

FOR LEASE



NEWPORT SQUARE

10403-10405 N Newport Highway | Spokane, WA 99218

[KIEMLEHAGOOD



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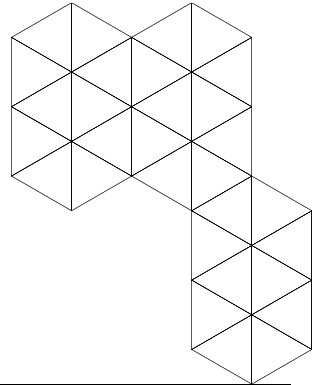
AVAILABLE SUITE 10403 (ENDCAP)

LEASE RATE	\$20.00 PSF /YR
EST. NNN RATE	\$7.50 PSF
SUITE 10403 SPACE	±1,240 SF

AVAILABLE SUITE 10405

LEASE RATE	\$18.00 PSF /YR
EST. NNN RATE	\$7.50 PSF
SUITE 10405 SPACE	±800 SF

***Do not disturb tenants**



Positioned in a high traffic corridor in North Spokane, this commercial property offers exceptional visibility and accessibility for a wide range of business uses. Conveniently located near Northpointe Plaza and Whitworth University, the site benefits from strong surrounding retail activity and a steady flow of students, residents, and commuters. Surrounded by established, long term national tenants, the area provides a stable and proven retail environment that supports consistent customer traffic.



Northpointe Plaza

SITE

Suite | 10403



Suite | 10403



Suite | 10405



Suite | 10405





DESTINATION	TIME	DISTANCE
Downtown Spokane	±7.1 Miles	±22 Minutes
Spokane International Airport	±31.1 Miles	±26 Minutes
Spokane Valley, WA	±13.3 Miles	±24 Minutes

STREET	AVERAGE DAILY TRAFFIC
N Newport Highway	±20,311 ADT
E Hawthorne Road	±12,650 ADT
N Nevada Street	±8,388 ADT



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	8,511	61,587	156,313
PROJ. POPULATION 2030	9,310	61,995	155,589
AVERAGE AGE	32.5	37.7	37.8
ADJ. DAYTIME DEMOS	9,013	41,188	89,988
2025 AVERAGE HHI	\$101,037	\$108,668	\$109,185
2025 MEDIAN HHI	\$73,903	\$80,996	\$82,799



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