

FOR LEASE

RIVER RIDGE SHOPPING CENTER

4503-4507 W Wellesley Avenue | Spokane, WA 99205

LEASE RATE	\$14.00 PSF /YR
LEASE TYPE	NNN
TOTAL BUILDING SIZE	±50,724 SF
YEAR BUILT	1952 & 1972
YEAR RENOVATED	1994 & 2012
TOTAL LOT SIZE	±150,718 SF (±3.46 AC)
PARCEL NO.	25031.0117
ZONING	Neighborhood Retail (NR-35)
PARKING	±131 Stalls
SIGNAGE	Facade

AVAILABLE SPACES

SUITE 4503

LEASE RATE:	\$14.00 PSF /YR
SUITE SIZE:	±8,000 SF

SUITE 4507

LEASE RATE:	\$14.00 PSF / YR
SUITE SIZE:	± 22,050 SF

TIM KESTELL

509.755.7542

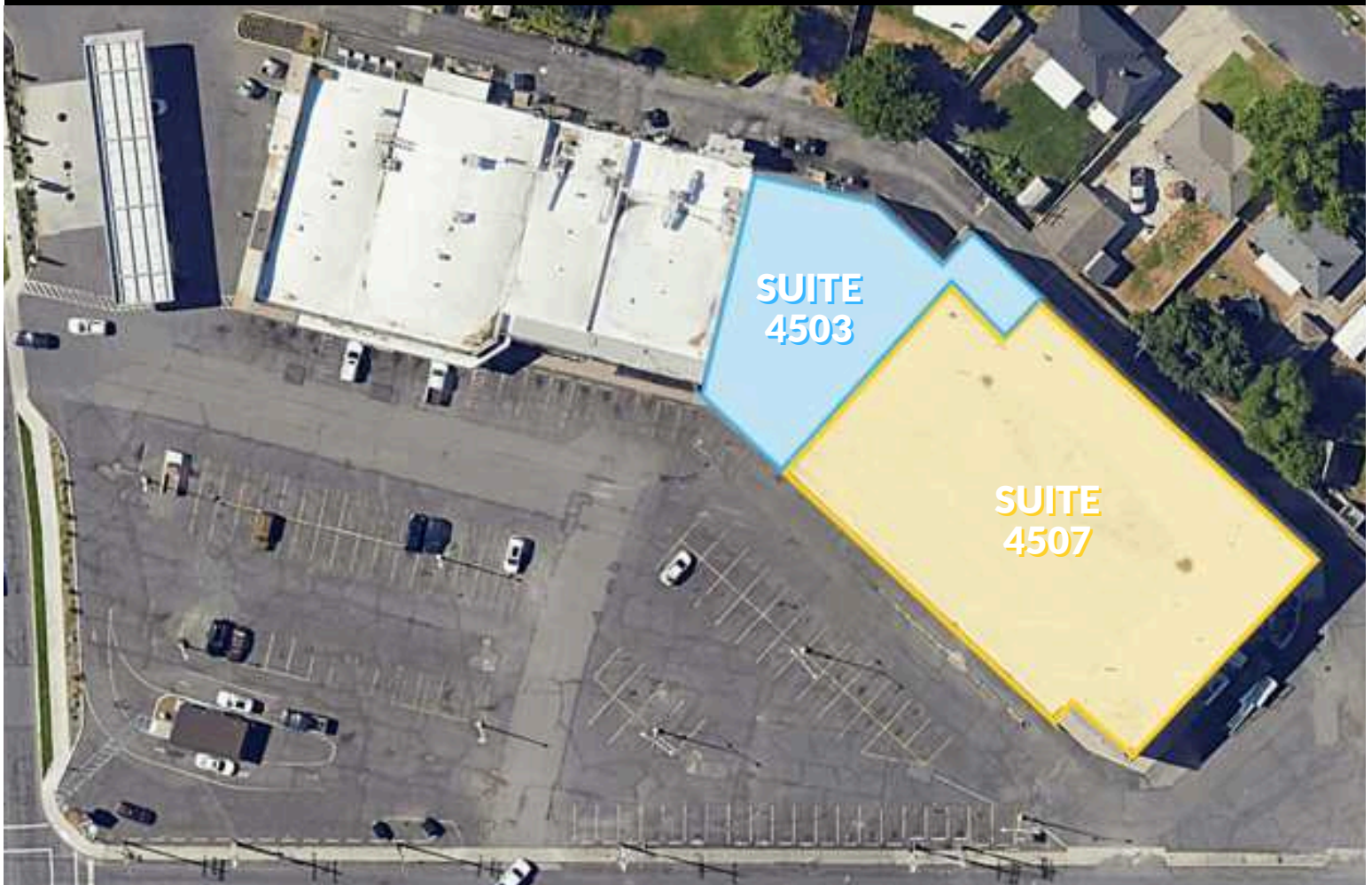
tim.kestell@kiemleahagood.com

JAY CARSON

509.862.5454

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**KIEMLE
HAGOOD**



LEASE DETAILS

LEASE RATE:
\$14.00 PSF /YR. + NNN

