

FOR LEASE



FIVE MILE PLAZA *Former Joann Fabrics Space for Lease*

1840 W Francis Avenue
Spokane, WA 99205

The former Joann Fabrics space is available for lease in Spokane's Five Mile Shopping Center, located at 1840 W Francis Ave, Spokane, WA.

Former Joann Fabrics Space

Space Size: ±27,976 SF; Demisable to ±11,952 SF
Lease Rate: \$14.00 - \$16.00 PSF, NNN
2025 NNN Exp.: \$2.25 PSF

- Anchored by Rosauers Supermarket
- Traffic over ±80,000 cars per day pass the site
- Rare large retail bay opportunity in 5-Mile
- Diverse Tenant Mix
- Strategic location
- High barrier to entry giving tenants protection from other retailers
- Well managed and maintained center with very strong retail sales

**VIEW PROPERTY
LOCATION →**



FOR LEASING INQUIRIES:

CARL GUENZEL

Broker

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**KIEMLE
HAGOOD**

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FLOOR PLAN

Former Joann Fabrics

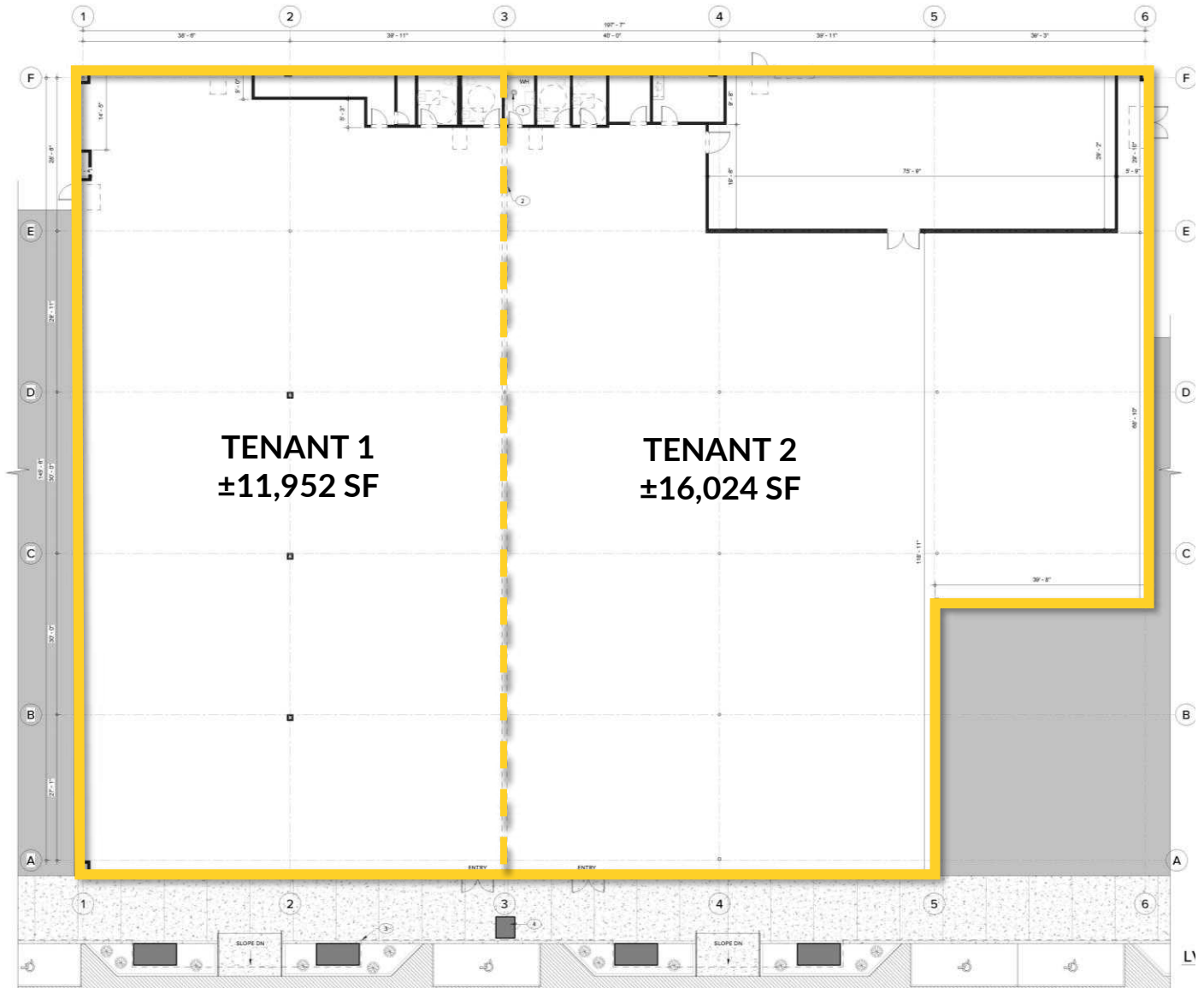
1840 W Francis Avenue
Spokane, WA 99205

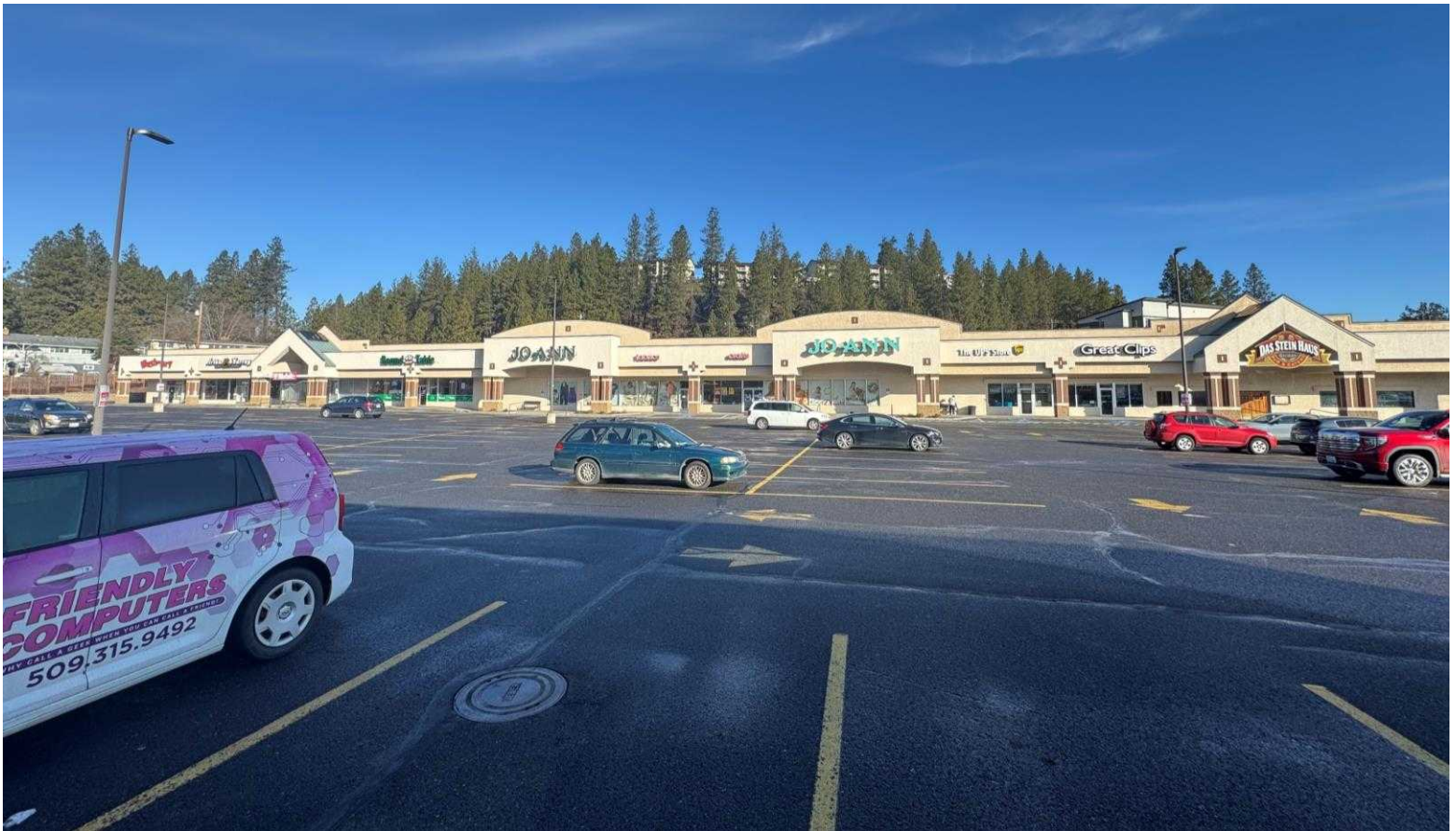
TOTAL AVAILABLE SPACE | $\pm 27,976$ SF

Demisable:

