



# FOR LEASE

## CROSSPOINTE PLAZA

10414 Highway 2 | Spokane, WA 99224

**VANDERVERT**  
*Developments*

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**KIEMLEHAGOOD**

**NAI Black**

Located in West Spokane near Airway Heights

AVAILABLE SUITES	SIZE	LEASE RATE	NNN EXPENSE
Suite 5 - BLDG II	±1,428 SF	\$20.00 PSF /YR	\$7.40 PSF
Suite 10&11 - BLDG II	±3,870 SF	\$22.00 PSF /YR	\$7.40 PSF
Suite 3 - BLDG III	±1,457 SF	\$22.00 PSF /YR	\$6.75 PSF
Suite 5 - BLDG III	±1,457 SF	\$22.00 PSF /YR	\$6.75 PSF

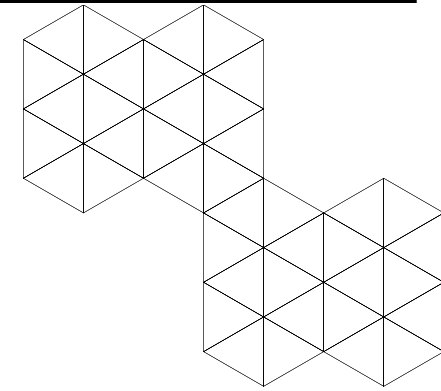


**PLAZA TENANTS:**



- AT&T
- Carl's Jr
- Dairy Queen
- Exxon
- GameStop
- Great Clips
- Jack in the Box
- O'Reilly
- Papa Murphy's
- Starbucks
- Taco Bell
- Walmart





**AVAILABLE PAD SITES**

PAD 1 - Ground Lease or BTS

AVAILABLE LAND

LAND - Land Lease or BTS

**SIZE**

±0.93 Acres

Contact Listing Broker

±0.72 Acres

**LEASE RATE/EXPENSE**

Contact Listing Broker

Contact Listing Broker

Contact Listing Broker





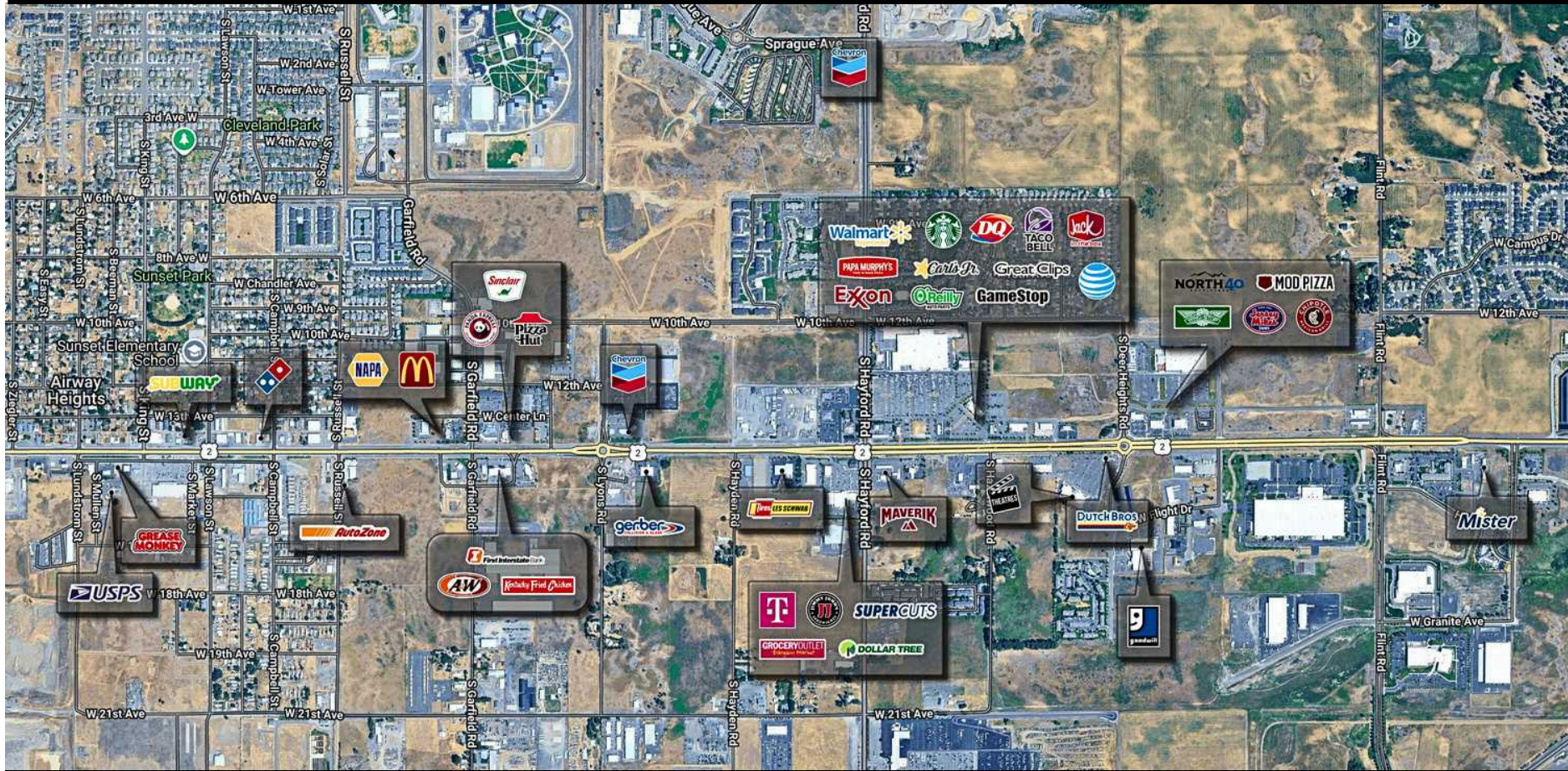




<b>DEMOGRAPHICS</b>	<b>3 MILE RADIUS</b>	<b>5 MILE RADIUS</b>	<b>10 MILE RADIUS</b>
2025 Estimate Population	14,164	33,099	295,020
2030 Projected Population	15,196	35,974	294,931
2025 Estimated Households	4,888	12,431	122,474
2025 Median Age	33.6	34.8	37.2
2025 Average Household Income	\$93,972	\$98,706	\$103,987
2025 Median Household Income	\$64,807	\$70,112	\$77,365

# SURROUNDING AREA RETAILERS

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