



FOR LEASE

CROSSPOINTE PLAZA

10414 Highway 2 | Spokane, WA 99224

VANDERVERT
Developments

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KIEMLEHAGOOD

NAI Black

Located in West Spokane near Airway Heights

AVAILABLE SUITES	SIZE	LEASE RATE	NNN EXPENSE
Suite 5 - BLDG II	±1,428 SF	\$20.00 PSF /YR	\$7.40 PSF
Suite 8 - BLDG II	±1,596 SF	\$20.00 PSF /YR	\$7.40 PSF
Suite 10&11 - BLDG II	±3,870 SF	\$22.00 PSF /YR	\$7.40 PSF
Suite 3 - BLDG III	±1,457 SF	\$22.00 PSF /YR	\$6.75 PSF
Suite 5 - BLDG III	±1,457 SF	\$22.00 PSF /YR	\$6.75 PSF

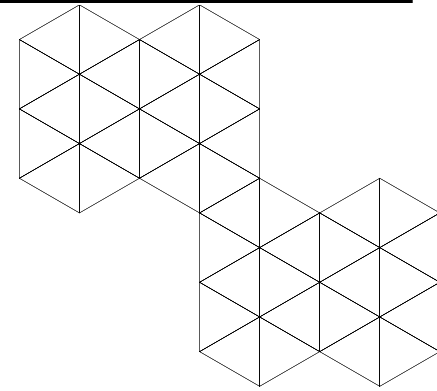


PLAZA TENANTS:



- AT&T
- Carl's Jr
- Dairy Queen
- Exxon
- GameStop
- Great Clips
- Jack in the Box
- O'Reilly
- Papa Murphy's
- Starbucks
- Taco Bell
- Walmart





