

VALLEY PLAZA SHOPPING CENTER

HIGH VISIBILITY RETAIL FOR LEASE

13414 - 13320 E SPRAGUE AVE | SPOKANE VALLEY | WA, 99216



BIG NEWS!

TRADER JOE'S IS COMING TO SPOKANE VALLEY!



TOK COMMERCIAL
REAL ESTATE

2,000 SF - 42,000 SF AVAILABLE

DREW ULRICK, SIOR

509.606.5055 / drew@tokcommercial.com

CONTACT AGENT
LEASE RATE

RETAIL PAD

AVAILABLE	BLDG SIZE	LEASE RATE
RETAIL PAD	8,000 - 15,000 SF BTS	CONTACT AGENT

BLDG A

AVAILABLE	SIZE	LEASE RATE
SUITE A	42,000 SF	CONTACT AGENT
SUITE B	1,623 SF	CONTACT AGENT

BLDG B

AVAILABLE	SIZE	LEASE RATE
SUITE 101	1,271 SF	CONTACT AGENT

HIGHLIGHTS

Located on Spokane Valley's main retail corridor
Newly constructed trader joe's
Co - tenants include trader joe's
Great exposure and ample parking

RETAIL CENTER
PROPERTY TYPE

SPOKANE VALLEY
SUBMARKET

IMMEDIATELY
AVAILABLE

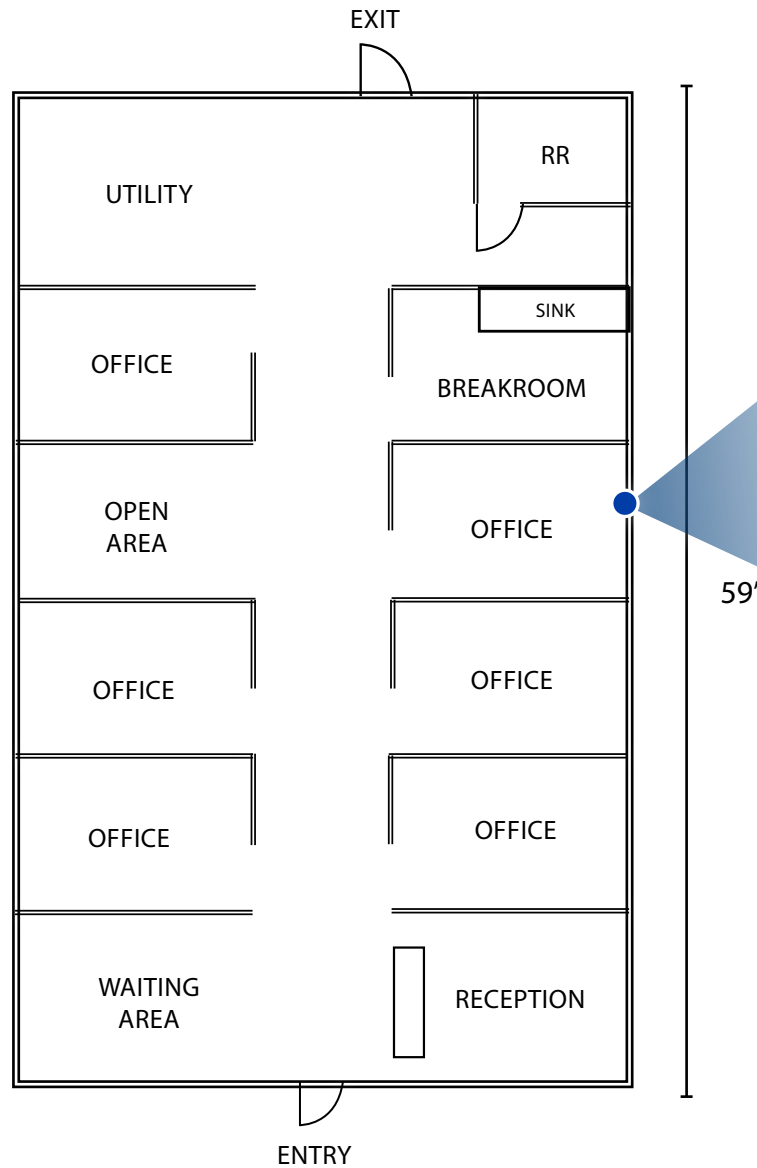
NEGOTIABLE
LEASE TERM

NNN
LEASE TYPE

\$4.00/SF
EST NNN'S

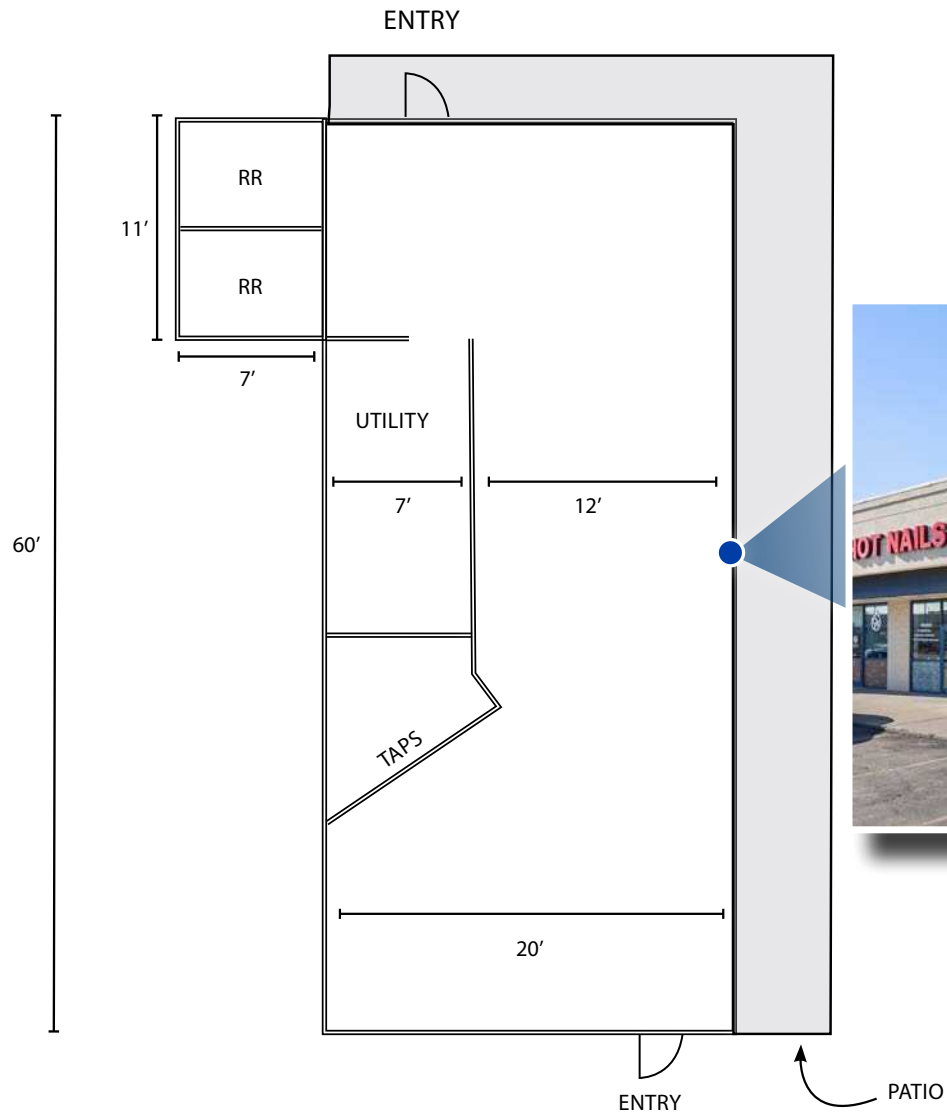


FLOOR PLAN



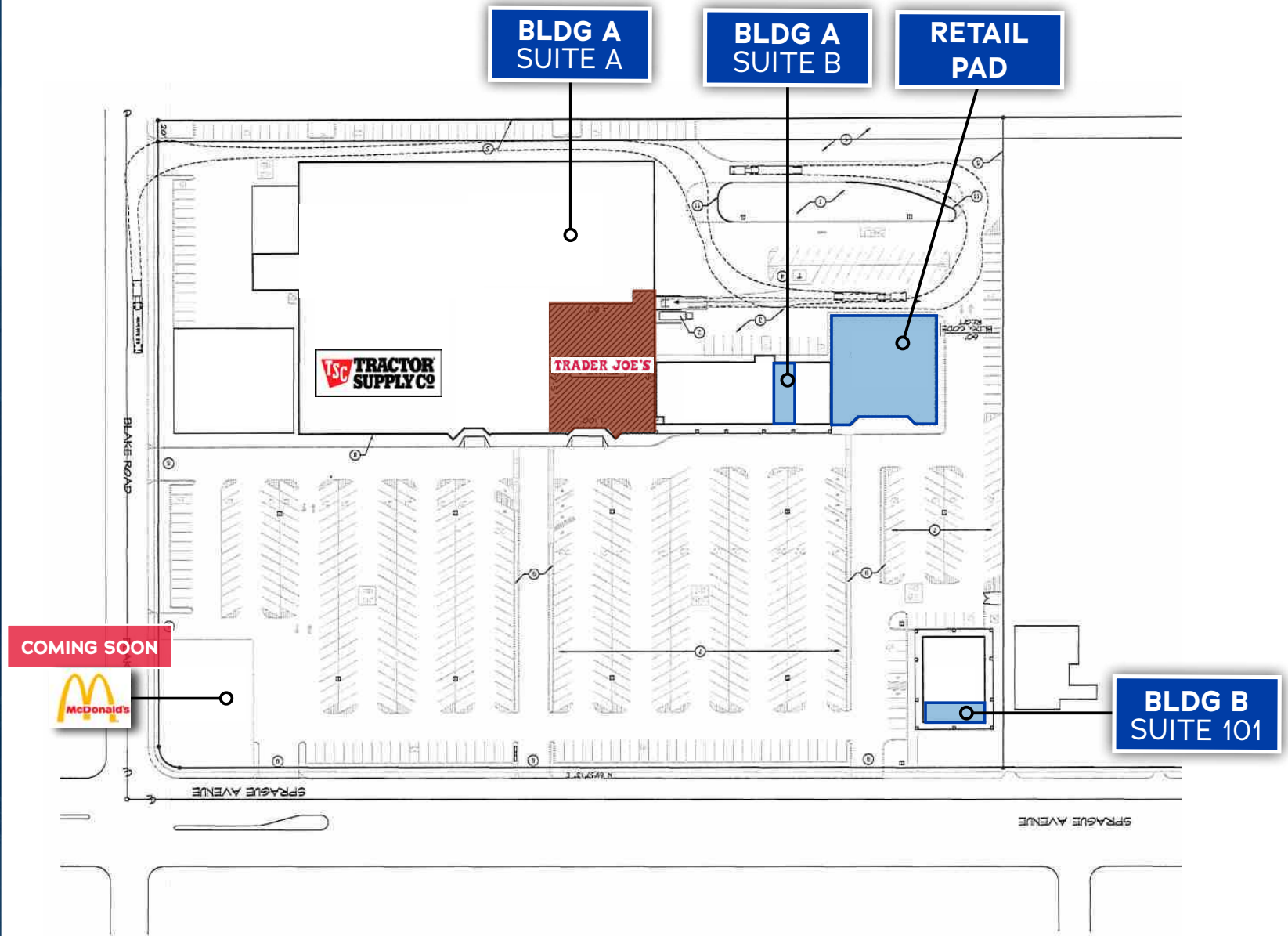
BLDG A - SUITE B

FLOOR PLAN

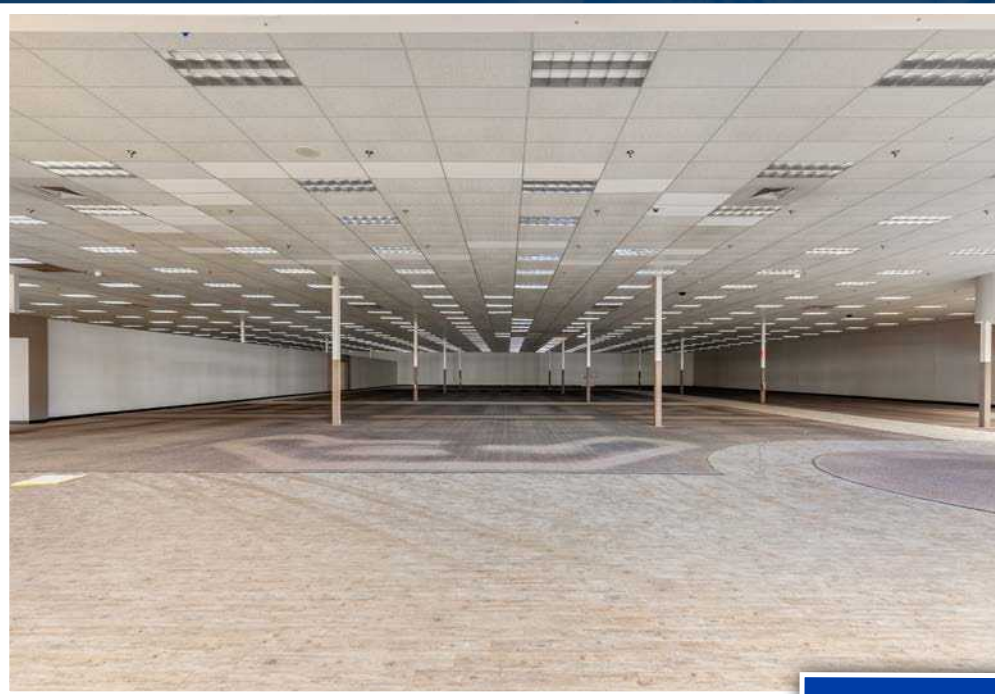


BLDG B - SUITE 101

SITE PLAN







BLDG A - SUITE A





SPOKANE VALLEY

AREA OVERVIEW

Spokane serves as the economic and cultural center of the Inland Northwest, strategically located in Eastern Washington near the Idaho border. The region combines a strong urban core with surrounding communities and scenic natural landscapes, offering a high quality of life and a business-friendly environment. Ranked