



Retail/Office Space for Sublease



1020 West Francis Ave

1020 WEST FRANCIS AVE, SPOKANE, WA 99205

PRESENTED BY:

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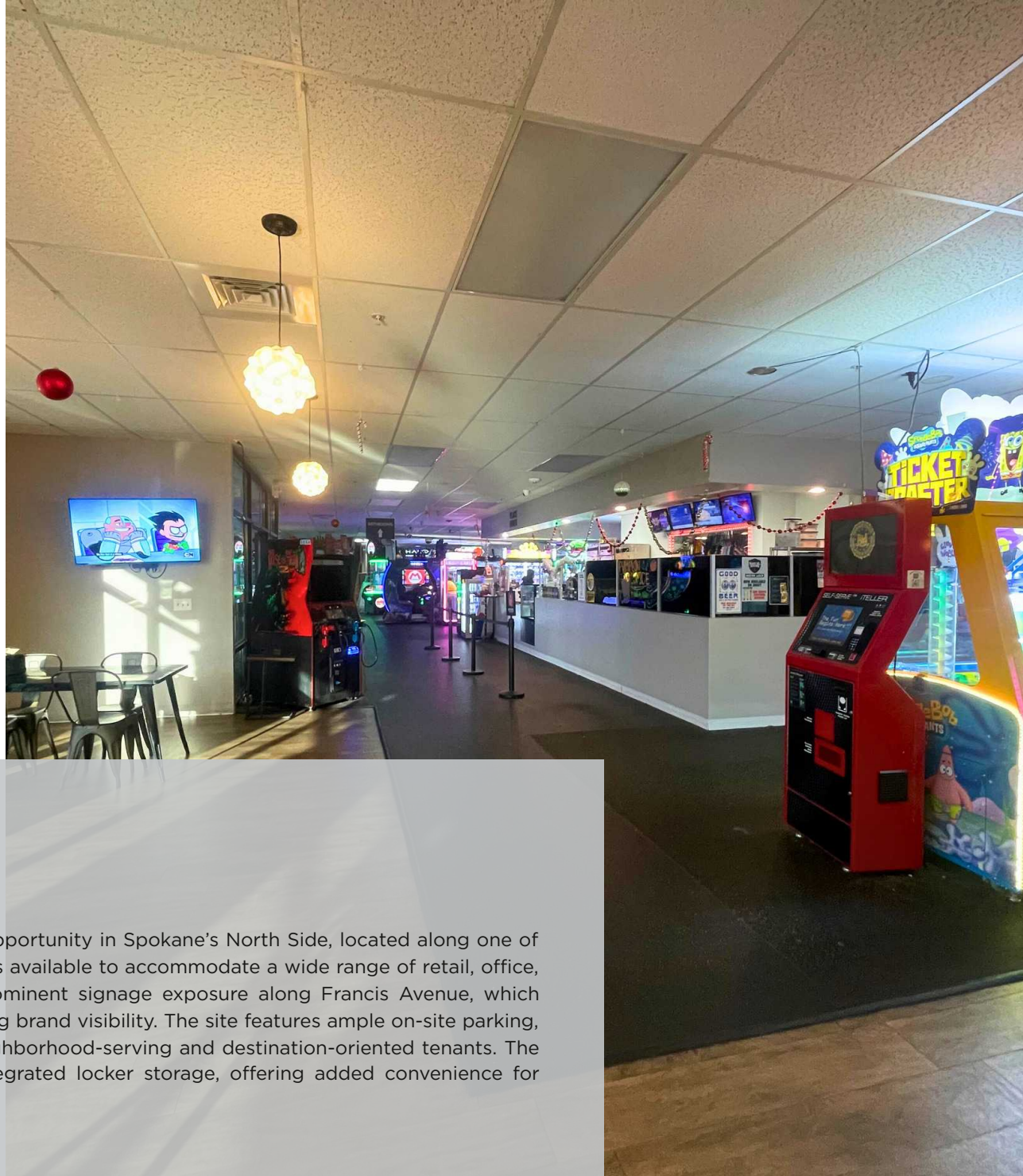
PROPERTY SUMMARY

1020 W FRANCIS AVE SUBLEASE

1020 WEST FRANCIS AVE - SUITE H
SPOKANE, WA 99205

OFFERING SUMMARY

SUBLEASE RATE:	\$6.82 SF/YR/NNN \$7,388/ MO/NNN
ARCADE LEASE:	Through March 2027
LEASE RATE: (POST SUBLEASE)	\$14.00/SF/YR/NNN \$15,167/ MO/NNN
NNN EST.	\$5.01/SF/YR \$5,428/MO
BUILDING SIZE:	15,925 SF
AVAILABLE SF:	13,000 SF
LOT SIZE:	1.06 Acres
ADT:	28,445 from Francis Ave



PROPERTY SUMMARY

1020 W Francis Avenue offers a high-visibility retail leasing opportunity in Spokane's North Side, located along one of the area's primary east-west arterials. The ±13,000 SF space is available to accommodate a wide range of retail, office, service, or showroom users. The property benefits from prominent signage exposure along Francis Avenue, which carries approximately 28,445 vehicles per day, providing strong brand visibility. The site features ample on-site parking, convenient access, and a flexible layout suitable for both neighborhood-serving and destination-oriented tenants. The space also includes men's and women's restrooms with integrated locker storage, offering added convenience for employee-focused or service-oriented uses.

