RETAIL SPACE
FOR LEASE

9412 N NEWPORT HIGHWAY
SPOKANE, WA 99218

SUITE C
AVAILABLE

$38.00
PSF/YR

NNN
LEASE TYPE

±2,480 SF
SPACE AVAILABLE

KIEMLEHAGOOD

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INVESTMENT HIGHLIGHTS

Premier North Spokane Location

Positioned along N Newport Highway, this property sits within one of Spokane's most active retail corridors, offering exceptional visibility, strong frontage, and immediate access to a dense consumer base.

Strong Demographic Profile

The surrounding 5-mile trade area includes approximately 172,490 residents, 69,647 households, and an average household income exceeding $104,000, supporting strong purchasing power.

High-Traffic Retail Exposure

The site benefits from approximately 23,781 vehicles per day on Newport Highway, creating strong daily impressions and consistent customer flow for retail, restaurant, and service users.

Established Retail Ecosystem

Surrounded by major national brands including Target, Home Depot, Best Buy, Chick-fil-A, Olive Garden, Ross, Total Wine, Safeway, and more, the site is embedded within a proven retail destination.

Turnkey Restaurant Space

Formerly occupied by Costa Vida, the ±2,480 SF suite includes existing restaurant infrastructure and a functional layout, creating an efficient opportunity for food, beverage, or conversion to other retail concepts.

Excellent Access & Connectivity

Located near the signalized intersection of Newport Highway and Holland Avenue, the site offers seamless ingress/egress and convenient connectivity to North Spokane neighborhoods and the greater metro area.

National Co-Tenancy Synergy

Located within a modern retail strip alongside Verizon and Sherwin-Williams, the property benefits from established co-tenants that drive repeat traffic and reinforce consumer confidence.

Rare North Spokane Availability

Well-positioned second-generation retail space in this corridor remains limited, making this a compelling opportunity for operators seeking immediate presence in one of Spokane's strongest submarkets.

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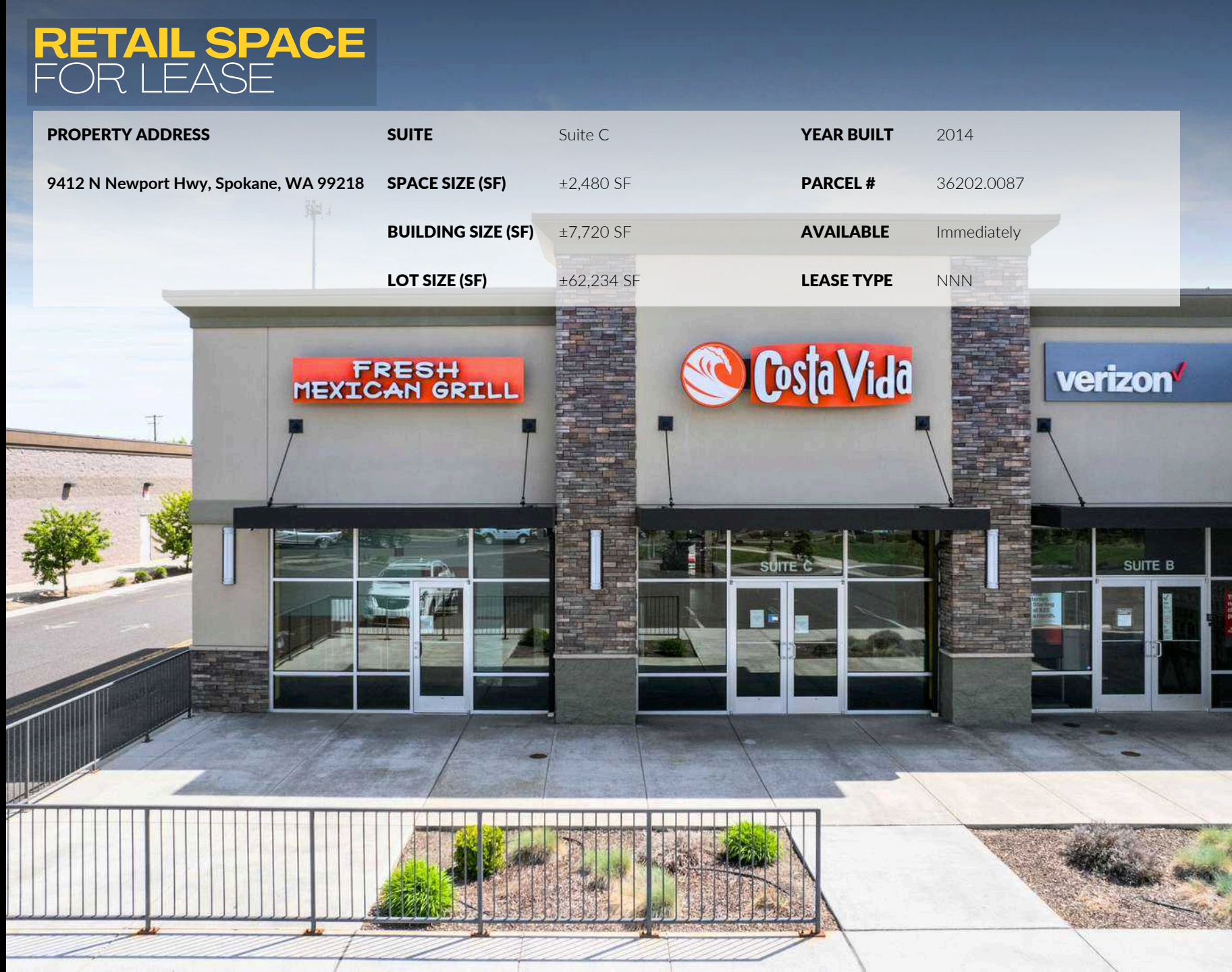
PROPERTY ADDRESS	SUITE	Suite C	YEAR BUILT	2014
9412 N Newport Hwy, Spokane, WA 99218	SPACE SIZE (SF)	±2,480 SF	PARCEL #	36202.0087
	BUILDING SIZE (SF)	±7,720 SF	AVAILABLE	Immediately
	LOT SIZE (SF)	±62,234 SF	LEASE TYPE	NNN



