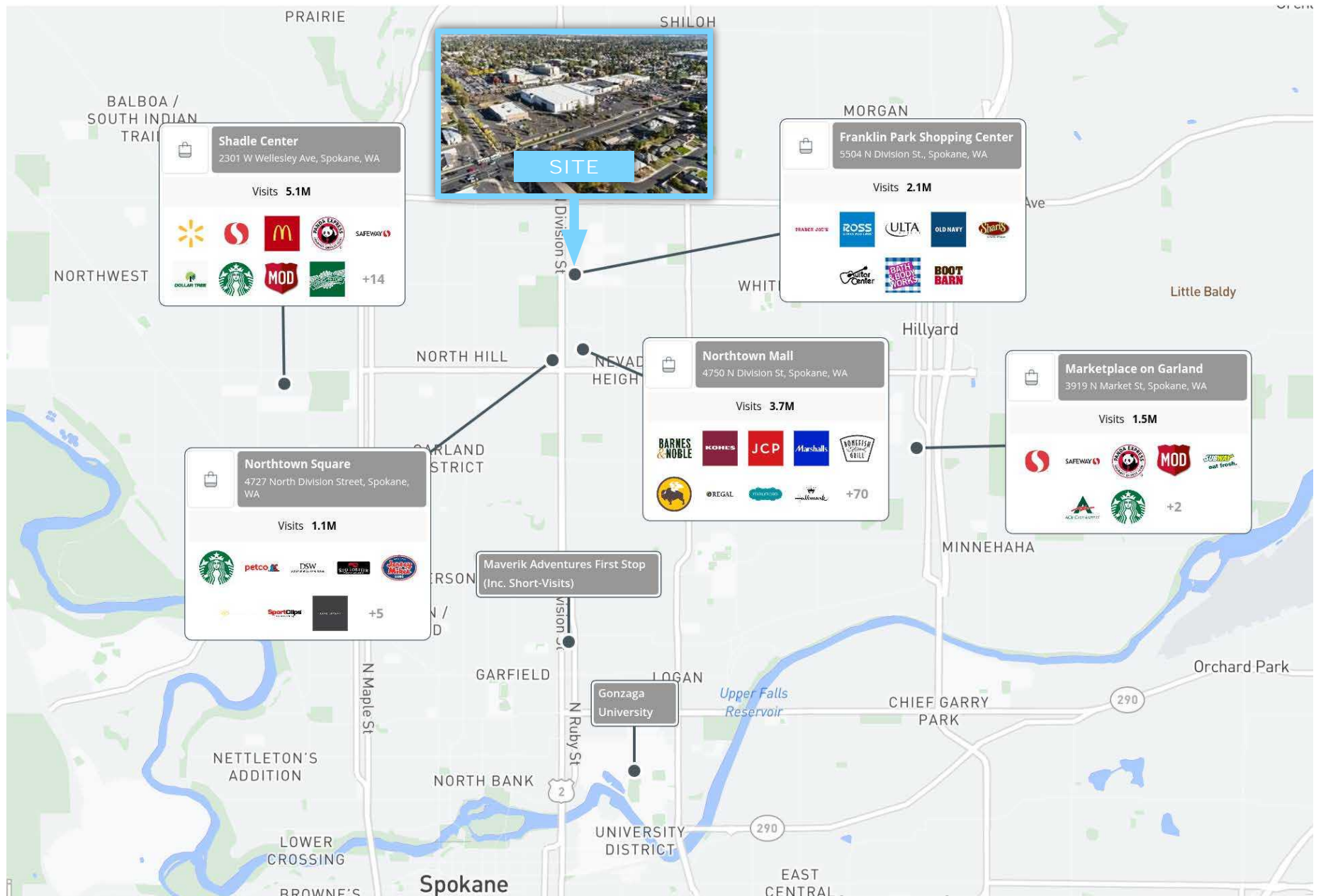
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**HAWKINS  
EDWARDS**







BARNES & NOBLE



NORTHTOWN MALL  
(3.7M+ VISITORS ANNUALLY)



FRANKLIN PARK

SERENITY DENTAL



MADISON ELEMENTARY



FRANKLIN PARK SHOPPING CENTER  
(2.1M+ VISITORS ANNUALLY)



FOR LEASE!  
Pad Site B



FOR LEASE!  
Pad Site A



HWY 2 / HWY 395 (40,800+ VPD)

E CENTRAL AVE (2,000+ VPD)

For Lease: 5830 N Division St, Spokane, WA 99207



## SPOKANE, WA

Well connected via highways, air, rail, utilities and fiber, Spokane serves as the regional hub of Eastern Washington. The infrastructure network provides a diverse economic foundation for the metro.