PROPERTY HIGHLIGHTS

- Current lease through March 2027
- Prominent frontage on Francis Avenue
- ±28,445 average daily traffic from Francis Ave
- ±1.06-acre site with ample parking
- Located within an established retail corridor
- Strong surrounding residential density supporting neighborhood retail demand
- Nearby national and regional retailers driving consistent consumer activity
- High daytime and commuter traffic driven by Francis Avenue's east-west connectivity



**Established Retail
Corridor**

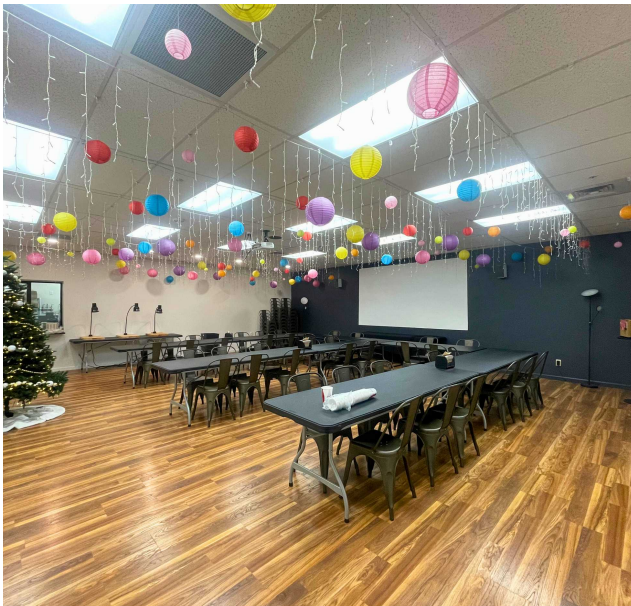
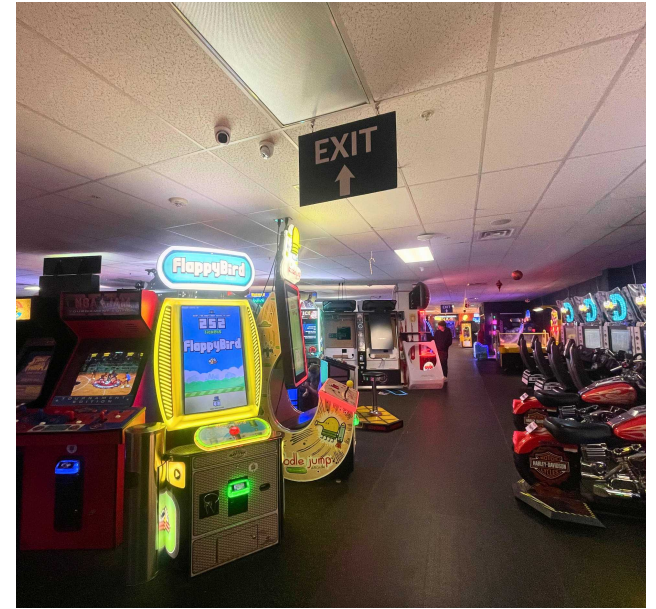
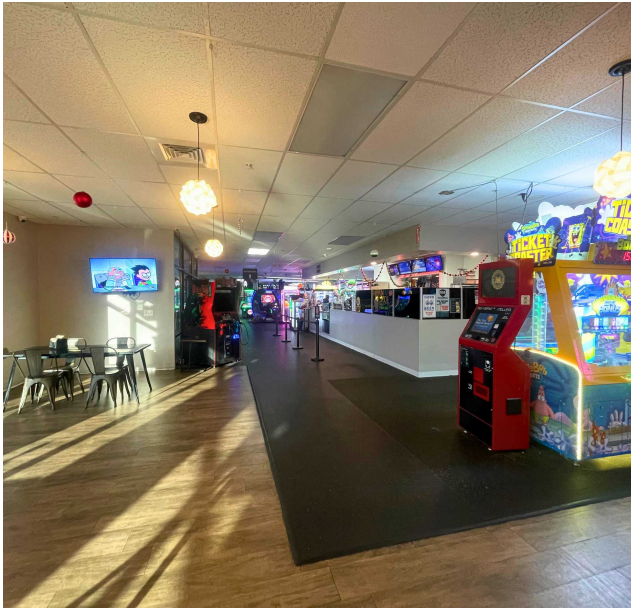