TENANT 1 | $\pm 11,952$ SF

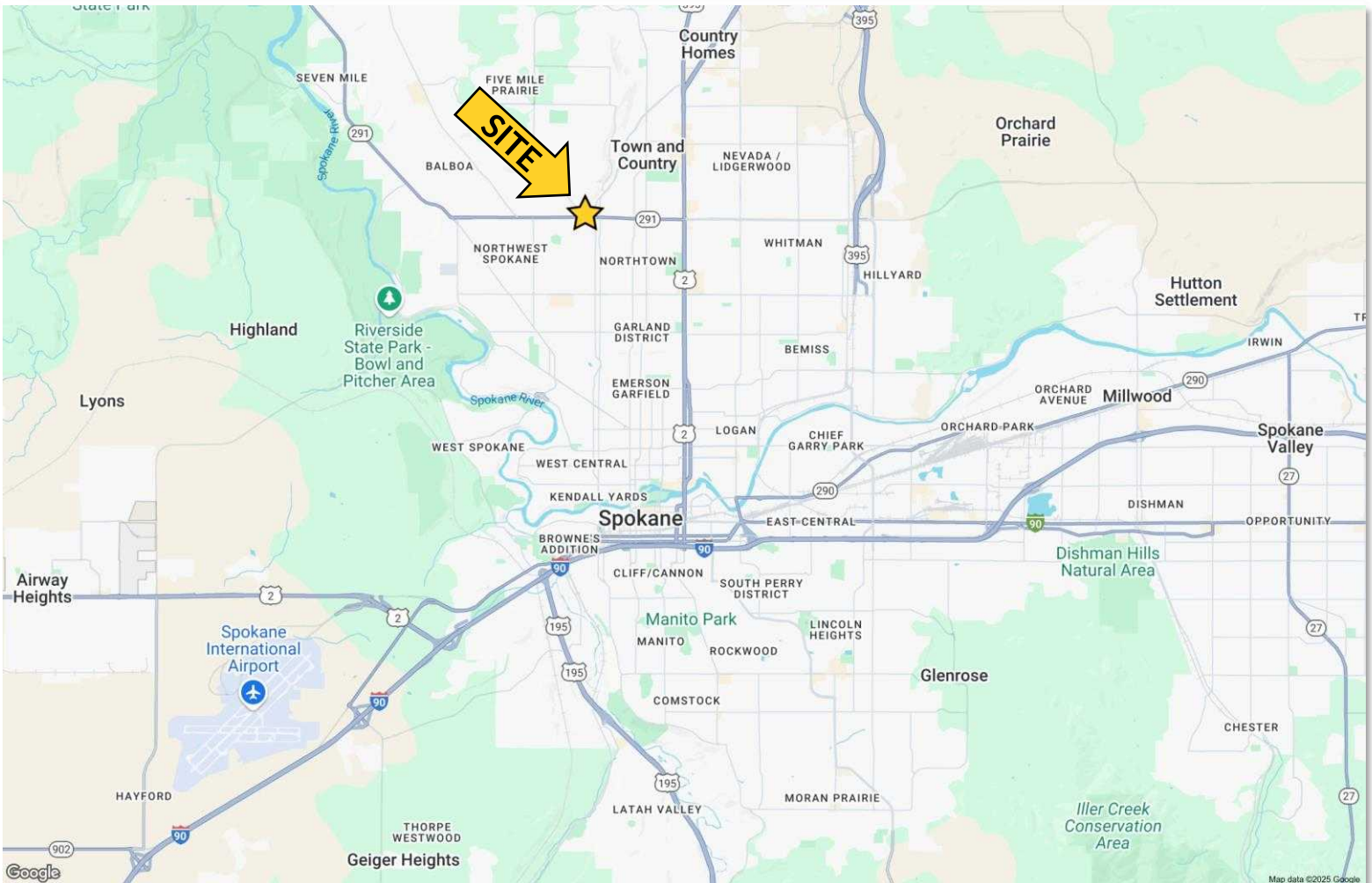