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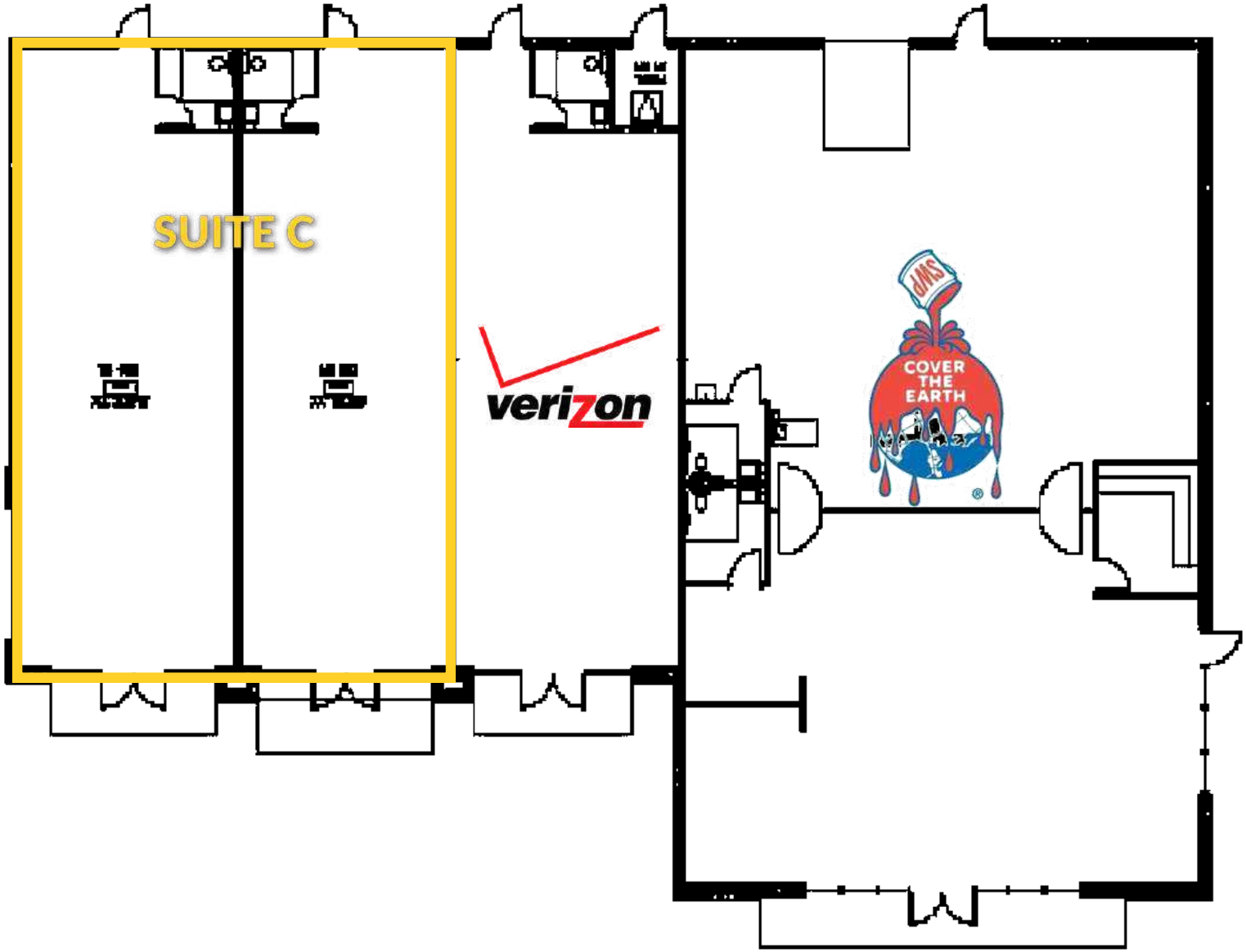