among the Top 100 Best Places to Live in the U.S., Spokane continues to attract residents and investment.

The Spokane MSA, including Spokane, Stevens, and Pend Oreille counties, has a population of approximately 470,000, while the broader region supports over 554,000 residents, with a median household income of \$74,956 and a 5.7% unemployment rate. Spokane International Airport welcomes roughly 4 million visitors annually, reinforcing its role as a regional gateway.

Spokane's diversified economy is anchored by healthcare, higher education, manufacturing, aerospace, government, retail, and logistics. Major employers such as Fairchild Air Force Base, Providence Health Care, Gonzaga University, URM Stores, Avista, Walmart, and Multicare provide long-term economic stability, supporting continued growth across the Inland Northwest.



TOP 100

SPOKANE IS RANKED TOP 100 BEST
PLACES TO LIVE IN THE U.S.
- LIVABILITY



554,322

POPULATION



\$74,956

MEDIAN HOUSEHOLD
INCOME



5.7%

UNEMPLOYMENT
RATE

← **DOWNTOWN SPOKANE**
12.6 MILES / 15 MIN



APPLEWAY TRAIL



SPRAGUE AVE

22,810 VPD

COMING SOON



S BLAKE ROAD



COMING SOON



22,810 VPD

SPRAGUE AVE

S BLAKE ROAD

APPLEWAY TRAIL



POPULATION
13,729
1 MI. RADIUS



HISTORIC ANN. GROWTH
1,474
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$83,541
1 MI. RADIUS



POPULATION
84,266
3 MI. RADIUS



HISTORIC ANN. GROWTH
12,809
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$101,179
3 MI. RADIUS



