



FOR LEASE

PINEWATER PLAZA

10925 N Newport Highway | Spokane, WA 99218

VANDERVERT
Developments

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SUITE 10 DETAILS

LEASE RATE	\$20 PSF /YR (\$2,813.33 /Month) + NNN
LEASE TYPE	NNN
SUITE 10 SIZE	±1,688 SF

PAD C - LAND FOR LEASE/BUILT-TO-SUIT

LEASE RATE	Contact Listing Broker
LOT SIZE	±34,066 SF (±0.78 AC)
PROPOSED BUILDING	±4,650 SF

PAD D - LAND FOR LEASE/BUILT-TO-SUIT

LEASE RATE	Contact Listing Broker
LOT SIZE	±26,338 SF (±0.61 AC)
PROPOSED BUILDING	±6,800 SF

Suites and land lease options are available at this highly visible commercial location just ¼ mile from North Spokane's Costco and directly adjacent to the Northside YMCA. The property benefits from strong traffic exposure and excellent visibility. Surrounded by established anchors and daily activity drivers, this site offers a prime opportunity for businesses seeking visibility, accessibility, and a high-traffic setting.

CENTER ANCHORED BY:

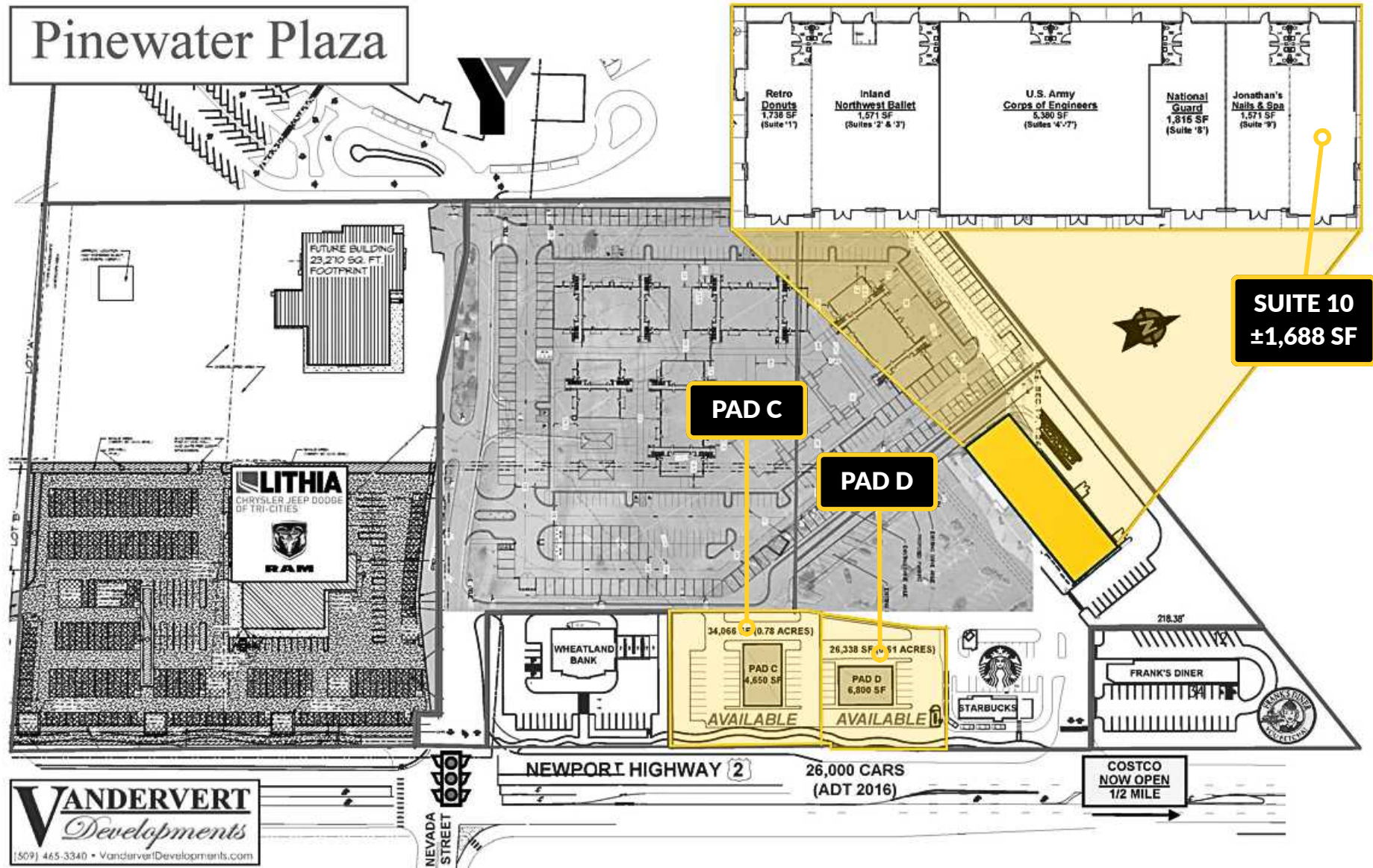
Retro Donuts

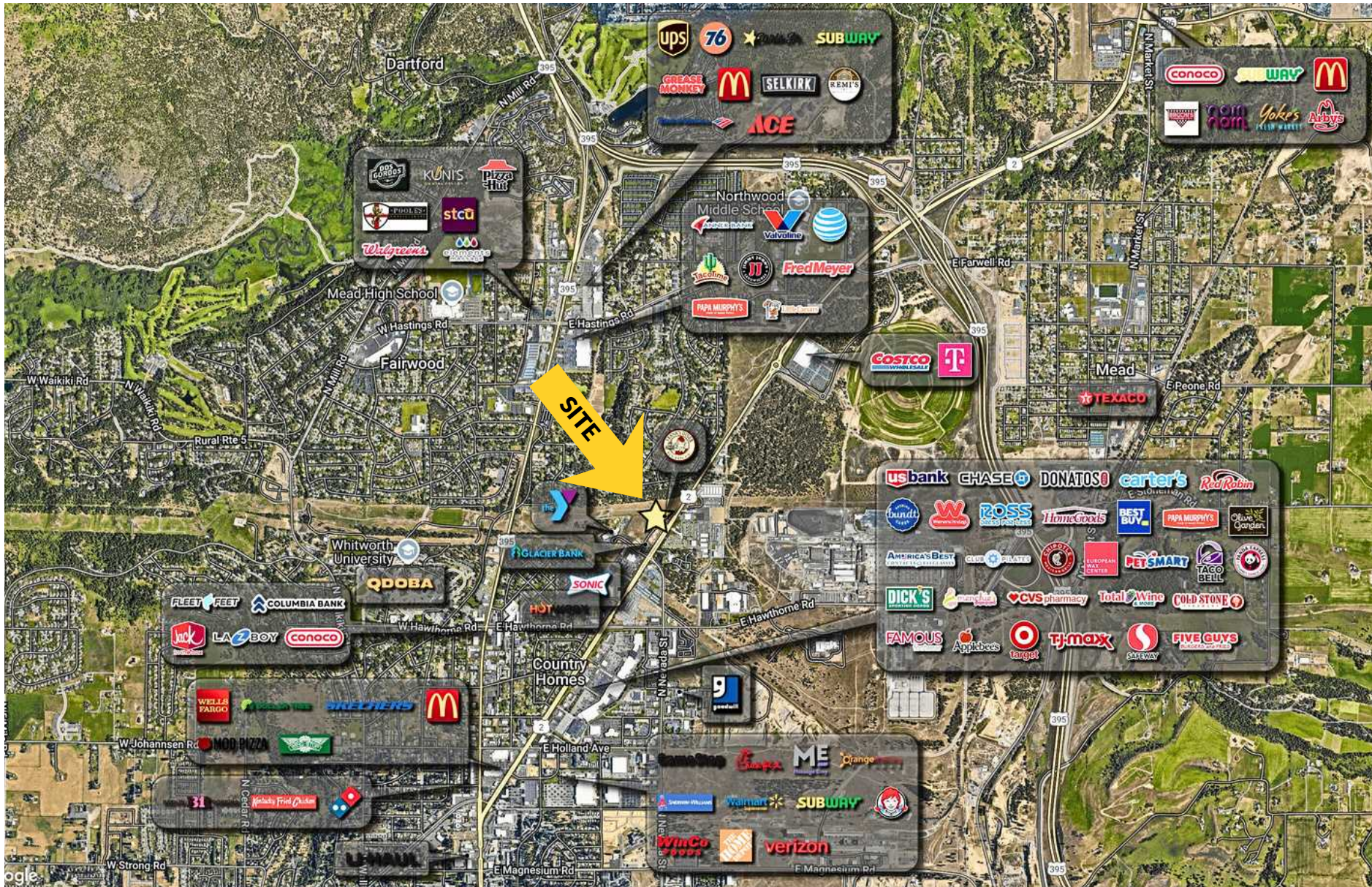
Inland Northwest Ballet

U.S. Army Corps of Engineers:







