

# COMMERCIAL KITCHEN AND/OR OFFICE FOR LEASE

FREESTANDING RETAIL

5503 N. WALL ST.  
SPOKANE, WA 99205



- Suites can be leased separately or together.
- Kitchen Equipment included.
- Hood Type : Type 1 commercial kitchen hood (grease hood) with an ANSUL R-102 wet chemical fire suppression system.

**Suite 102** - Kitchen

**Suite 103** - Office

## OFFERING SUMMARY

|                                 |                |
|---------------------------------|----------------|
| <b>Lease Rate<br/>Suite 102</b> | \$2,500/MO/NNN |
|---------------------------------|----------------|

|                                 |                |
|---------------------------------|----------------|
| <b>Lease Rate<br/>Suite 103</b> | \$1,000/MO/NNN |
|---------------------------------|----------------|

|                                |                |
|--------------------------------|----------------|
| <b>Lease Rate<br/>Combined</b> | \$3,300/MO/NNN |
|--------------------------------|----------------|

|                |         |
|----------------|---------|
| <b>102 SFT</b> | 830 SFT |
|----------------|---------|

|                |         |
|----------------|---------|
| <b>103 SFT</b> | 700 SFT |
|----------------|---------|

|                  |           |
|------------------|-----------|
| <b>Total SFT</b> | 1,530 SFT |
|------------------|-----------|

|                 |               |
|-----------------|---------------|
| <b>Est. NNN</b> | \$0.20/SFT/MO |
|-----------------|---------------|

 [\*\*PROPERTY VIDEO - CLICK HERE\*\*](#)

**SETH PETERSON  
CAYDEN KERR**

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[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

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DAINES CAPITAL  
COMMERCIAL REAL ESTATE



## PROPERTY DETAILS

\*MULTI-TENANT PYLON SIGN  
DISPLAYED ALONG WALL ST.

|                  |            |                   |           |                     |            |
|------------------|------------|-------------------|-----------|---------------------|------------|
| <b>LAND AREA</b> | 0.23 AC    | <b>PARKING</b>    | 12 STALLS | <b>FLOORS</b>       | 1          |
| <b>APN</b>       | 36312.5603 | <b>TENANCY</b>    | MULTI     | <b>CONSTRUCTION</b> | WOOD FRAME |
| <b>BLDG SFT</b>  | 3,024 SFT  | <b>YEAR BUILT</b> | 1953      | <b>ZONING</b>       | NR         |

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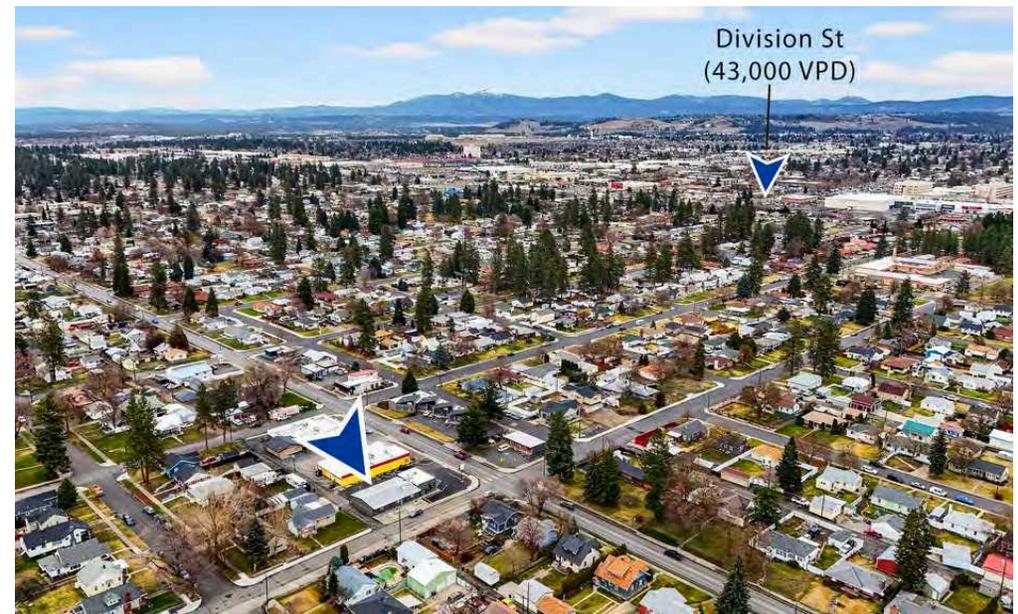
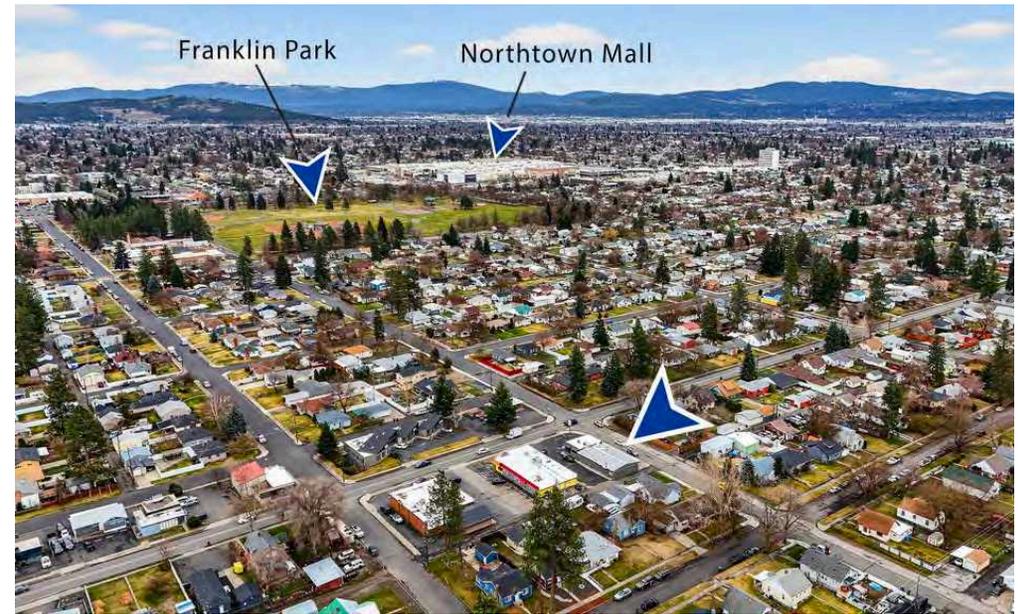
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| DEMOGRAPHICS                | 1 MILE   | 3 MILE   |
|-----------------------------|----------|----------|
| Population                  | 16,616   | 129,029  |
| Households                  | 6,914    | 50,905   |
| Median Age                  | 38       | 37       |
| Median HH Income            | \$69,990 | \$65,251 |
| Daytime Employees           | 9,475    | 58,783   |
| Population Growth '25 - '30 | 0.63%    | 1.27%    |
| Household Growth '25 - '30  | 0.64%    | 1.29%    |

| COLLECTION STREET | CROSS STREET       | TRAFFIC VOL |
|-------------------|--------------------|-------------|
| N. Monroe St.     | W. Rowan Ave. N    | 14,792      |
| N. Monroe St.     | W. Central Ave. NE | 14,646      |
| N. Wall St.       | W. Joseph Ave. S   | 11,213      |

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