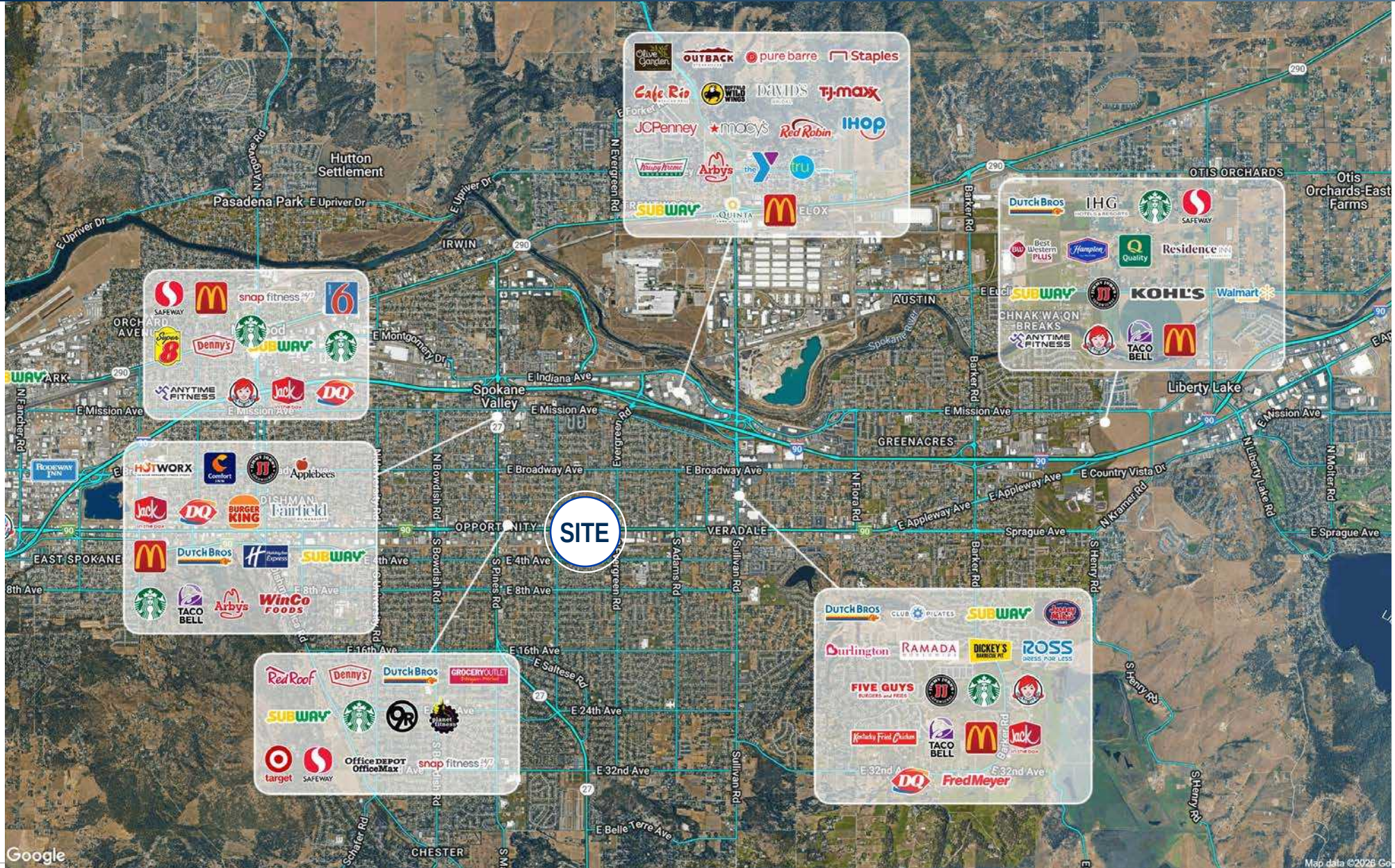
POPULATION
131,206
5 MI. RADIUS



HISTORIC ANN. GROWTH
20,763
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$107,445
5 MI. RADIUS



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