

# FOR LEASE



## SPOKANE VALLEY VETERINARY CLINIC

19225 E Appleway Avenue | Spokane Valley, WA 99016

**KIEMLEHAGOOD**

**MARY KIENBAUM**

208.770.2589

[mary.kienbaum@kiemlehagood.com](mailto:mary.kienbaum@kiemlehagood.com)

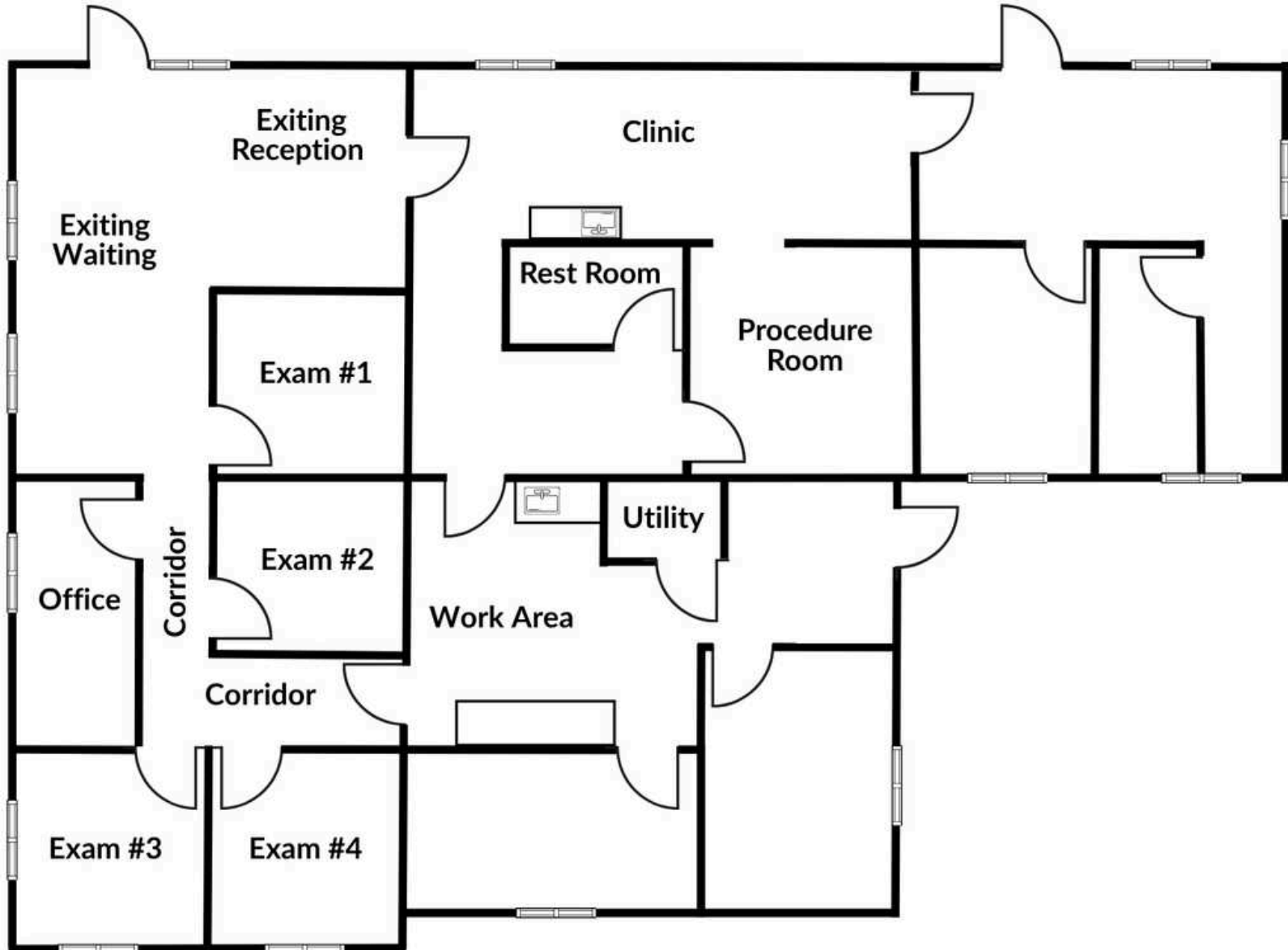
**Turnkey Veterinary Clinic for Lease in Spokane Valley WA**

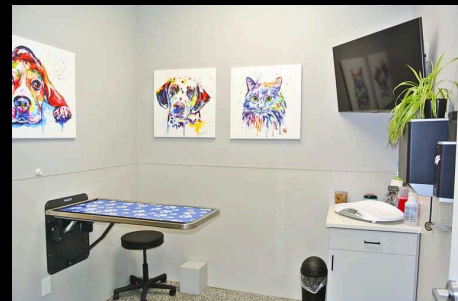
Features 4 exam rooms, 1 operating room, 1 large clinic room, reception /waiting area, 1 restroom, laundry hookups with washer and dryer, 1 breakroom, 2 medical prep areas with sinks, 2 offices and storage.

