



# FOR SALE OR LEASE



## NORTH SPOKANE RETAIL BUILDING

10505 N Newport Highway | Spokane, WA 99218

**[KIEMLEHAGOOD**

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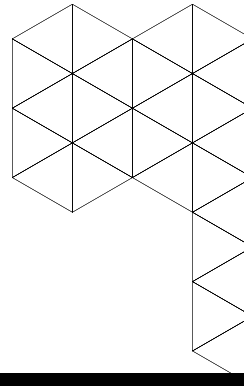
# NORTH SPOKANE RETAIL BUILDING FOR SALE OR LEASE

10505 N Newport Highway  
Spokane, WA 99218

## OFFERING PRICE **\$2,865,000**

|                      |  |                                                   |
|----------------------|--|---------------------------------------------------|
| <b>LEASE RATE</b>    |  | \$12.00 PSF /YR + NNN                             |
| <b>BUILDING SIZE</b> |  | ±14,900 SF                                        |
| <b>LOT SIZE</b>      |  | ±140,863 SF (±3.23 AC)                            |
| <b>YEAR BUILT</b>    |  | 2005 / 2008                                       |
| <b>PARCEL NO</b>     |  | 36171.0208                                        |
| <b>ZONING</b>        |  | Mixed Use                                         |
| <b>PARKING</b>       |  | ±56 Stalls                                        |
| <b>FRONTAGE</b>      |  | 312 Feet on N Newport Highway                     |
| <b>SIGNAGE</b>       |  | Monument & Building Signage                       |
| <b>LOADING DOCK</b>  |  | Four (4) Overhead Doors<br>One (1) Dock High Door |