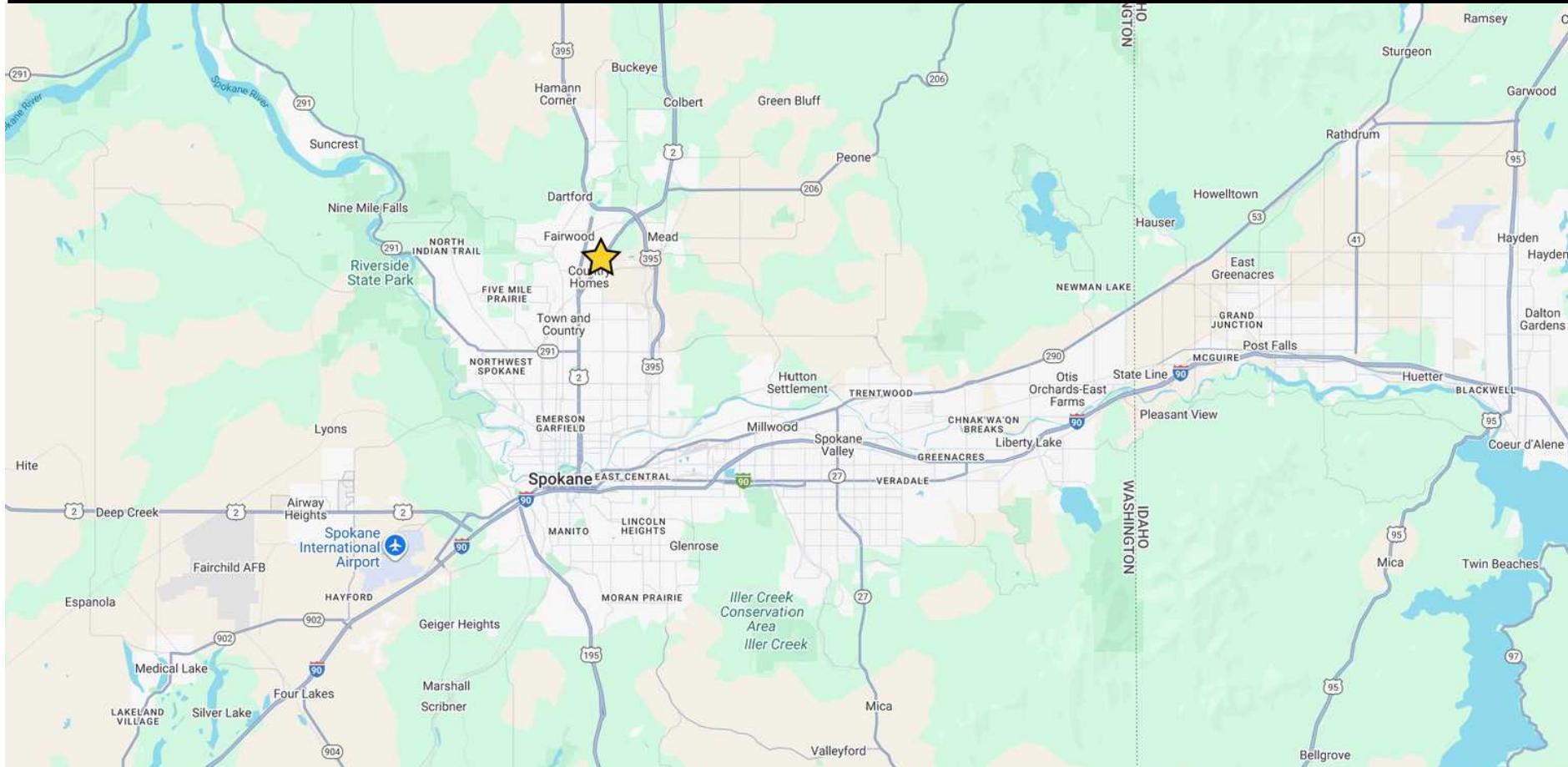




DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	7,794	54,453	141,142
2030 Projected Population	8,860	55,012	140,561
2025 Estimated Households	3,194	22,251	56,271
2025 Median Age	37.3	38.1	37.8
2025 Average Household Income	\$120,463	\$109,624	\$110,677
2025 Median Household Income	\$87,653	\$80,326	\$83,657

SURROUNDING AREA

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