<b>LEASE RATE</b>	\$6,500 /Month (\$32.34 PSF /YR)
<b>EST. NNN RATE</b>	±\$6.79 PSF (\$1,366 /Month)
<b>SUITE 19225 SIZE</b>	±2,412 SF
<b>SPACE AVAILABLE</b>	May 1, 2026
<b>YEAR BUILT</b>	1950 (2021) one of two buildings on parcel
<b>PARCEL NO.</b>	55173.0518
<b>TOTAL LOT SIZE</b>	±2.4 Acres (±104,544 SF)
<b>ZONING</b>	Spokane Valley - Corridor Mixed Use

- Mutual referral opportunities with K9 Country Club Pet Center (Landlord).
- Equipment included for new tenants use.
- NNNs include pro rata share of: electricity, water, sewer, garbage, internet, landscaping, snow removal, property taxes and property insurance.
- Additional management service agreement charge related to IDEXX contract and other equipment contracts for use of new veterinary tenant. Contact list agent for more information.
- Name rights, website rights and more can be available to new tenant. Contract list agent for more information.

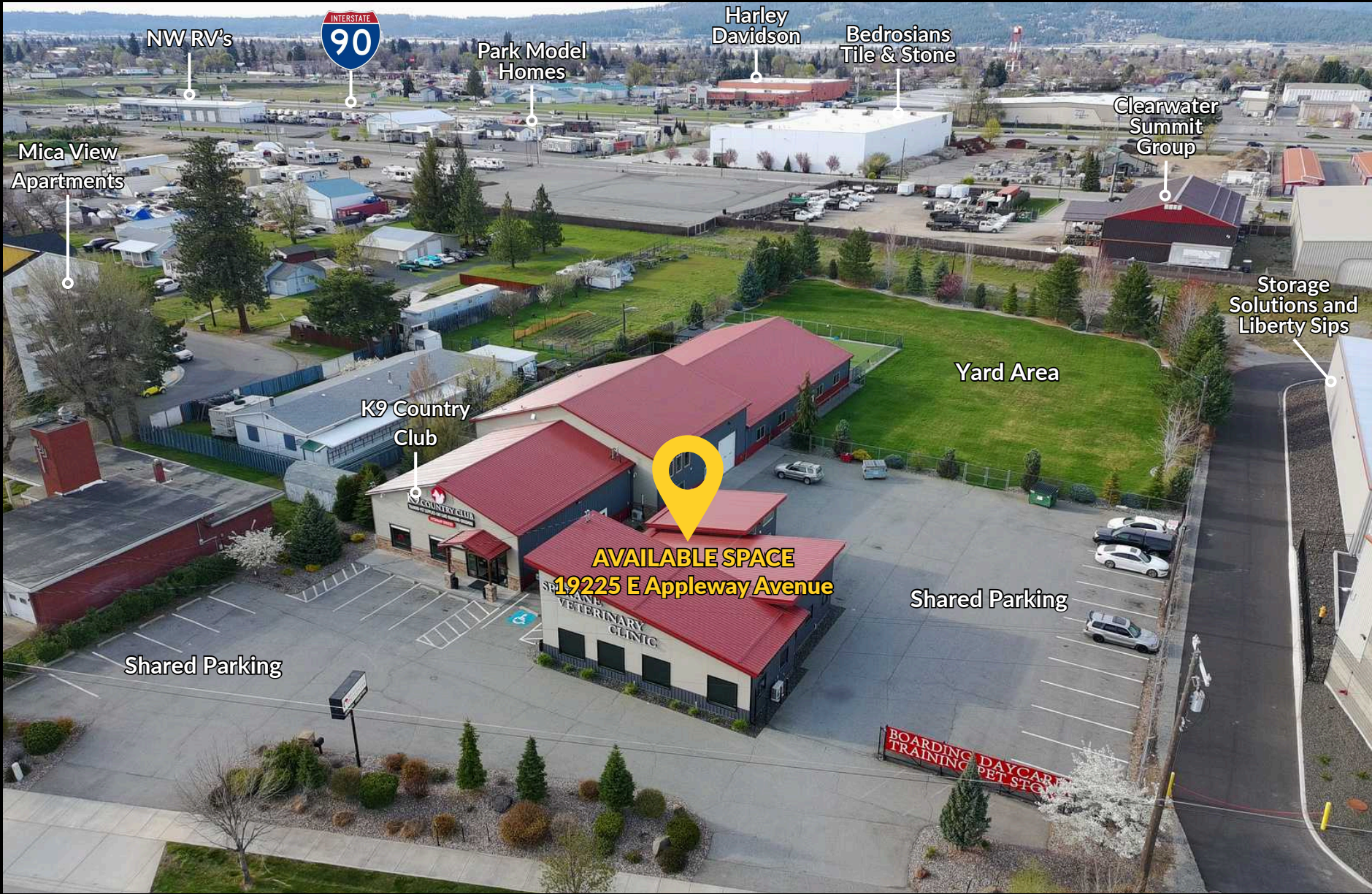












NW RV's



Park Model Homes

Harley Davidson

Bedrosians Tile & Stone