**Ample On-Site
Parking**



**Strong Daily
Traffic**

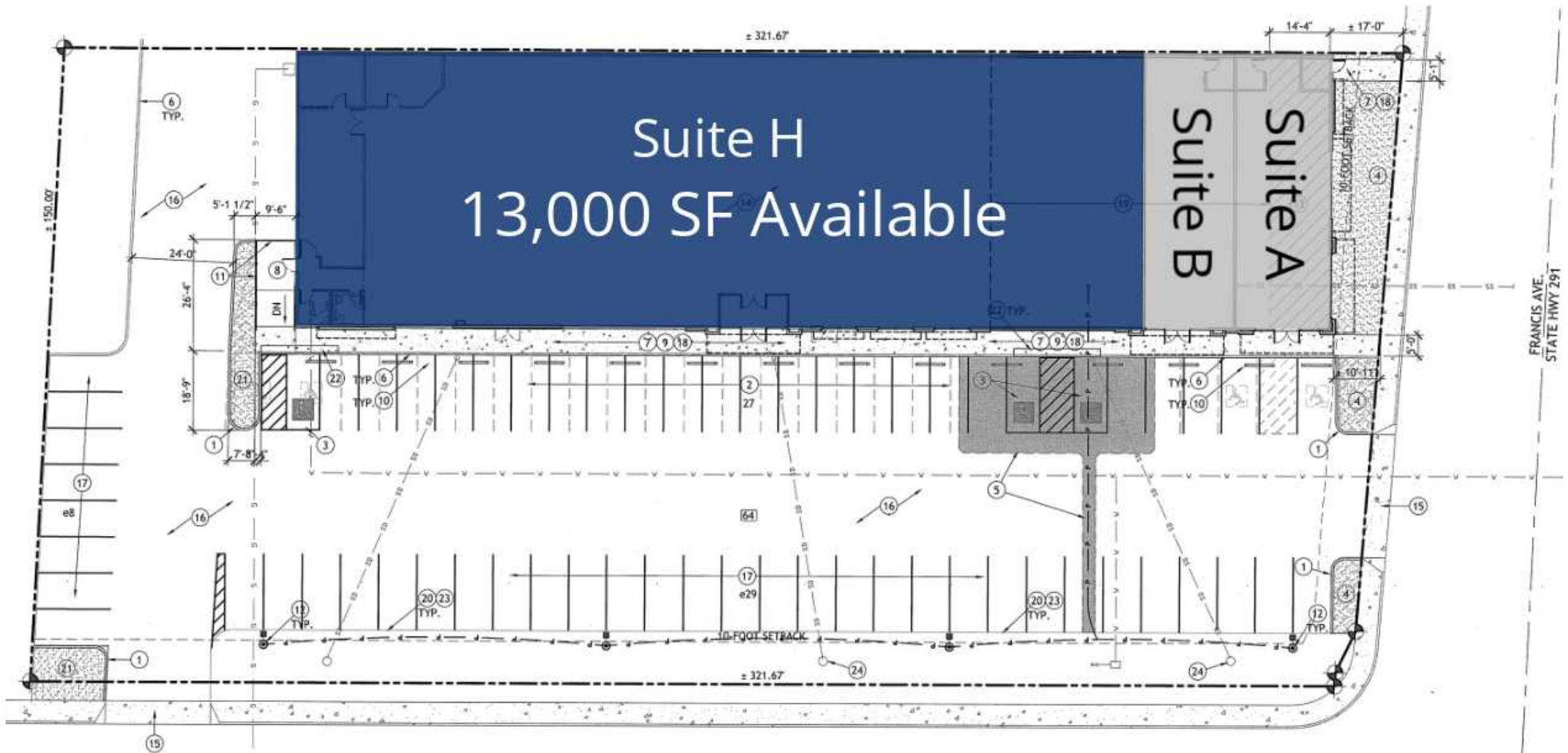
ARCADE



REMAINING BALANCE THROUGH CURRENT LEASE TERM

	Suite H	Rent	CAMs	Monthly Rent
\$6.27 psf	13,000sf			
4/1/2026	2.5% +			
	Mar	6,622.87	5,010.46	11,633.33
	April	6,788.44	5,010.46	11,798.90
	May	6,788.44	5,010.46	11,798.90
	June	6,788.44	5,010.46	11,798.90
	July	6,788.44	5,010.46	11,798.90
	Aug	6,788.44	5,010.46	11,798.90
	Sept	6,788.44	5,010.46	11,798.90
	Oct	6,788.44	5,010.46	11,798.90
	Nov	6,788.44	5,010.46	11,798.90
	Dec	6,788.44	5,010.46	11,798.90
	2027			
	Jan	6,788.44	5,010.46	11,798.90
	Feb	6,788.44	5,010.46	11,798.90
	Mar	6,788.44	5,010.46	11,798.90
		<u>88,084.15</u>	<u>65,135.98</u>	<u>153,220.13</u>