AVAILABLE PAD SITES

PAD 1 - Ground Lease or BTS

AVAILABLE LAND

LAND - Land Lease or BTS

SIZE

±0.93 Acres

Contact Listing Broker

±0.72 Acres

LEASE RATE/EXPENSE

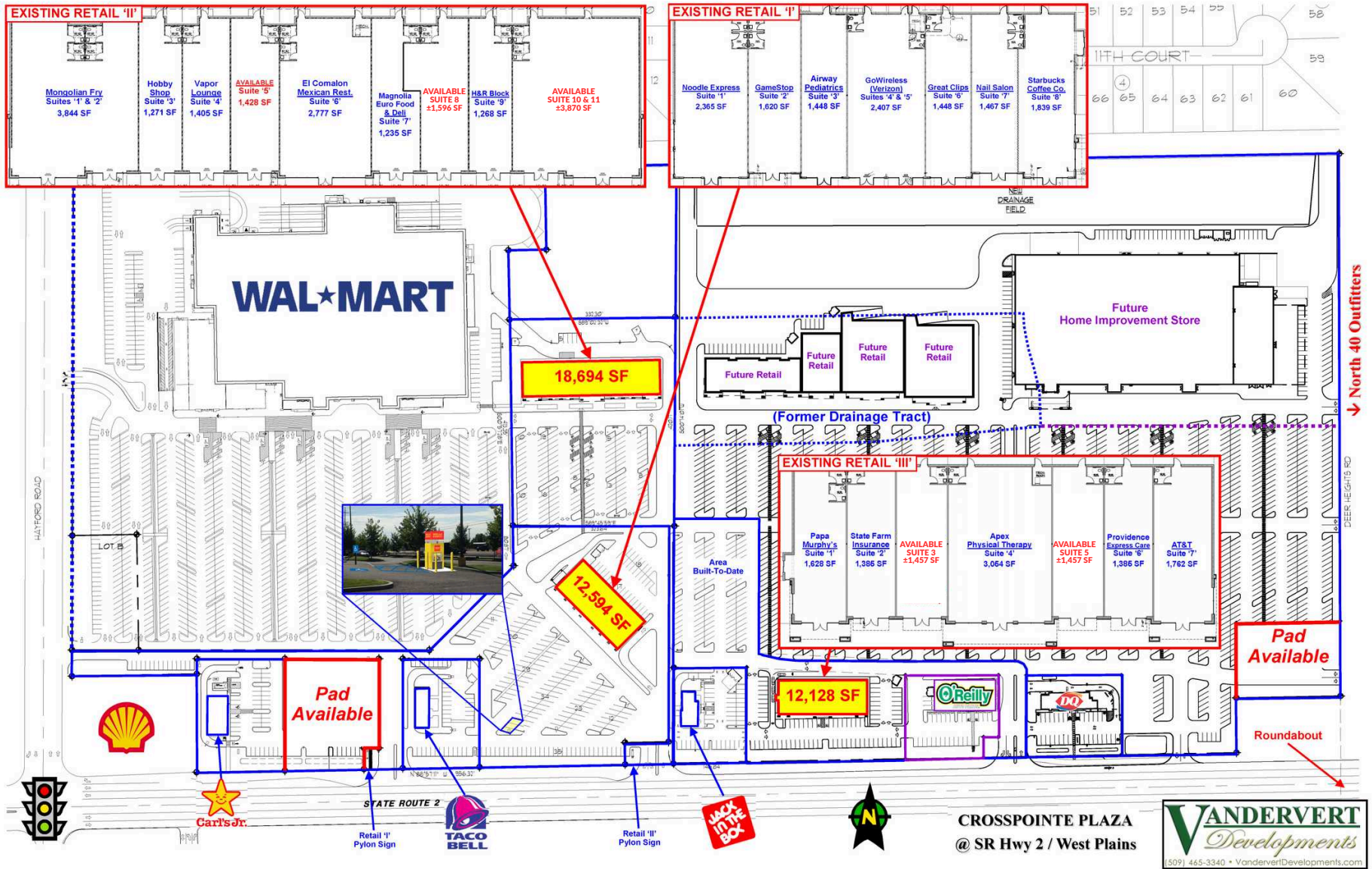
Contact Listing Broker

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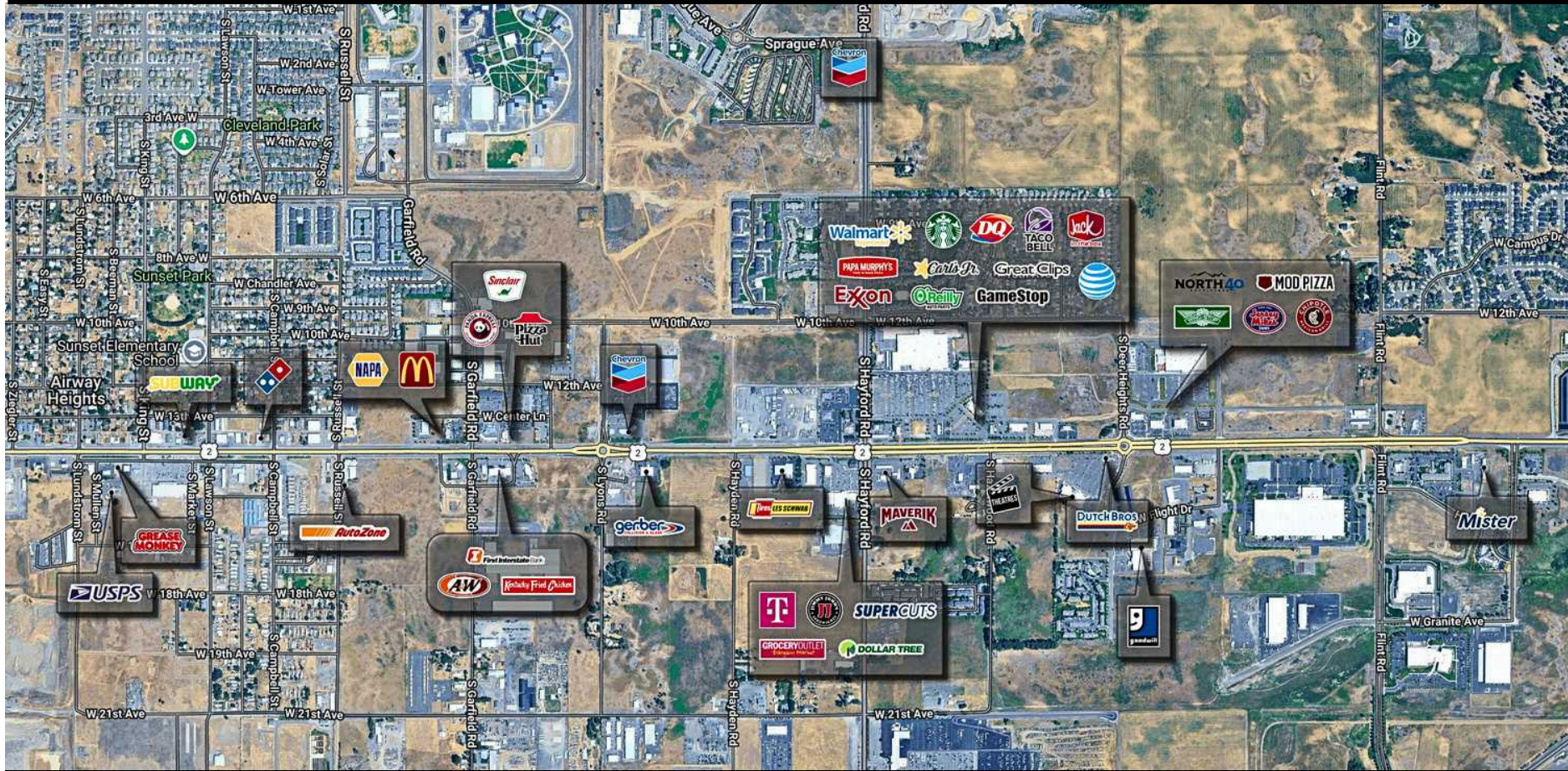




DEMOGRAPHICS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2025 Estimate Population	14,164	33,099	295,020
2030 Projected Population	15,196	35,974	294,931
2025 Estimated Households	4,888	12,431	122,474
2025 Median Age	33.6	34.8	37.2
2025 Average Household Income	\$93,972	\$98,706	\$103,987
2025 Median Household Income	\$64,807	\$70,112	\$77,365

SURROUNDING AREA RETAILERS

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