

FOR LEASE

2 SPACES AVAILABLE



Moran Prairie Cedar Canyon Village

3022 E. 57TH AVE

Spokane, WA 99223

Exclusively listed by:

Cory Barbieri
Vice President
509.344.4901

cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959

bob.spooner@g-b.com



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,365	22,140	47,332
TOTAL POPULATION	12,086	53,623	112,992
AVERAGE HH INCOME	\$112,169	\$127,107	\$109,004



Property Description

A unique window of opportunity in a sought-after prime South Hill location is perfect for Retail and Office business ventures.

Suite 13E is a second level walk-up office space and offers a wide variety of uses.

Suite 16 is a former Great Clips and comes with multiple mirrors, sinks, counter reception and chairs, making this space a turnkey hair/barber opportunity.

This local retail hub is surrounded by the upper South Hill's vibrant and thriving community with the strongest demographics in Spokane, WA.

Available Spaces

SPACES	RATE	SIZE	AVAILABLE
SUITE 13E 2 ND STORY WALK-UP	\$15.50 SF/YR NNN EST NNN \$5.25 PSF	2,000 SF	MAY 2026
SUITE 16 FORMER GREAT CLIPS	\$22.00 SF/YR NNN EST NNN \$5.25 PSF	1083 SF	NOW

Property Highlights



[View Prime Location](#)



Abundant Parking



Built in 2000

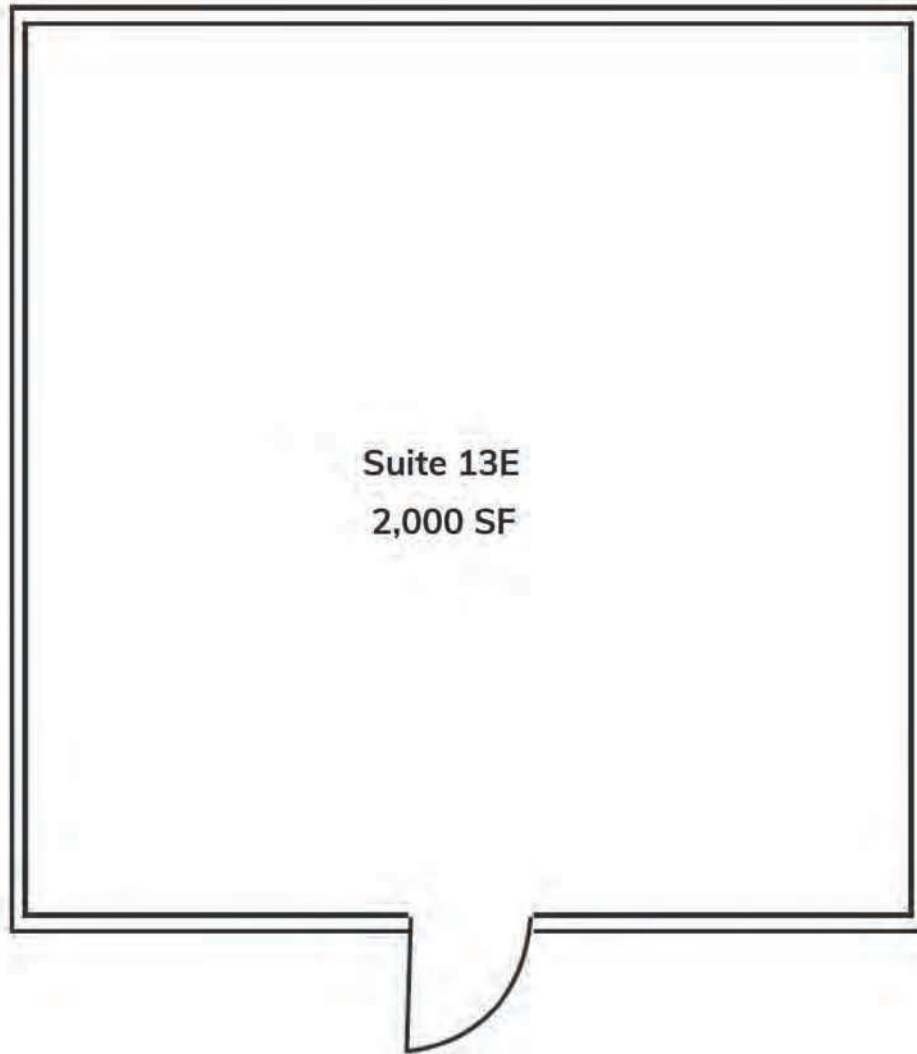


Easy Access to Public Transit

Cory Barbieri
Vice President
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959
bob.spooner@g-b.com



