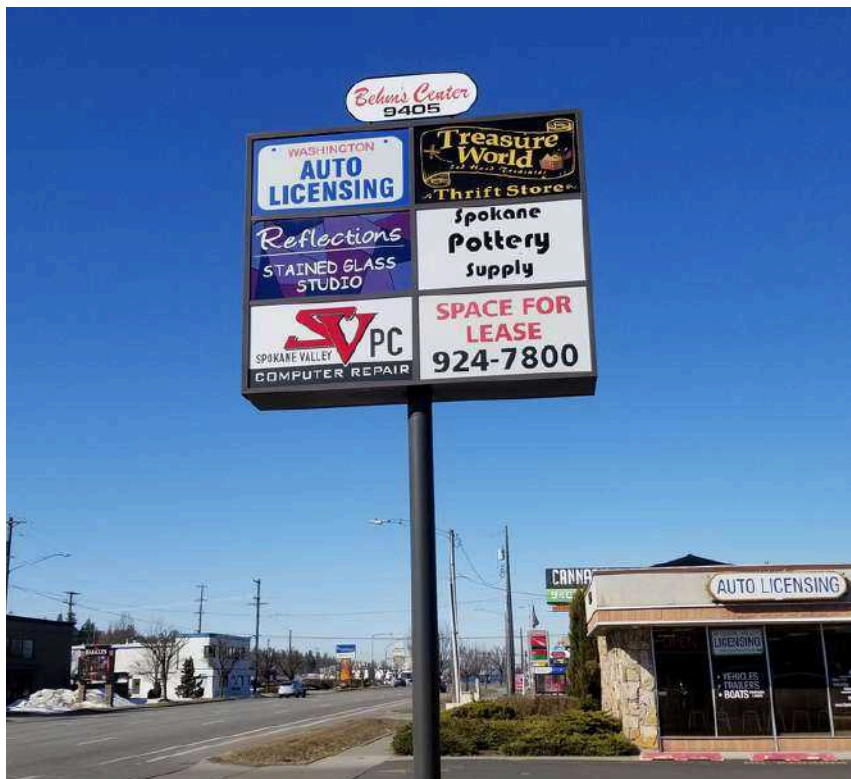


# SPACE FOR LEASE



## Sprague Avenue Retail Center

9405 E Sprague Avenue  
Spokane Valley WA 99206

SUITE AVAILABLE	SUITE C
LEASE RATE	\$14.00 PSF/YR, +NNN
Est. NNN	\$5.00 PSF
SUITE SIZE	±1,030 SF

**RICHARD FOX**

509.755.7580

[richard.fox@kiemleahagood.com](mailto:richard.fox@kiemleahagood.com)

**JAY CARSON**

509.862.5454

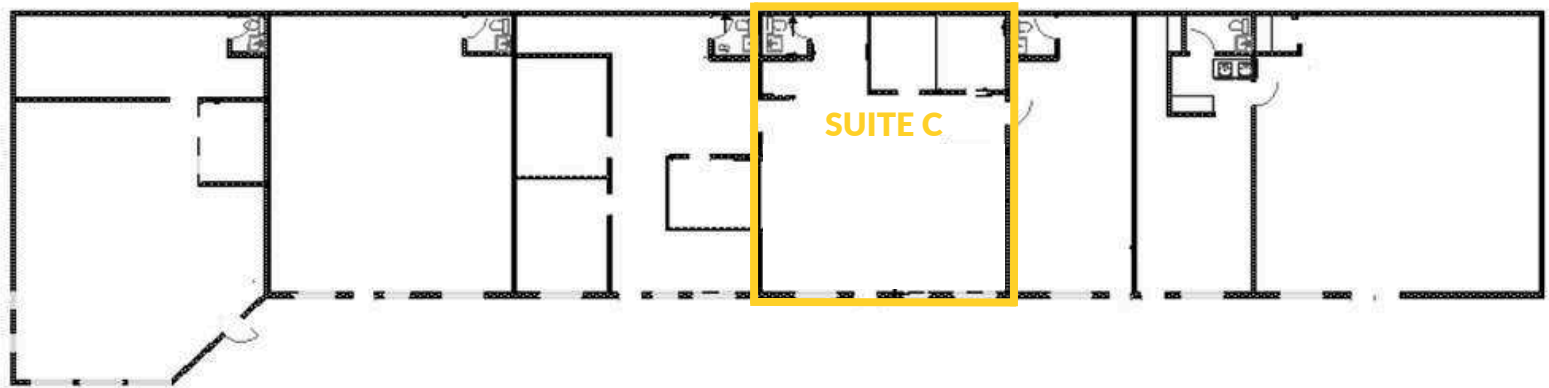
[jay.carson@kiemleahagood.com](mailto:jay.carson@kiemleahagood.com)

