



CONTACT

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HIGHLIGHTS

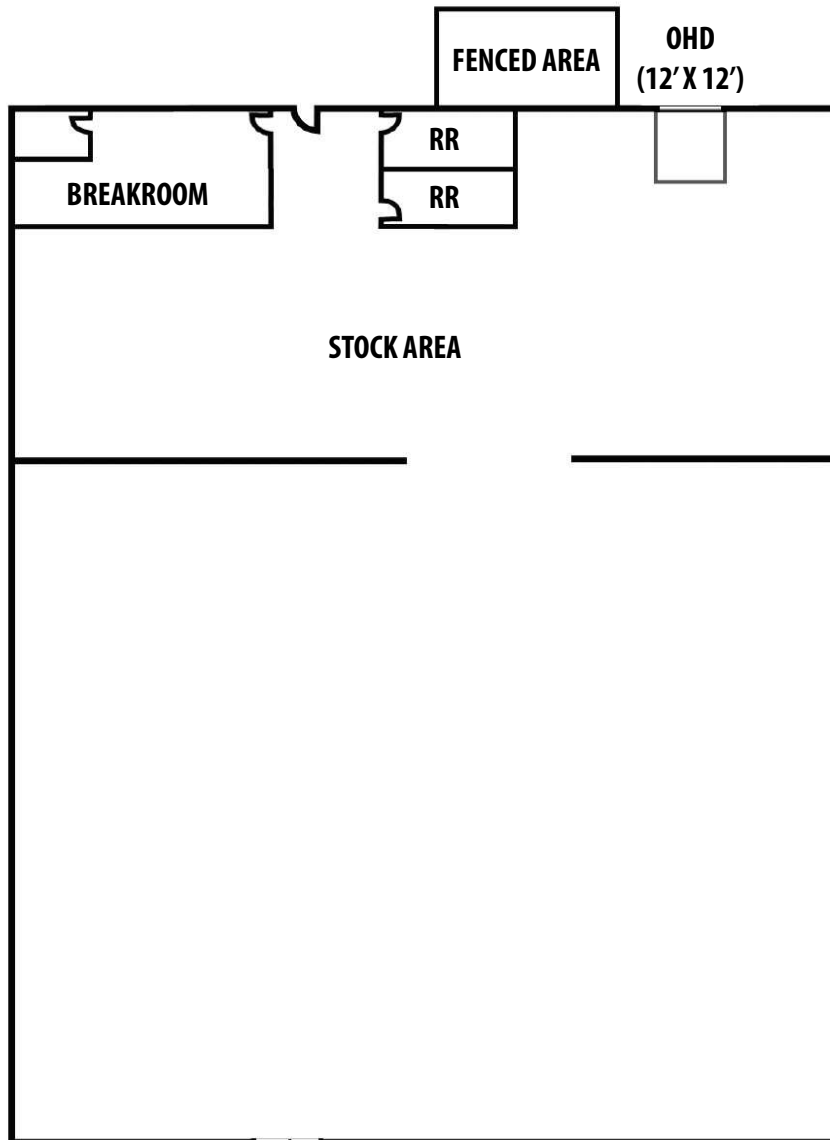
- Located in proven retail corridor
- Highly visible location off University Rd, Sprague Ave, and Appleway Blvd
- Neighboring tenants include: Rosauers, Spokane Valley Event Center, Taco Bell, McDonald's, and more
- Multiple entry points
- Pylon signage available

DETAILS

SPACE		SIZE	RATE
10614 E Sprague Ave		+16,000 SF	\$7.00/SF, NNN
BLDG TYPE	Retail	YEAR BUILT	1996
ZONING	CMU	LEASE TYPE	NNN
PARKING	Ample	EST NNN'S	\$4.00/SF