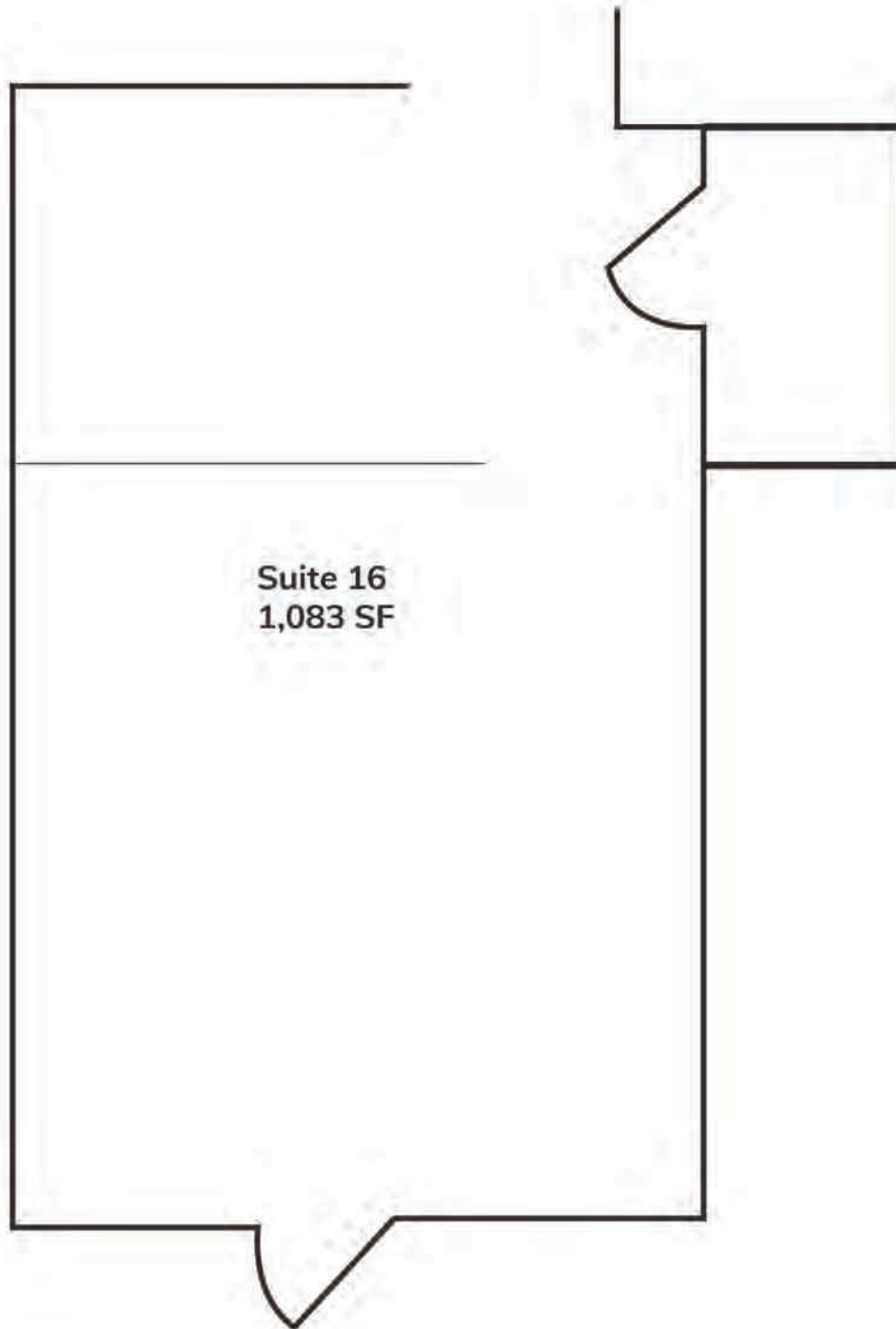


Cory Barbieri
Vice President
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959
bob.spooner@g-b.com



**GOODALE
& BARBIERI**



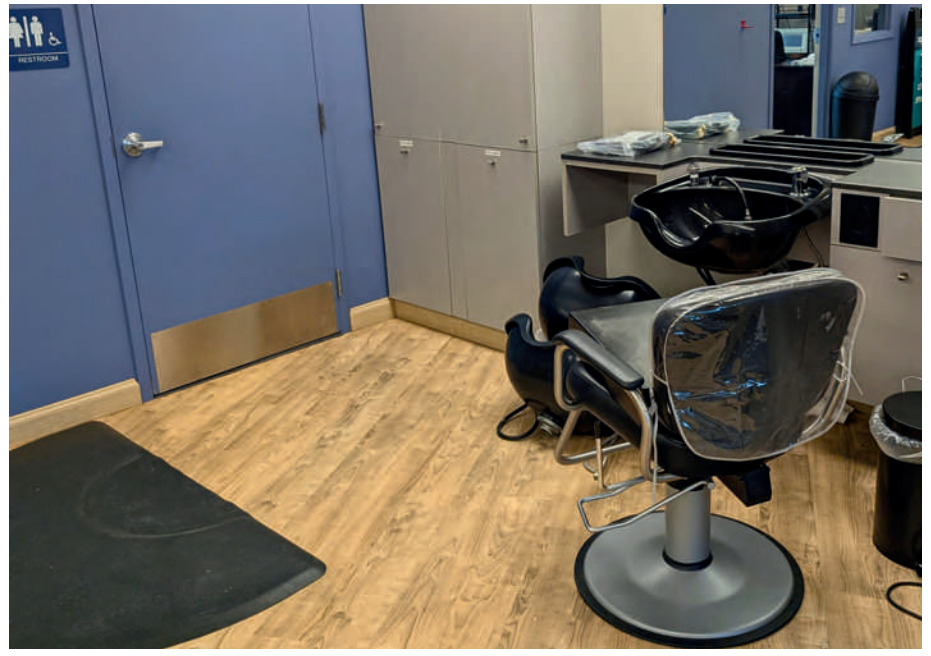
Suite 16
1,083 SF

Cory Barbieri
Vice President
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959
bob.spooner@g-b.com



- 7 built-out hair stations with mirrors and cabinets (bring your own chairs)
- Each station is on its own dedicated circuit
- Private manager's office or breakroom
- Unisex restroom
- 1 hairwashing sink with room and parts for a second



Cory Barbieri
Vice President
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959
bob.spooner@g-b.com



LOCATION OVERVIEW

Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

Cory Barbieri
Vice President
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959
bob.spooner@g-b.com





AERIAL MAP

General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property. Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes. Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

Cory Barbieri
Vice President
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
Sr Commercial Broker
509.999.1959
bob.spooner@g-b.com

