

For Lease
Retail

NAIBlack



225 W. Riverside Ave.

Spokane, Washington 99201

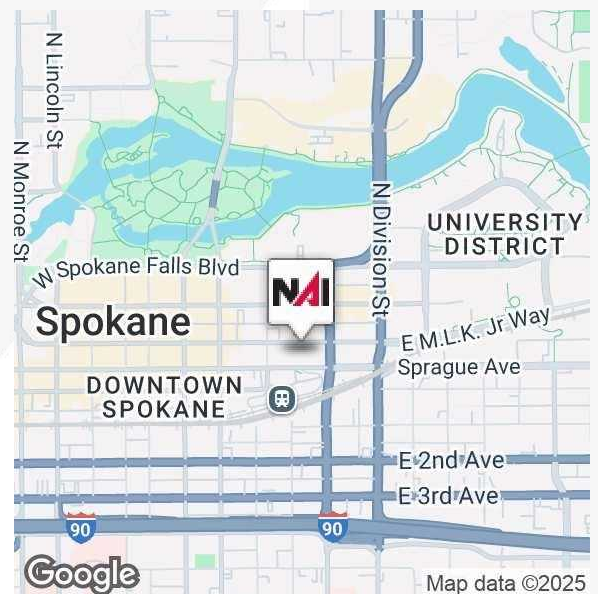
Property Highlights

- Available Space: 6,400 SF ±
- Retail Zoning
- Three Dining Areas
- Speakeasy Basement Bar
- Located on Riverside Avenue
- High Foot Traffic and Visibility
- Parking Nearby
- Large Storefront Windows

Property Description

This 6,400 SF ± multi-suite offers a rare combination of visibility, accessibility, and versatility in the heart of downtown Spokane. Featuring large storefront windows, and an open floor plan, the space is ideal for a variety of uses, including coffee shops, fast-casual dining, boutique retail, or speakeasy restaurant/bar. Located on Riverside Avenue—one of Spokane's most traveled downtown corridors—the property benefits from strong vehicle and foot traffic, prominent signage opportunities, and close proximity to major attractions like River Park Square, The Davenport Grand, and the Spokane Convention Center. Surrounded by a dynamic mix of businesses, restaurants, and services, this professionally managed building offers tenants a well-maintained environment with access to nearby public parking and a steady flow of daytime professionals, residents, and visitors.

Lease Rate: \$18.00 SF/yr (NNN)



For more information

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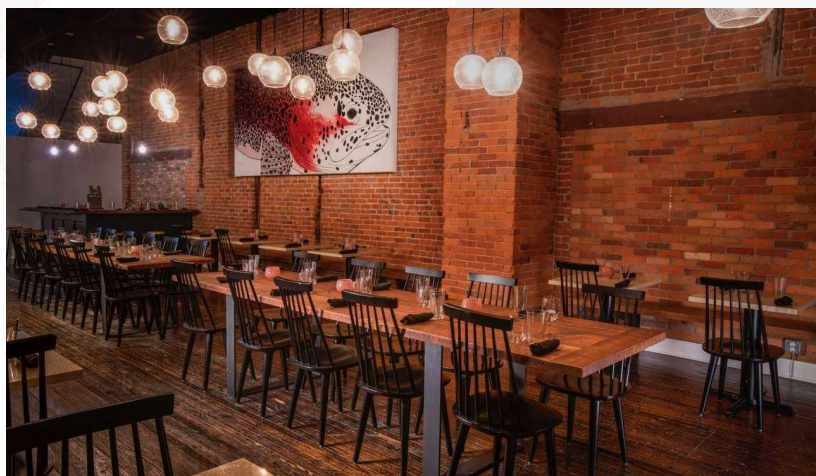