FLOOR PLAN

OPEN LAYOUT WITH OVERHEAD DOOR



LOCATION DEMOGRAPHICS

1 MILE RADIUS



POPULATION
13,197



TOTAL RETAIL EXPENDITURE
\$242.07M



AVG. HOUSEHOLD INC.
\$81,786

3 MILE RADIUS



POPULATION
77,625



TOTAL RETAIL EXPENDITURE
\$1.52B



AVG. HOUSEHOLD INC.
\$93,702

5 MILE RADIUS



POPULATION
141,796



TOTAL RETAIL EXPENDITURE
\$2.93B



AVG. HOUSEHOLD INC.
\$107,751

UPDATED: 9.19.2025

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SITE MAP

HIGH TRAFFIC RETAIL LOCATION



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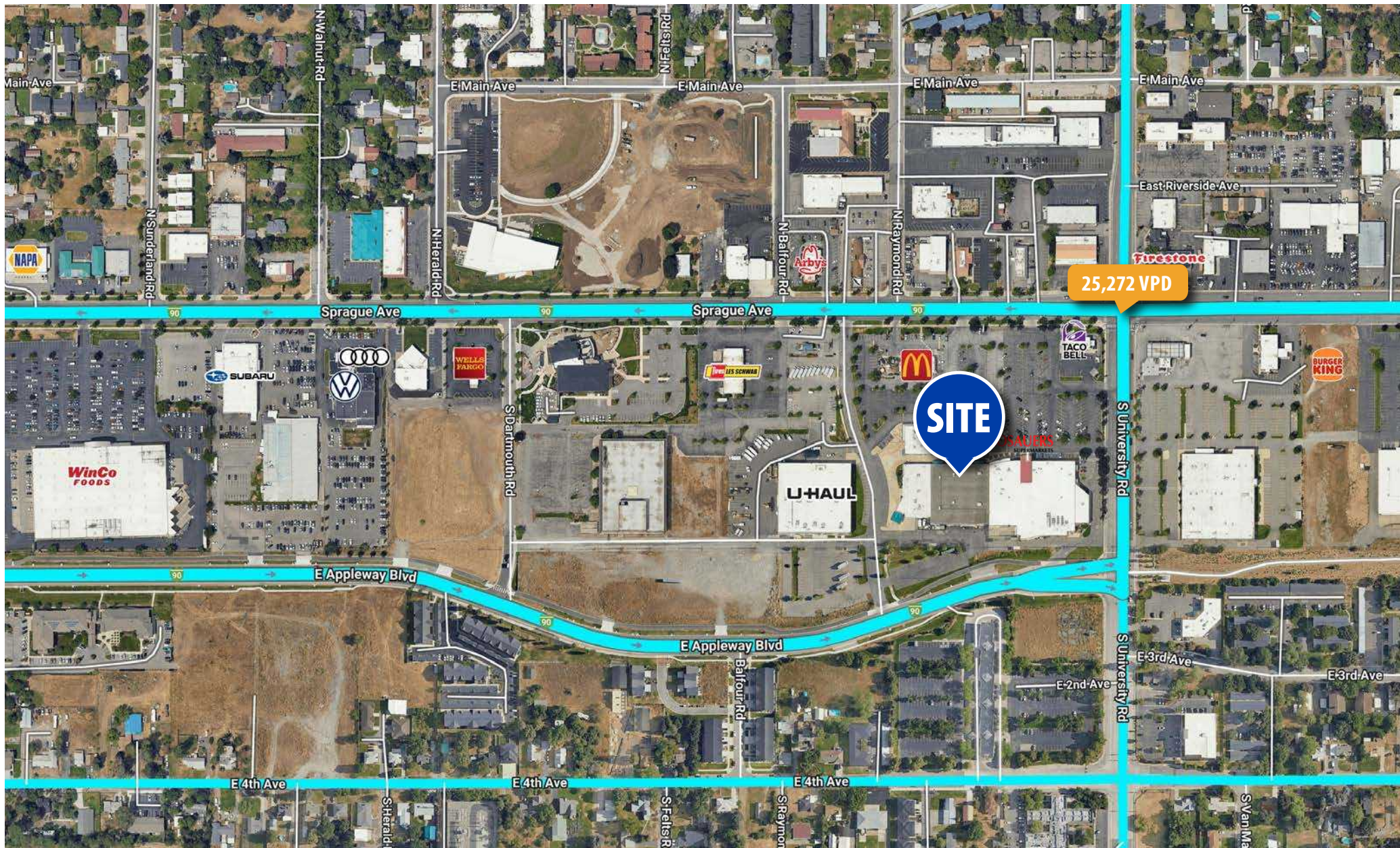
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AERIAL MAP

