

# FOR SUBLEASE



## FORMER COSTA VIDA SPACE

9412 N Newport Highway | Spokane, WA 99218



### SUITE C

SUBLEASE RATE	\$38.00 PSF /YR
LEASE TYPE	NNN
SUITE SIZE	±2,480 SF

### BUILDING DETAILS

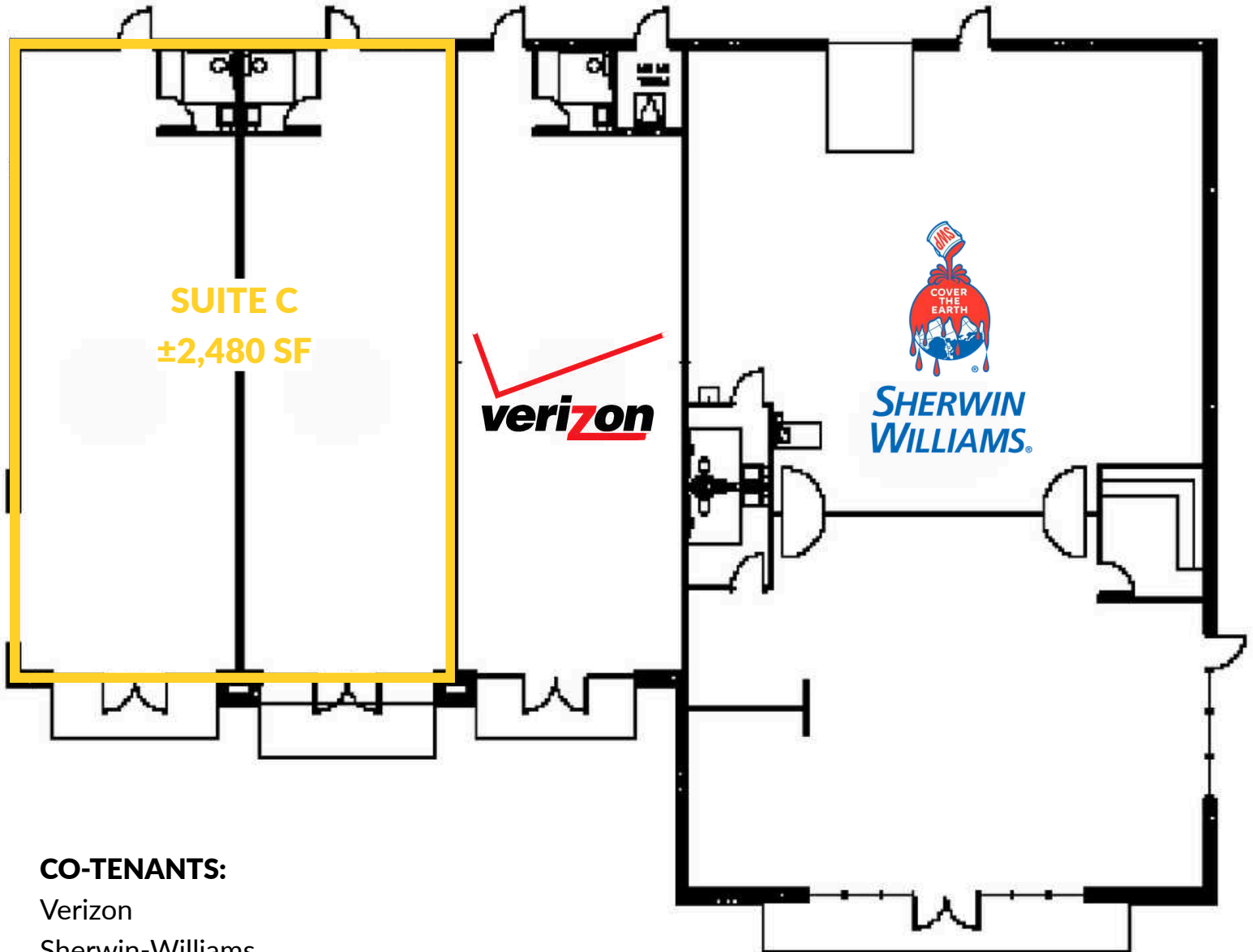
TOTAL BUILDING SIZE	±7,720 SF
YEAR BUILT	2014
LOT SIZE	±62,234 SF
PARCEL NO.	36202.0087

**CHAD CARPER**  
509.991.2222

[chad.carper@kiemleahagood.com](mailto:chad.carper@kiemleahagood.com)

**KIEMLEHAGOOD**

Highly visible location along Newport Highway, offering excellent exposure and strong daily traffic counts. This ±2,480 square foot suite is ideally suited for a variety of retail or service-oriented uses and benefits from its placement among established national tenants, driving consistent customer activity to the area. With convenient access and a well recognized corridor, this space presents a prime opportunity for businesses.