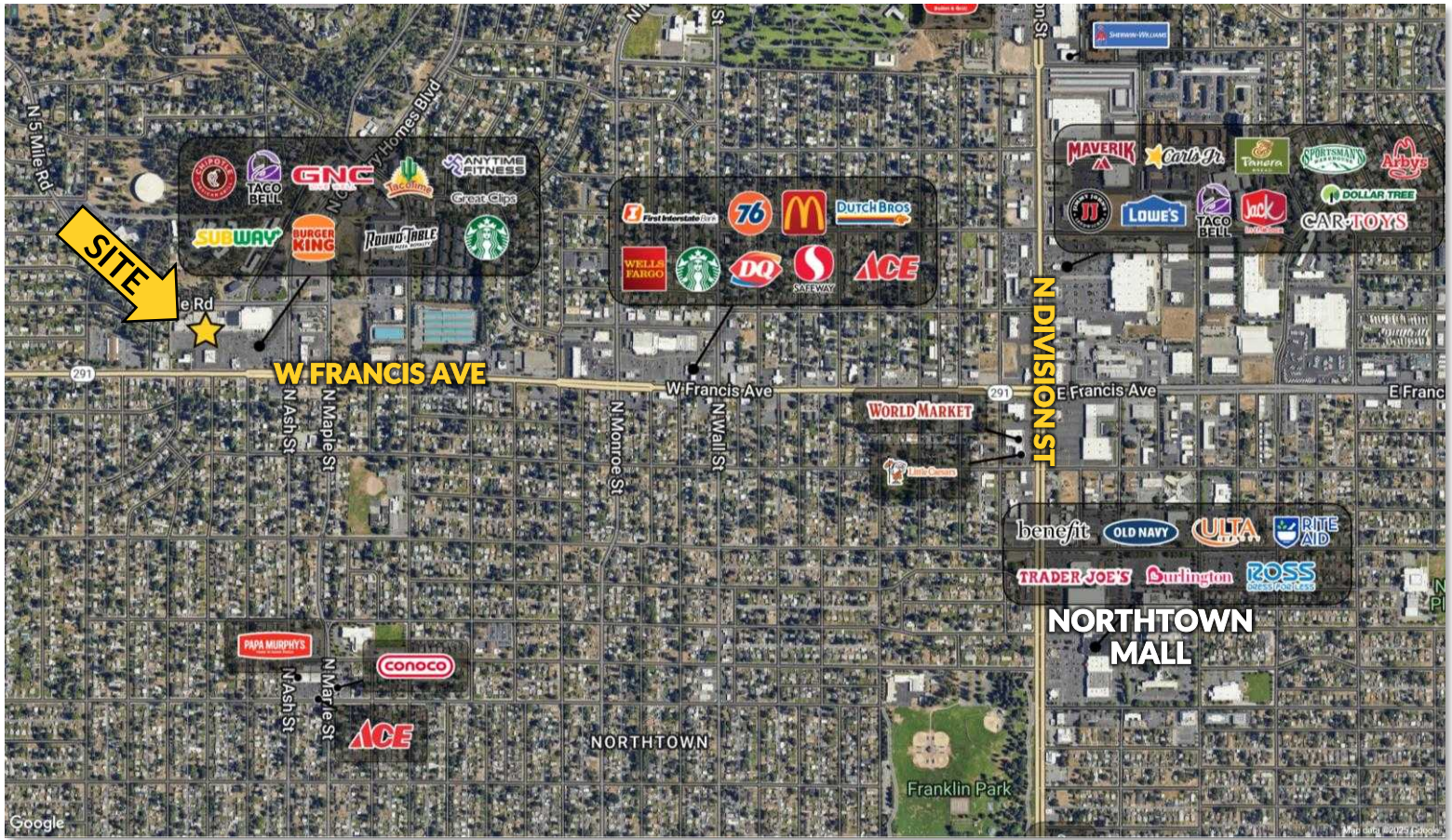
TENANT 2 | $\pm 16,024$ SF