GREAT RETAIL SYNERGY



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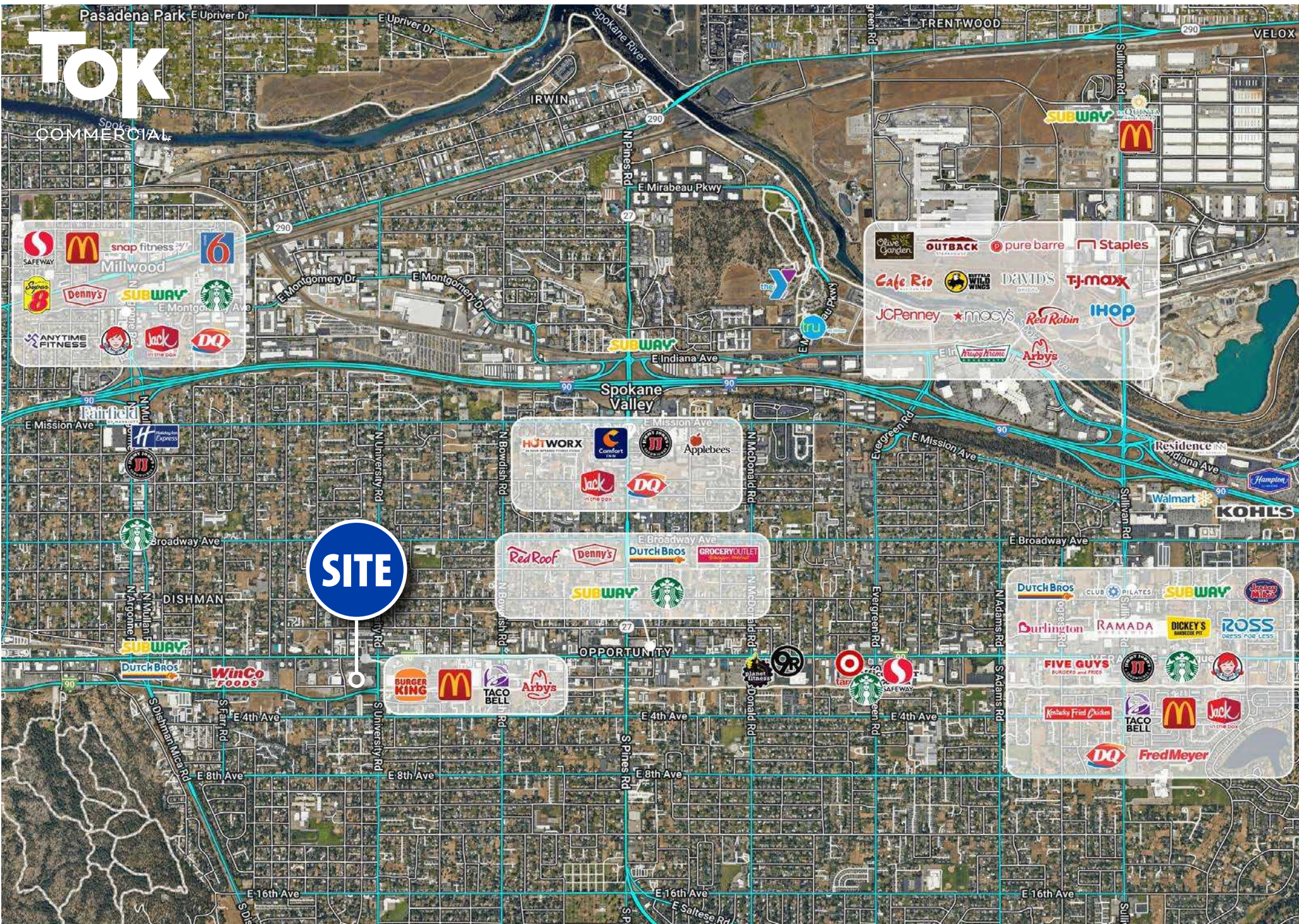
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