**CO-TENANTS:**

- Verizon
- Sherwin-Williams

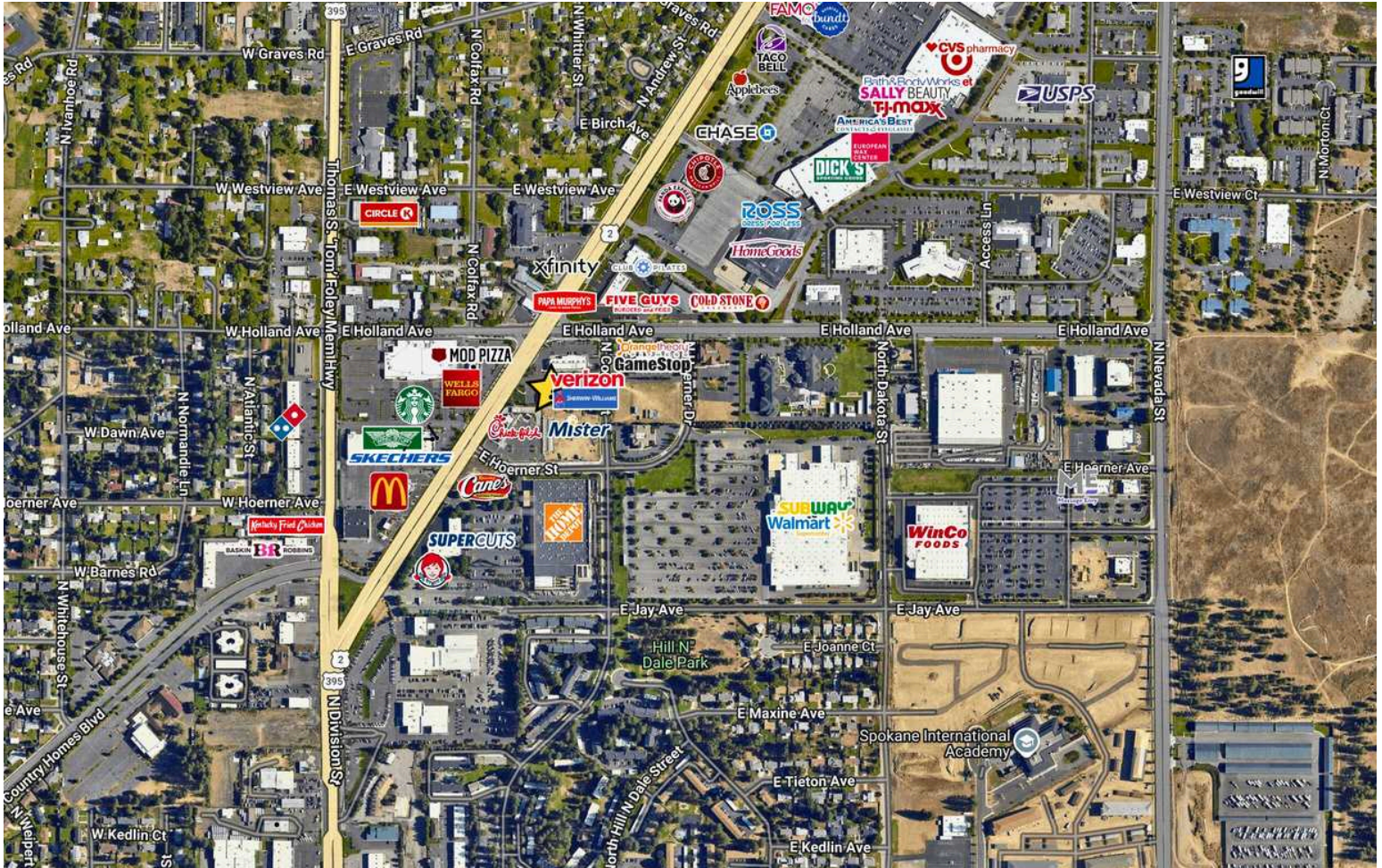




<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>EST POPULATION 2025</b>	11,481	76,306	172,490
<b>PROJ. POPULATION 2030</b>	12,068	76,367	171,543
<b>EST. HOUSEHOLDS 2025</b>	4,719	31,110	69,647
<b>2025 AVERAGE HHI</b>	\$98,775	\$105,985	\$104,374
<b>2025 MEDIAN HHI</b>	\$74,606	\$79,304	\$79,606

- NEARBY BUSINESSES**
- Applebee's
  - Bath & Body Works
  - Best Buy
  - Chick-fil-A
  - Chipotle Mexican Grill
  - Dick's Sporting Goods
  - Famous Footwear
  - Home Depot
  - Home Goods
  - Mister Car Wash
  - MUV Fitness
  - Olive Garden
  - Panda Express
  - Papa Murphy's
  - Ross
  - Safeway
  - Sherwin-Williams
  - Staples
  - Subway
  - Taco Bell
  - Target
  - Total Wine
  - Verizon
  - ... and more!





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# KIEMLEHAGOOD

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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201