

For Lease  
**Retail**

**NAI**Black



# Manito Shopping Center

810 E. 29th Ave.  
Spokane, Washington 99203

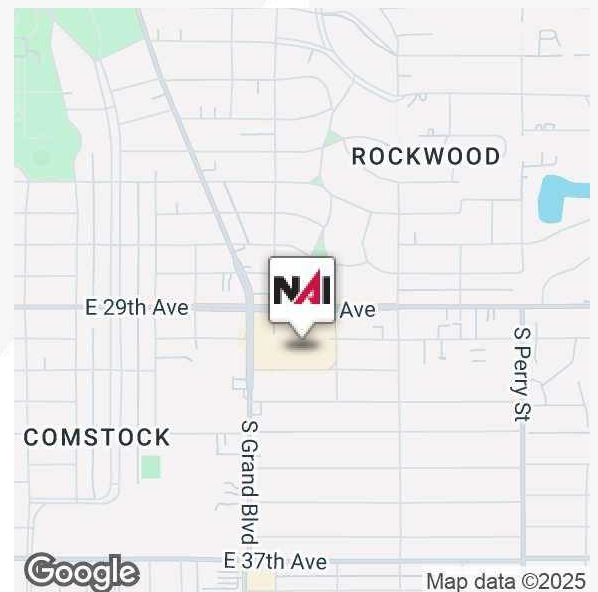
## Property Highlights

- Available Space: 21,841 SF ±
- Located on High Traffic Corner in Desirable South Hill Neighborhood
- Ceiling Height 12'
- Available October 2025 (Estimated)
- Prominent Pylon Signage on S. Grand Blvd. and E. 29th St.
- Traffic Count on E. 29th St. & S. Arthur St.: 19,700 VPD and S. Grand Blvd & E. 28th St.: 13,700 VPD
- Co-Tenants Include: Super 1 Foods, Verizon Wireless, Ross Dress for Less

## Property Description

Prestigious South Hill Retail Lease Space  
A remarkable leasing opportunity is available at 810 E 29th Ave. This former Rite Aid store is situated in a highly sought-after and iconic retail center, well-established as a cornerstone of Spokane's South Hill's thriving retail, with a highly neighborhood centric draw since 1968. Co-anchored by a 50,000 + SF Super 1 Foods and Ross Dress for Less, this 21,000+ SF floor plate provides an ideal opportunity for a national brand.

**Lease Rate: \$14.00 PSF/YR (NNN)**



For more information

**Stephen Pohl**

O: 509 622 3568

spohl@naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

For Lease  
Retail

NAI Black



NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [mary@commercialmls.com](mailto:mary@commercialmls.com) | Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

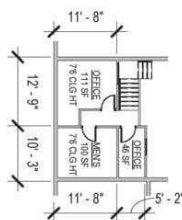
For Lease  
Retail

NAI Black



NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [mary@commercialnls.com](mailto:mary@commercialnls.com) | Subject Line: Copyright Concern  
By mail: Commercial Brokers Association! Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

The logo for NAL Black, featuring the letters 'NAL' in a bold, black, sans-serif font, followed by the word 'Black' in a bold, black, sans-serif font. A red diagonal line runs through the 'A' and the 'B' in 'Black'.

MAJOR FLOOR AREAS	
Main Floor	15,121 SF
Pharmacy	824 SF
Storage	1,832 SF
Storage/Loading	2,176 SF
Break Room	134 SF
Women's Room	100 SF
Common/Corridor	204 SF
Non-Usable	478 SF
<b>Total Main Floor</b>	<b>21,469 SF</b>

OFFICE FLOOR AREAS	
Office 1	46 SF
Office 2	111 SF
Men's Room	100 SF
Common/Corridor	64 SF
Non-Usable	51 SF
<b>Total Office Floor</b>	<b>372 SF</b>

GROSS AREA CALCULATIONS	
Main Floor	21,469 SF
Office Area	372 SF
<b>Total</b>	<b>21,841 SF</b>

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in the foregoing is true and correct; and f. Your signature and title or, if you are an agent, your signature and title and your authority to act on behalf of the owner of the intellectual property. If you are an agent, NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c); if you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

By e-mail: [marly@commercialmls.com](mailto:marly@commercialmls.com) | Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

For Lease  
**Retail**

**NAI Black**



COMSTOCK

Map data ©2025



Map data ©2025 Imagery ©2025 Airbus, Maxar  
Technologies, USDA/FPAC/GE

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [mary@commercialnais.com](mailto:mary@commercialnais.com) | Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

For Lease  
**Retail**

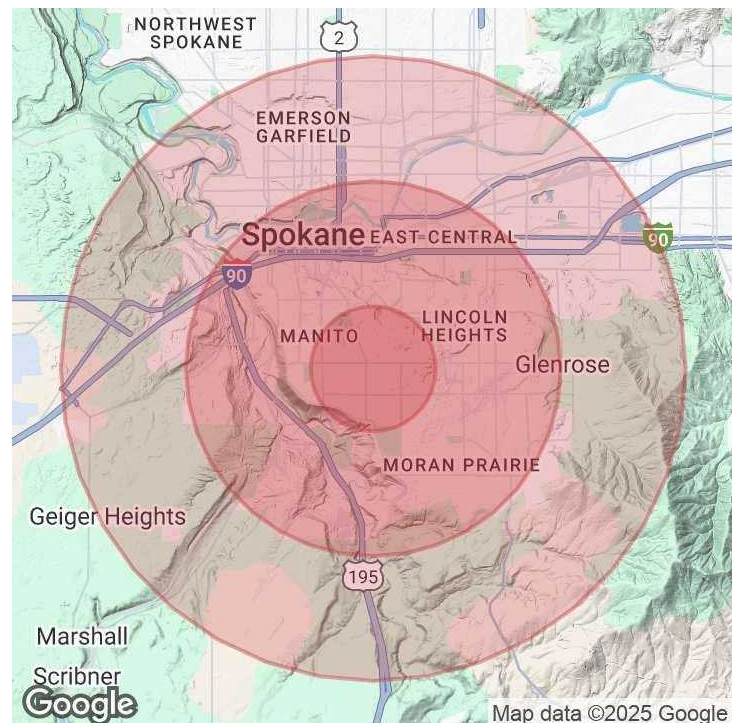
**NAI**Black



Population	1 Mile	3 Miles	5 Miles
Total Population	14,565	97,513	179,447
Average Age	42.5	38.8	37.7
Average Age (Male)	38.7	36.7	35.3
Average Age (Female)	44.4	41.2	37.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,050	41,175	74,785
# of Persons per HH	2.38	2.21	2.29
Average HH Income	\$139,433	\$108,340	\$96,787
Average House Value	\$297,839	\$264,218	\$210,259

Derived from Esri forecast for 2024



NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [mary@commercialnais.com](mailto:mary@commercialnais.com) | Subject Line: Copyright Concern  
By mail: Commercial Brokers Association! Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.