SITE PLAN



LEGEND

Available

Unavailable

RETAILER MAP



Google

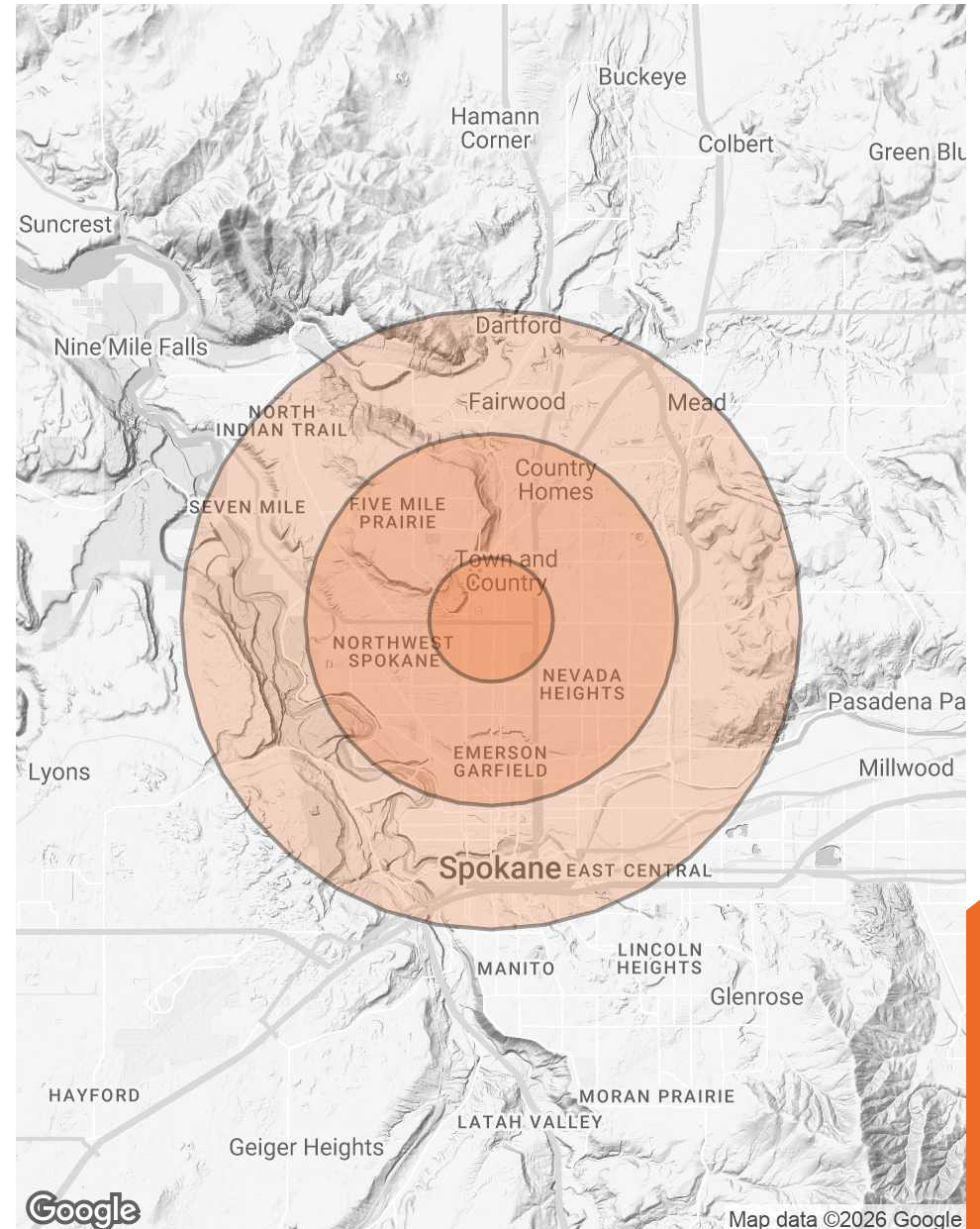
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,997	122,508	204,271
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,292	48,885	83,091
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$76,512	\$80,678	\$83,381
AVERAGE HOUSE VALUE	\$354,387	\$373,002	\$404,966

Demographics data derived from AlphaMap





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