### DIVERSIFYING ECONOMY

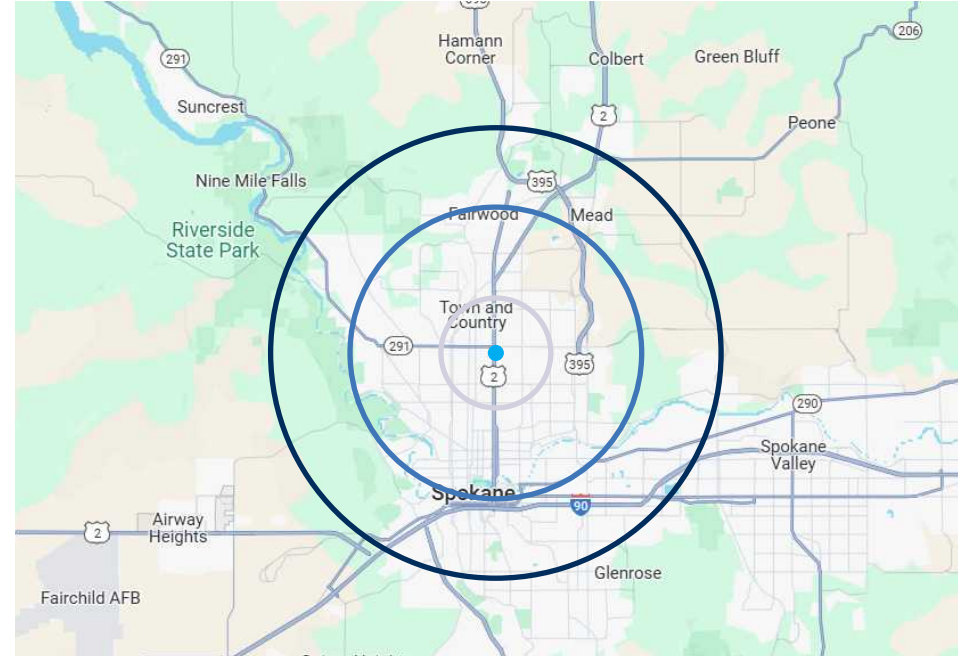
The region is moving away from a natural resources and agriculture-oriented economy to one that is more service and technologically based, expanding the healthcare and health sciences sector.

### POPULATION GROWTH

The rate of population growth outpaces that of the nation as a favorable climate, jobs, outdoor activities and cultural amenities attract new residents, including many retirees.

### INSTITUTIONS OF HIGHER LEARNING

Washington State University Spokane, Eastern Washington University, Gonzaga University and Community Colleges of Spokane provide an educated and skilled workforce in the region.



POPULATION	1 MILE	5 MILES	10 MILES
2020 Population	19,685	213,126	397,846
2024 Population	20,023	219,562	412,716
2029 Population Projection	21,233	233,345	439,157
Population Growth 2020-2024	1.72%	3.02%	3.74%
Pop Growth Forecast 2024-2029	6.04%	6.28%	6.41%
Average Age	37.3	37.2	38.6

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
Median Home Value	\$225,202	\$297,552	\$344,552
2024 Total Households	8,560	89,489	166,043
2029 Household Projection	9,091	95,371	177,093
Annual Growth 2024-2029	6.20%	6.57%	6.65%
Median HH Income	\$44,466	\$57,196	\$63,928
Avg. HH Income	\$57,159	\$73,730	\$83,254
Avg. HH Vehicles	2	2	2





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