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RETAIL SPACE
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INTERIOR PHOTOS

RETAIL SPACE | FOR LEASE

9412 N Newport Hwy | Spokane, WA

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LOCAL DEMOGRAPHICS

NORTH
Spokane

172,490

5 MILE RADIUS
EST POPULATION 2025

69,647

5 MILE RADIUS
EST HOUSEHOLDS 2025

$79,606

5 MILE RADIUS
MEIDAN HH INCOME 2025

$6.81 B

5 MILE RADIUS
TOTAL HH SPEND 2025

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SITE PHOTOS

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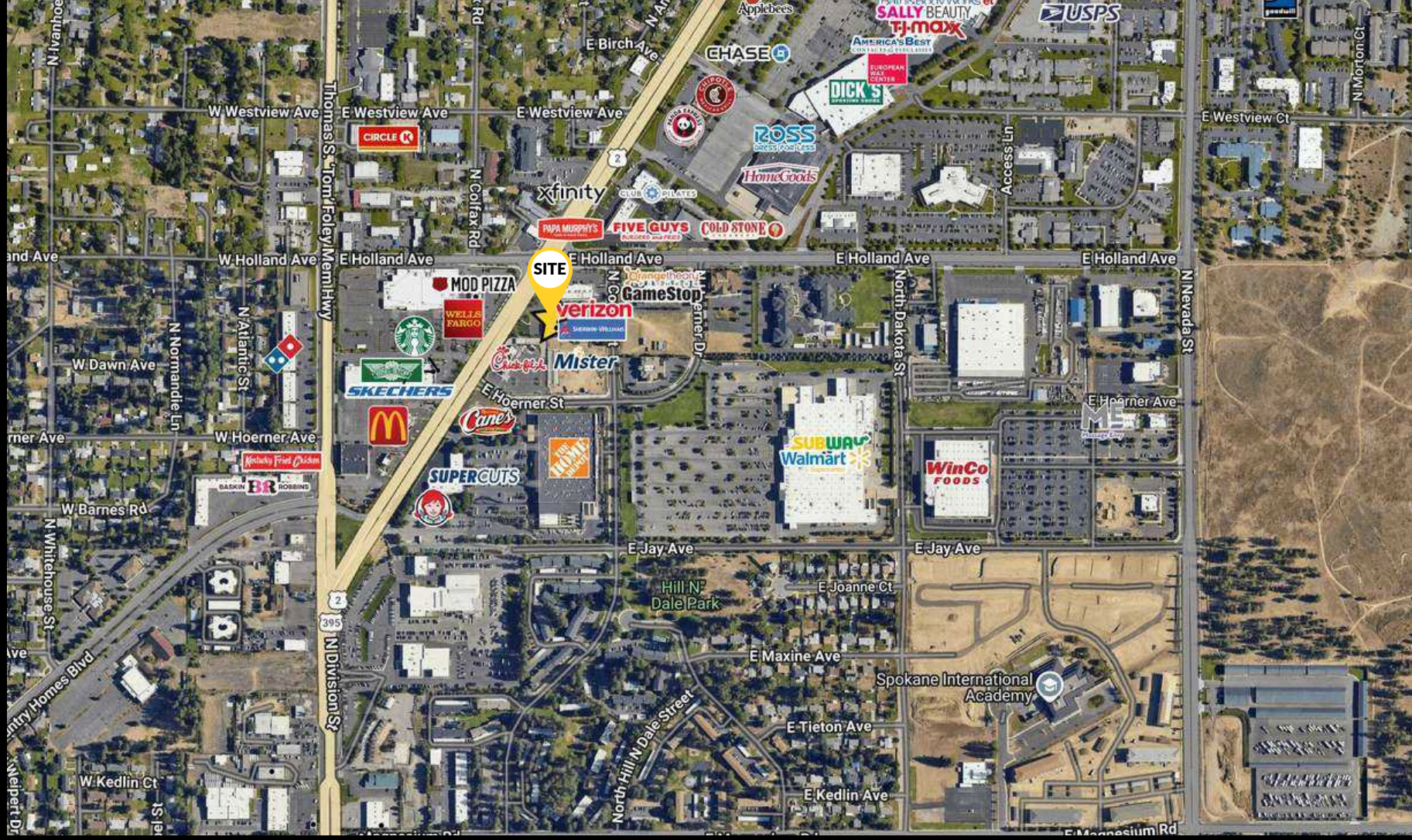

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