Clearwater Summit Group

Mica View Apartments

Storage Solutions and Liberty Sips

Yard Area

K9 Country Club



**AVAILABLE SPACE**  
**19225 E Appleway Avenue**

Shared Parking

Shared Parking

BOARDING TRAINING DAYCARE PET STORE



**TRAFFIC**

**Interstate 90**  
±73,535 ADT

**Barker Road**  
±12,060 ADT

**E Appleway Avenue**  
±12,425 ADT



**DISTANCE & DRIVE TIMES**

**Spokane International Airport** ±22 Minutes, ±20 Miles

**Liberty Lake, WA** ±5 Minutes, ±2 Miles

**Deer Park, WA** ±43 Minutes, ±33 Miles

**Coeur d'Alene, ID** ±23 Minutes, ±19 Miles

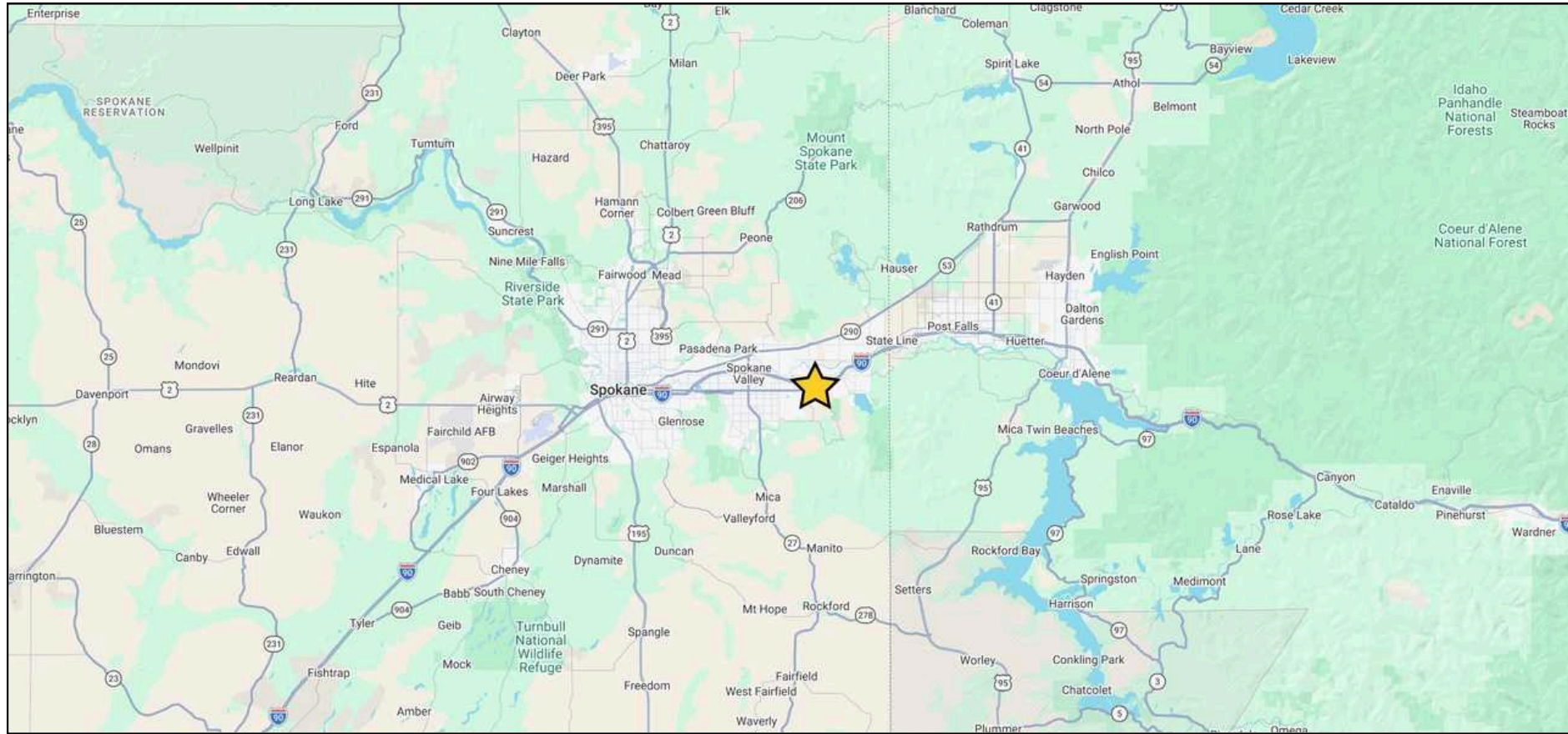


DEMOGRAPHICS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2025 Estimated Population	45,323	100,770	197,420
2030 Projected Population	48,613	104,584	202,857
2025 Estimated Households	18,632	41,352	78,848
2025 Median Age	38.8	38.8	39.3
2025 Average Household Income	\$122,779	\$115,351	\$114,135
2025 Median Household Income	\$95,402	\$91,246	\$89,460

# SURROUNDING AREA RETAILERS

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