**KIEMLE  
HAGOOD**

# BUILDING DETAILS & FLOOR PLAN

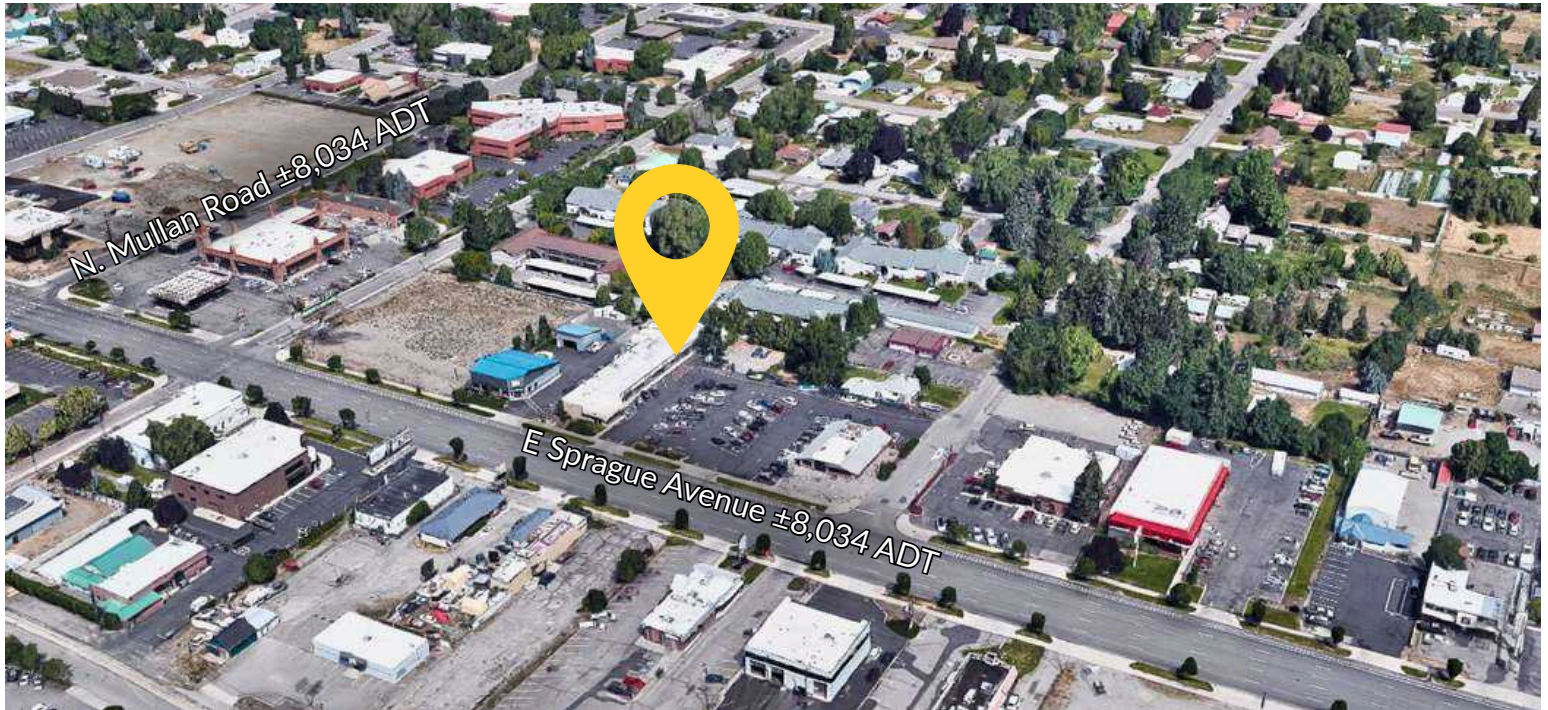
<b>Total Building Size</b>	±7,142 SF
<b>Total Lot Size</b>	±12,768 SF
<b>Parcel #</b>	45173.1520
<b>Year Built</b>	1974; Renovated in 1979
<b>Ample Parking</b>	70 Stalls (7.1/100)