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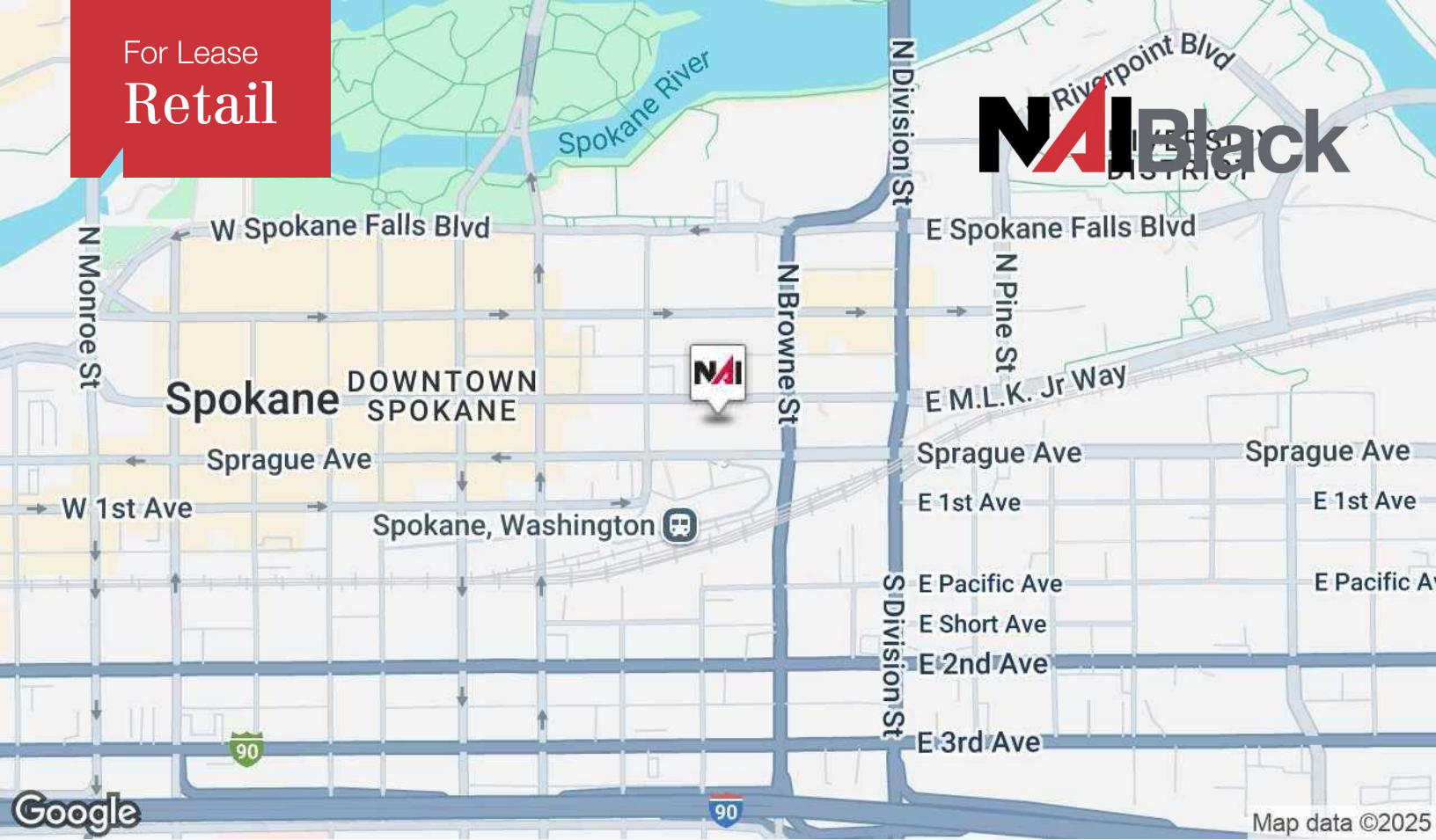


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Population	1 Mile	3 Miles	5 Miles
Total Population	13,717	122,119	236,387
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	40	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,501	51,591	98,275
# of Persons per HH	1.53	2.22	2.32
Average HH Income	\$60,787	\$84,863	\$90,787
Average House Value	\$491,484	\$430,545	\$417,319

Demographics data derived from Esri forecast for 2024