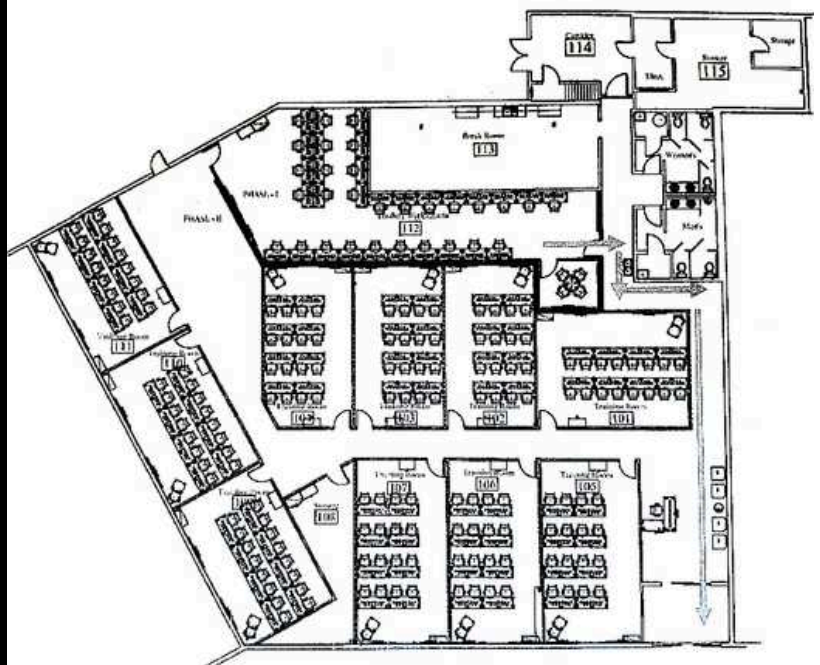
AVAILABLE SPACE:
SUITE 4503:
±8,000 SF

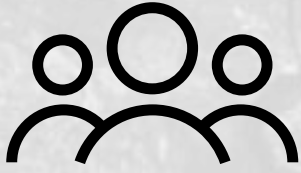
SUITE 4507:
±22,050 SF

PROPERTY HIGHLIGHTS

- High visibility Retail Center
- Located on controlled intersection
- Access via Assembly Street & Wellesley Avenue
- Adjacent to VA Hospital and Dwight Merkel Sports Complex
- Co-Tenants include: Fieldhouse Pizza, Full Stop Gas, Daily Habit, Chesters Chicken & Outlaw BBQ

FLOOR PLAN: **Suite 4503**





DEMOGRAPHICS

1 MI

3 MI

5MI

	1 MI	3 MI	5MI
EST POPULATION 2025	7,504	66,580	177,896
PROJ. POPULATION 2030	7,168	65,308	177,420
MEDIAN AGE	38.3	37.3	36.3
ADJ. DAYTIME DEMO	3,579	32,618	150,302
2025 AVERAGE HHI	\$98,810	\$110,020	\$95,958
2025 MEDIAN HHI	\$85,244	\$85,308	\$71,448



