

# EVERGREEN CROSSING FOR LEASE



## RETAIL BUILDING

14024 E. Sprague Avenue  
Spokane Valley, WA 99216

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**KIEMLEHAGOOD**

# PROPERTY DETAILS

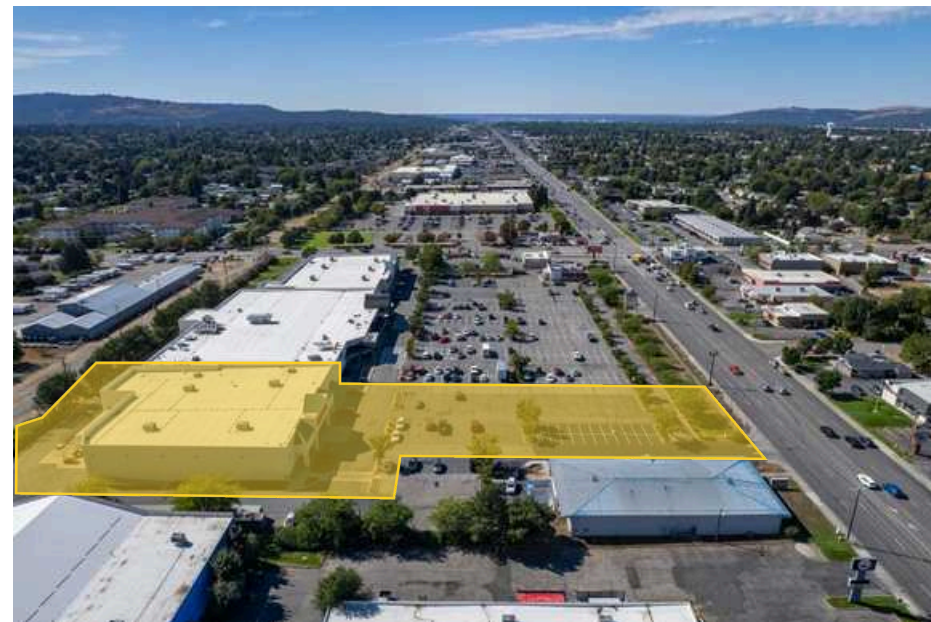
EVERGREEN MARKETPLACE FOR LEASE  
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA

## LEASE DETAILS

SPACE SF	±26,186 SF
LEASE TYPE	NNN
RENTAL RATE	\$14.00 PSF, NNN
NNN's (Est.)	\$4.00 PSF

## PROPERTY DETAILS

PROPERTY NAME	Evergreen Marketplace
ADDRESS	14024 E. Sprague Avenue
CITY, STATE, ZIP	Spokane Valley, WA. 99216
PARCEL #	45232.9153
ZONING	Corridor Mixed Use (CMU)
ANCHOR TENANTS	Safeway, Office Depot & Skechers
YEAR BUILT	1996
BUILDING SIZE	±26,186 SF
LOT SIZE	±2.56 Acres
BUILDING ACCESS	Signalized Intersection – Evergreen & Sprague
PARKING	Ample Shared Parking
SPRINKLERS	Yes
LOADING	2 Dock High
SIGNAGE	Monument & Façade



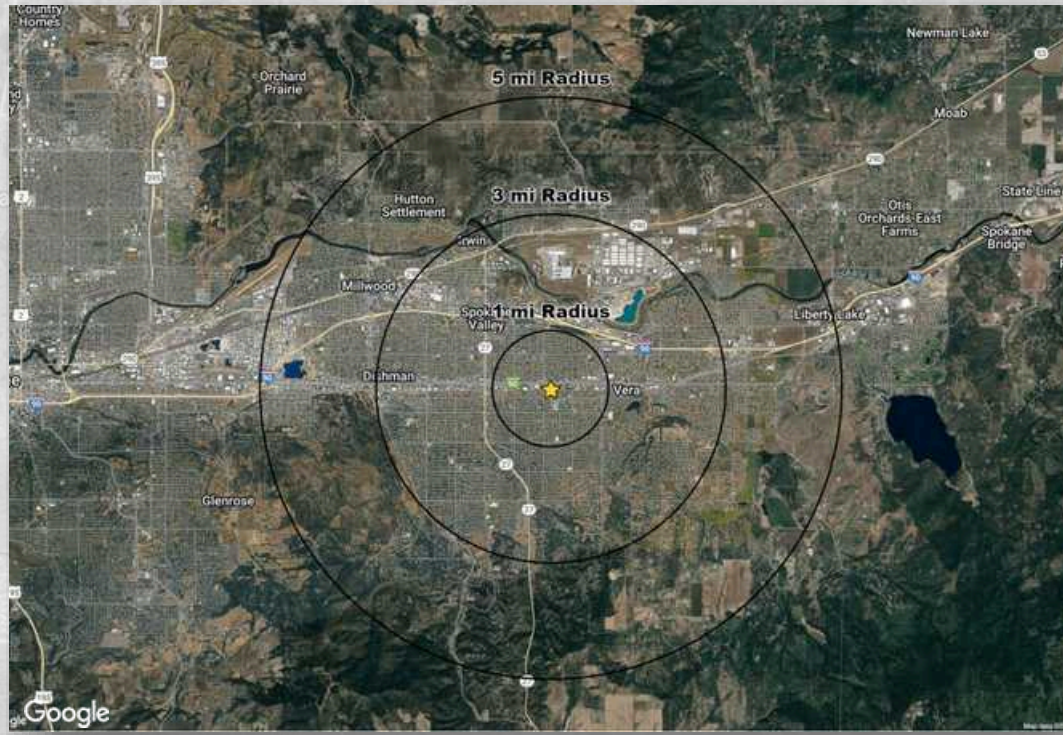
# PROPERTY PHOTOS

EVERGREEN MARKETPLACE FOR LEASE  
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA



# 1, 3 & 5 MILE DEMOGRAPHICS

EVERGREEN MARKETPLACE FOR LEASE  
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA



## TRAFFIC COUNTS



E. Sprague Avenue ±18,769 ADT

S. Evergreen Road ±18,453 ADT

ADT: Average Daily Traffic



N EVERGREEN ROAD: ±18,453 ADT

E SPRAGUE AVENUE: ±18,769 ADT

**SAFeway**



**Office  
DEPOT**

**SKECHERS**

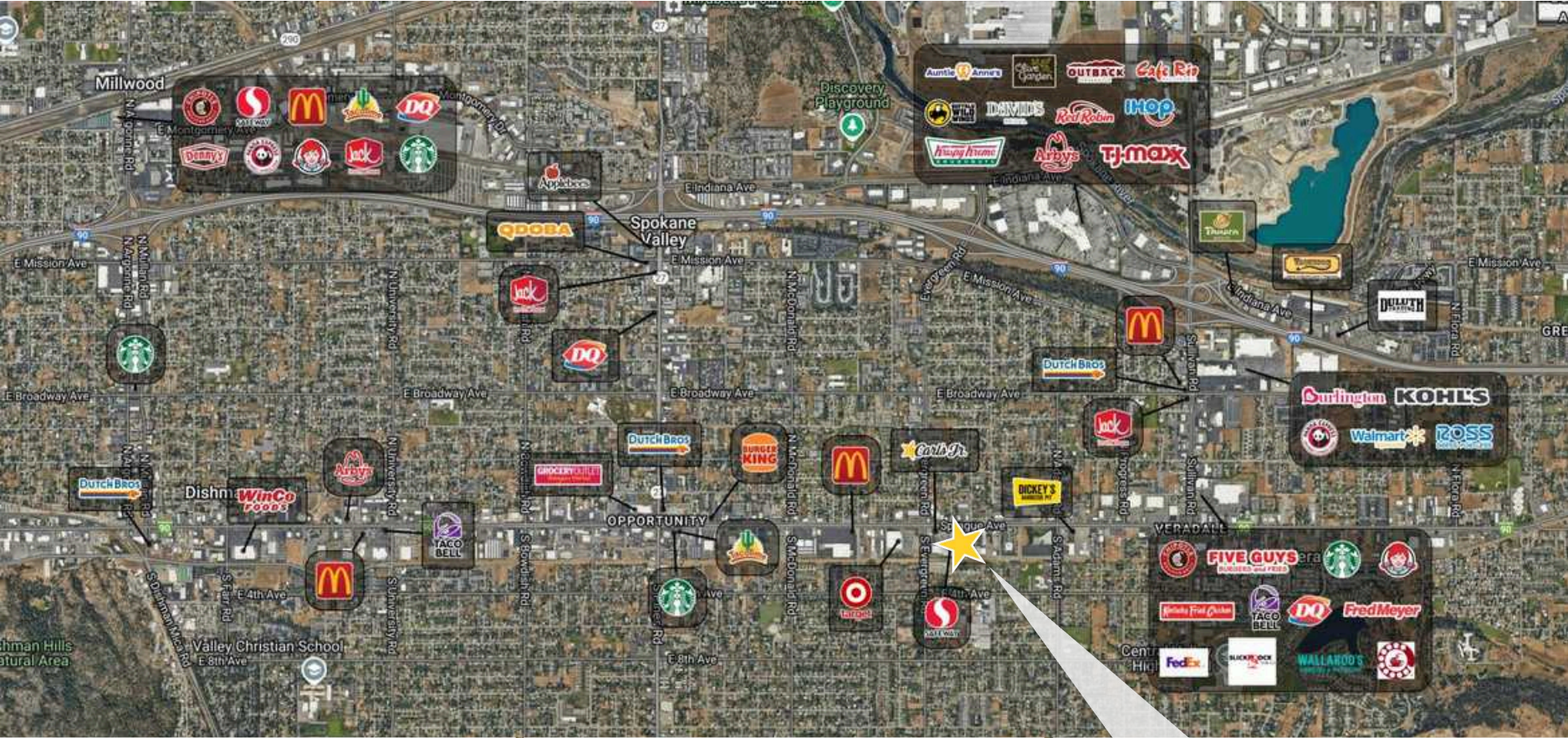
**Valentino  
Nails & Spa**

**verizon**wireless

**Carls Jr.**

# SURROUNDING RETAILERS

EVERGREEN MARKETPLACE FOR LEASE  
14024 E. SPRAGUE AVE | SPOKANE VALLEY, WA





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