

FOR LEASE

15701 E SPRAGUE AVE

Spokane Valley, WA 99037



Available Spaces

SPACE	RATE	SIZE	AVAILABLE
SUITE C	\$19 SF/YR	1,252 SF	AVAILABLE 7/1/26
SUITE E	\$19 SF/YR	1,500 SF	NOW - NNN \$4.86 PSF

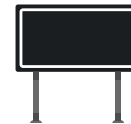
Demographics

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	29,158	49,231	103,807
TOTAL POPULATION	72,279	123,659	264,535
AVERAGE HH INCOME	\$94,655	\$99,107	\$96,228

Highlights



Directly in front of Fred Meyer



Monument Signage



Ample Parking



Close to Central Valley High School & Liberty Lake

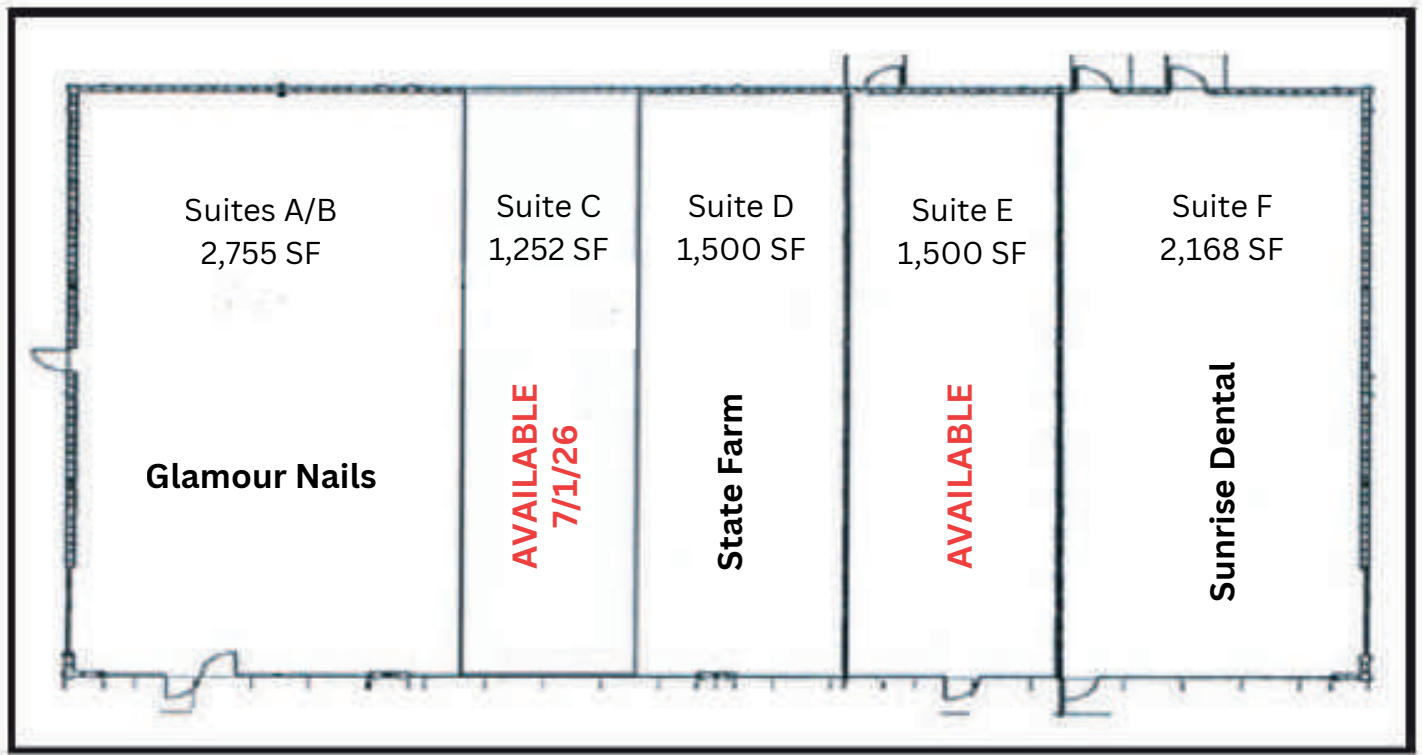


VPD - Sprague: 22,300
VPD - Sullivan: 34,500

Ryan Oberg
Commercial Leasing
and Sales Broker
509.990.8423
ryan.oberg@g-b.com

Bill Duffy
Senior Commercial Leasing
and Property Manager
509.344.4917
bill.duffy@g-b.com





Ryan Oberg
Commercial Leasing
and Sales Broker
509.990.8423
ryan.oberg@g-b.com

Bill Duffy
Senior Commercial Leasing
and Property Manager
509.344.4917
bill.duffy@g-b.com



LOCATION OVERVIEW

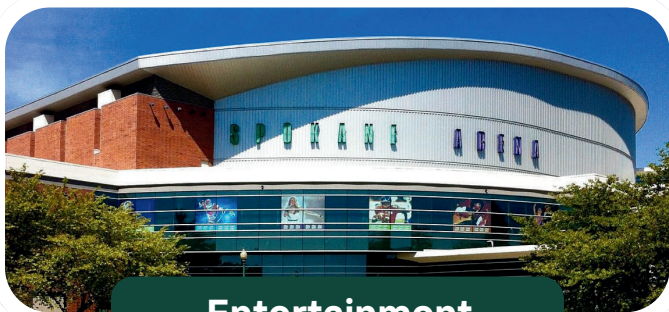
Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

Ryan Oberg
Commercial Leasing
and Sales Broker
509.990.8423
ryan.oberg@g-b.com

Bill Duffy
Senior Commercial Leasing
and Property Manager
509.344.4917
bill.duffy@g-b.com





AERIAL MAP

General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property. Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes. Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

Ryan Oberg
 Commercial Leasing
 and Sales Broker
 509.990.8423
 ryan.oberg@g-b.com

Bill Duffy
 Senior Commercial Leasing
 and Property Manager
 509.344.4917
 bill.duffy@g-b.com