AERIAL VIEW

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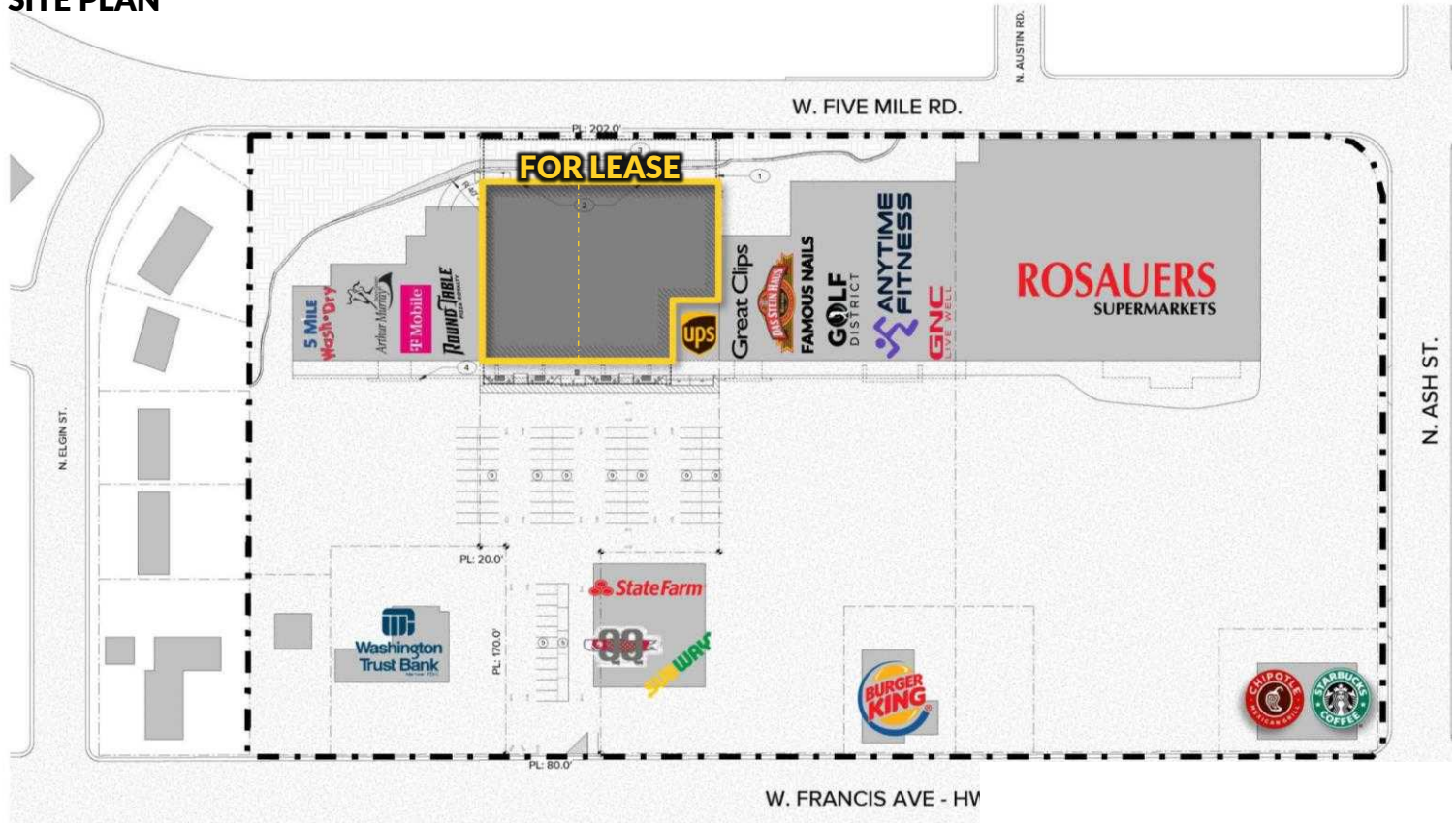


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SITE PLAN



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION 2024	14,583	112,218	196,347
AVERAGE HHI	\$105,480	\$97,654	\$92,995
MEDIAN HHI	\$81,886	\$74,369	\$68,166
MEDIAN AGE	36.5	36.1	36.3
DAYTIME DEMOS	6,391	62,695	160,833

TRAFFIC COUNTS



W FRANCIS AVENUE	±36,850 ADT
W 5 MILE ROAD	±15,192 ADT
N ASH STREET	±17,924 ADT
N MAPLE STREET	±14,744 ADT

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