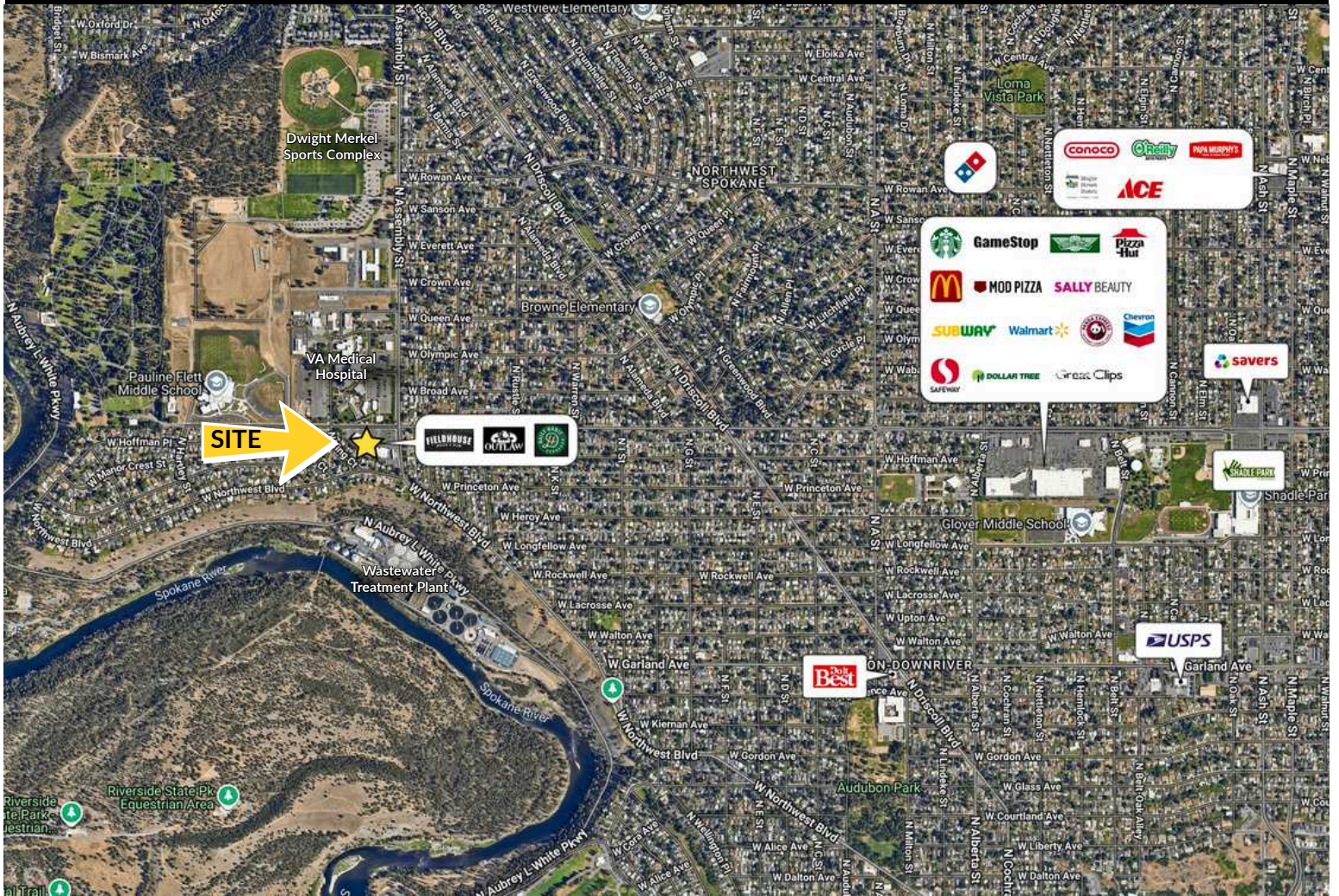
TRAFFIC COUNTS

*Average Daily Traffic

W Wellesley Avenue | ±2,296 ADT

N Assembly Street | ±9,206 ADT





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[VIEW LOCATION](#)

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601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201