\*Excellent Visibility & Signage Available





# TRAFFIC & DEMOS



## TRAFFIC COUNT

**E. SPRAGUE AVE**  
±15,788 ADT

**N MULLAN ROAD**  
±8,034



## DEMOGRAPHICS

**EST POP ULATION 2025**

**PROJ. POPULATION 2030**

**PROJ. ANN GROWTH**

**2025 AVERAGE HHI**

**2025 MEDIAN HHI**

**1 MI**

**3 MI**

**5MI**

9,662

70,964

157,599

9,464

70,878

158,477

2.05%

-0.12%

0.56%

\$80,558

\$91,794

\$103,358

\$61,622

\$72,366

\$80,993



## Current Tenants:

Washington Auto Licensing

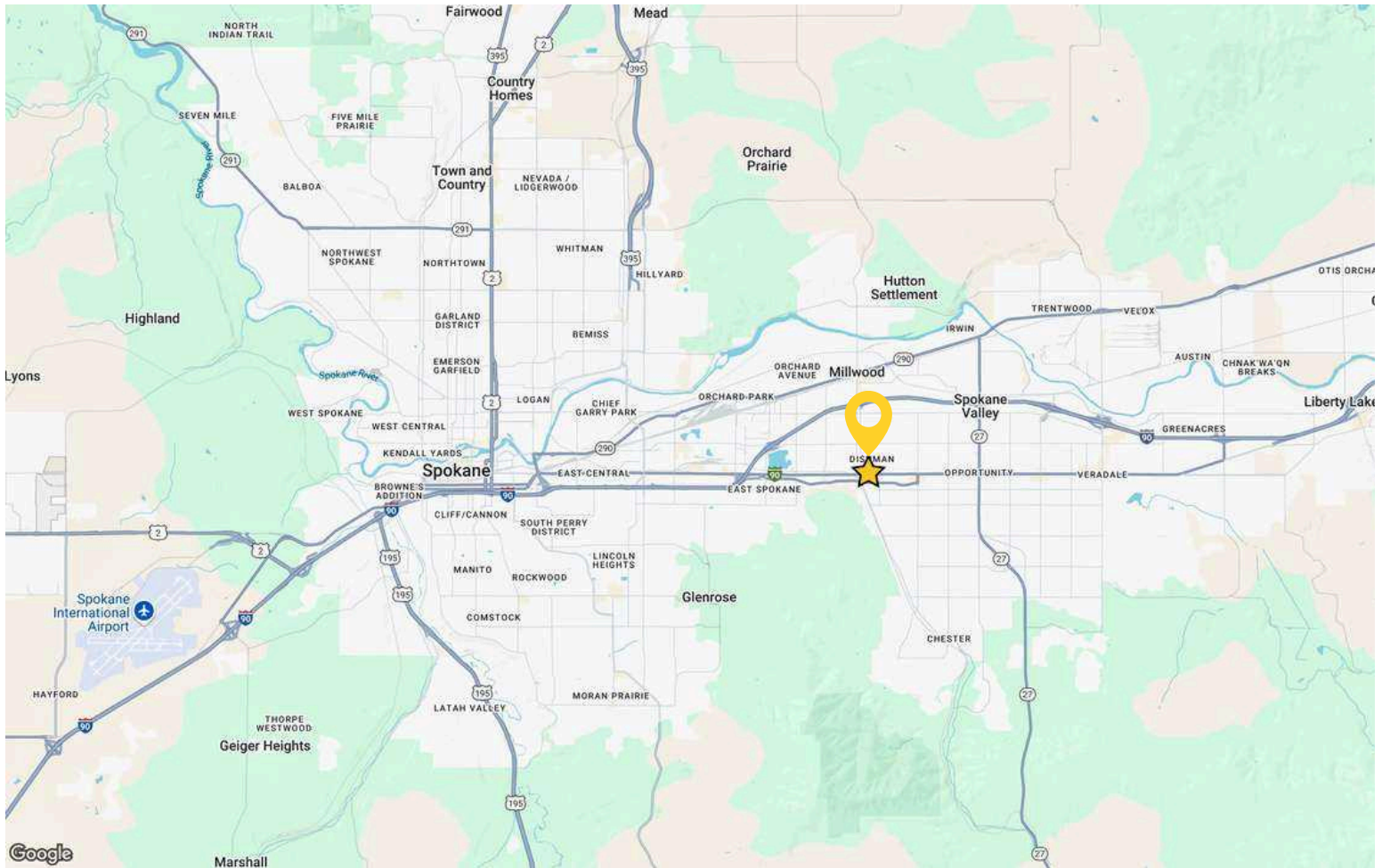
Reflections Stained Glass

For Protection

Gifted Hand Salon & Supply

Spokane Pottery Supply





# Sprague Avenue Retail Center

9405 E Sprague Avenue  
Spokane Valley WA 99206

## RICHARD FOX

509.755.7580 | richard.fox@kiemlehagood.com

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[VIEW LOCATION](#)



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## OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201