- Fenced Lot
- Bus Line
- Air Conditioning

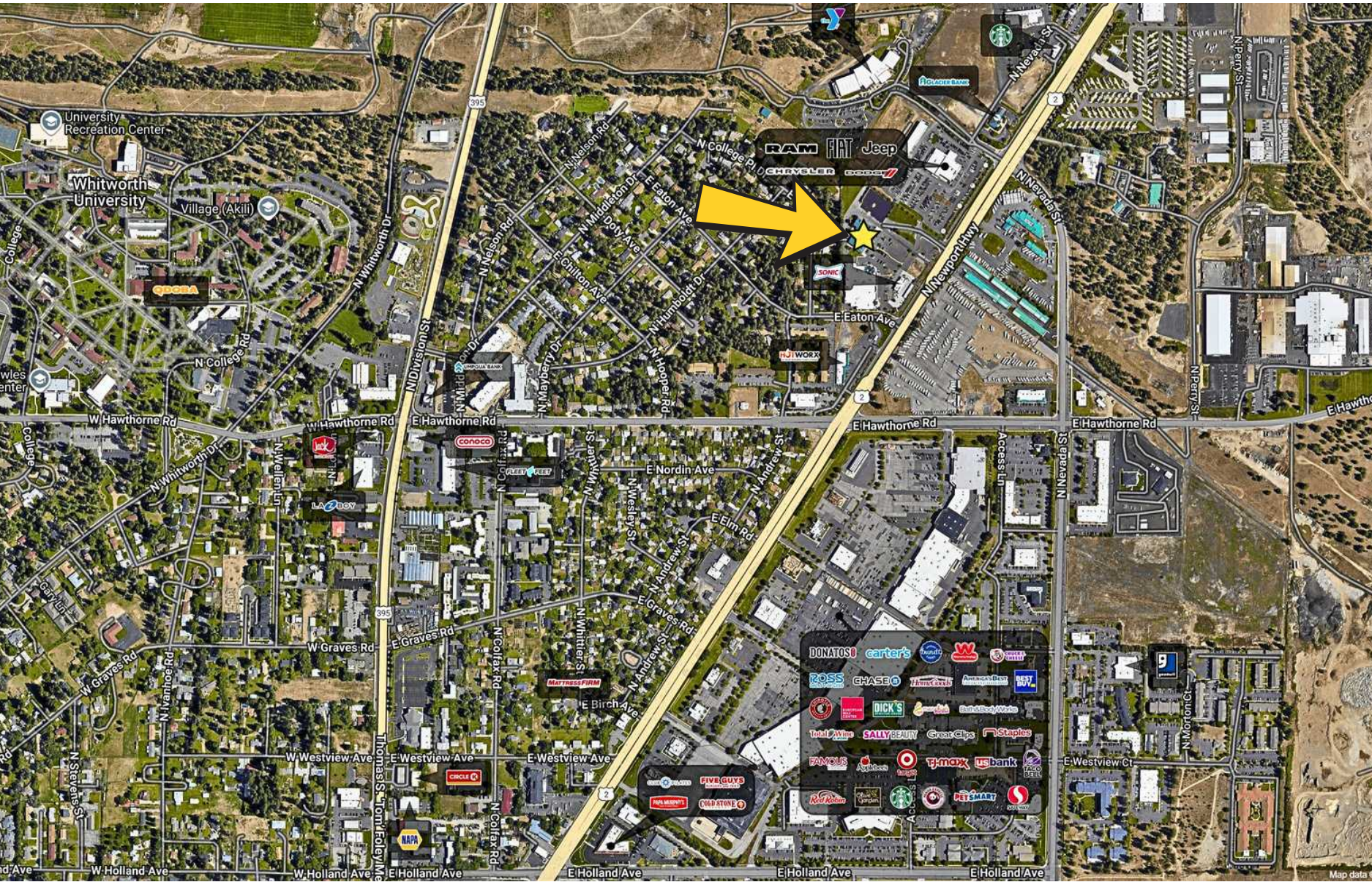


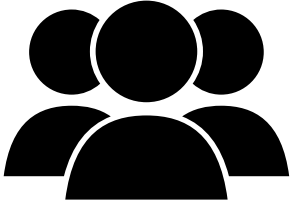
Prime opportunity in a high-traffic North Spokane location! This ±14,900 SF single-tenant building is situated on a generous ±3.23-acre lot, offering excellent visibility and accessibility. The property benefits from strong surrounding retailers, including proximity to the YMCA, Northpoint Plaza, and the North Division Y. Ideal for businesses seeking a prominent location in a well-established commercial corridor with steady traffic and strong neighborhood demographics.











EST POPULATION 2025  
 PROJ. POPULATION 2030  
 MEDIAN AGE  
 2025 AVERAGE HHI  
 2025 MEDIAN HHI

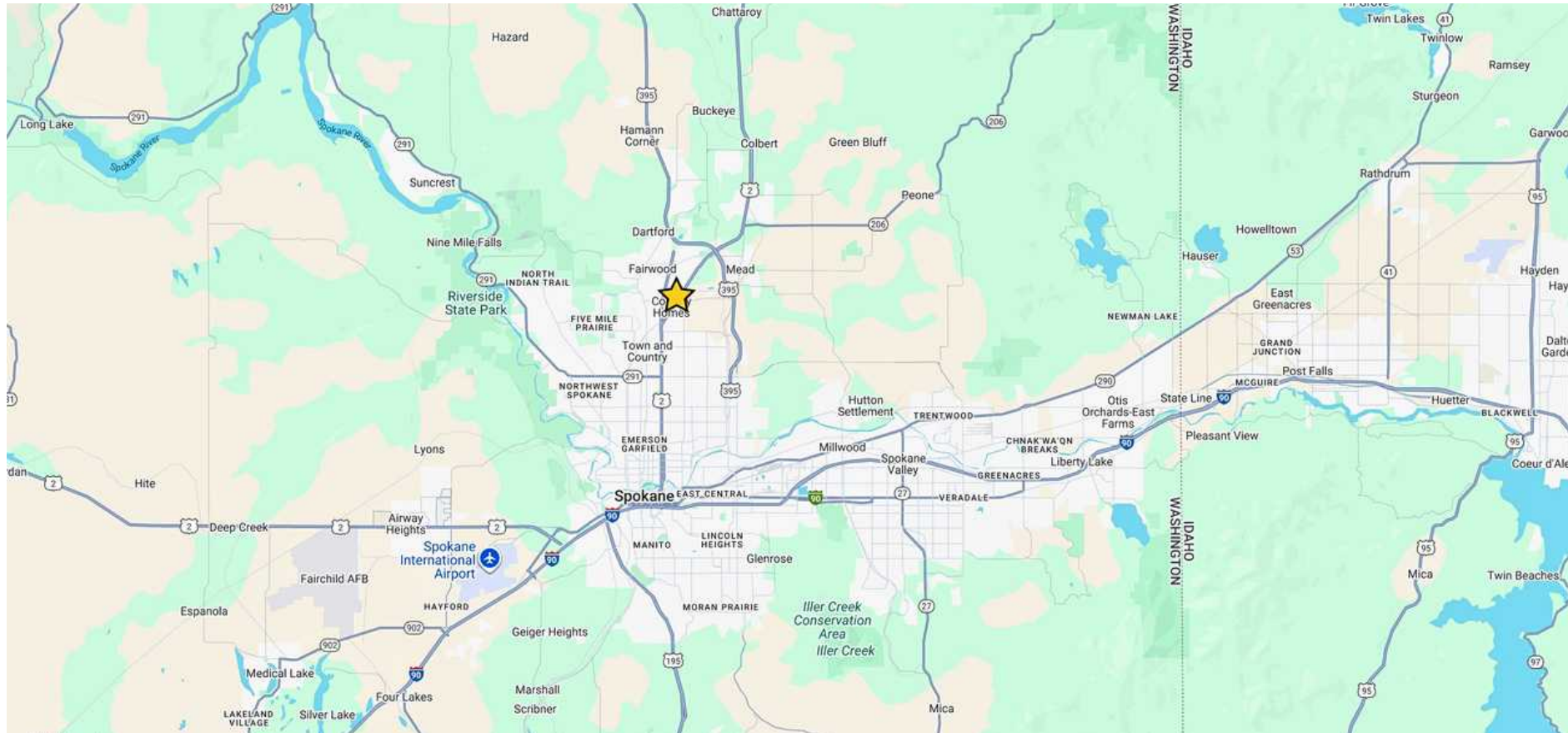
| 1 MI      | 3 MI      | 5MI       |
|-----------|-----------|-----------|
| 7,521     | 57,735    | 150,230   |
| 7,815     | 57,226    | 148,793   |
| 32.8      | 37.6      | 37.6      |
| \$110,961 | \$108,511 | \$108,534 |
| \$78,805  | \$79,981  | \$82,021  |



**VIEW LOCATION**



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