

# FOR LEASE



## HIGHLY VISIBLE RETAIL FRONTAGE

7918 & 8006 E Sprague Avenue | Spokane Valley, WA 99212



<b>LEASE RATE</b>	\$3,000 /Month
<b>EST. NNN RATE</b>	±\$5/SF/YR
<b>BUILDING SIZE</b>	±1,800 SF
<b>LOT SIZE</b>	±25,000 SF (±0.57 Acres)
<b>PARCEL(S)</b>	45192.9070 & a portion of 45192.9047
<b>ZONING</b>	RC (Regional Commercial)
<b>SPACE AVAILABLE</b>	July 1, 2026
	• 2 Overhead Doors
	• Approx. 185' of Frontage on Sprague Avenue

**KIEMLE  
HAGOOD**

**TIM KESTELL**  
509.755.7542  
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Position your business in the heart of Spokane Valley's established auto corridor with this highly visible commercial lease opportunity at 7918 & 8006 E. Sprague Avenue. Offering approximately ±1,800 SF of office/retail space on ±25,000 SF of land, the property features excellent frontage along heavily traveled Sprague Avenue with approximately 185 feet of street exposure. Zoned RC (Regional Commercial), the site is ideal for automotive sales, service, retail, or a variety of commercial uses.

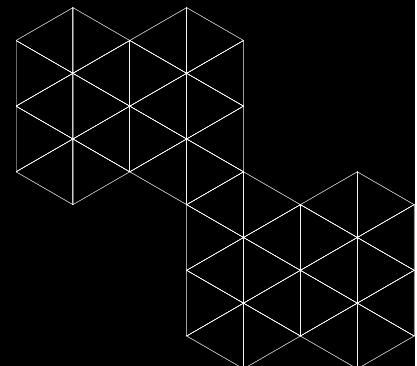
The property includes two overhead doors, prominent building and pylon signage opportunities, and ample on-site area for parking, display, or outdoor storage. Located along Spokane Valley's premier Auto Row district.



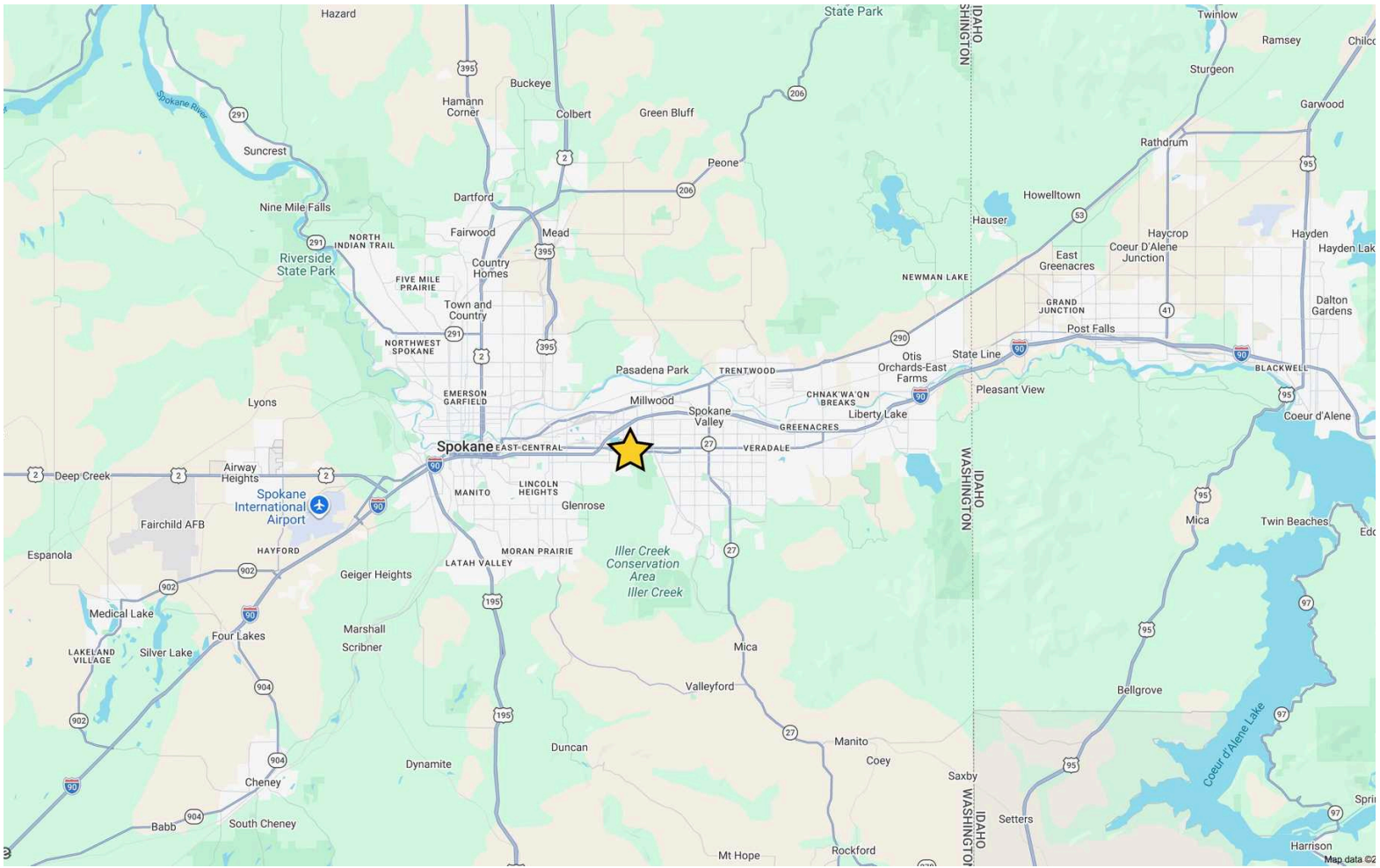


**NEARBY BUSINESSES**

- Appleway Chevrolet
- Appleway Toyota
- Car Max
- Dave Smith Nissan
- Dishman Dodge
- Gus Johnson Ford
- Thrifty Car Rental and Sales



<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>EST POPULATION 2025</b>	6,742	60,901	180,003
<b>PROJ. POPULATION 2030</b>	6,704	60,858	179,509
<b>EST. HOUSEHOLDS 2025</b>	2,902	25,430	74,092
<b>MEDIAN AGE</b>	38.8	38.1	37.8
<b>2025 AVERAGE HHI</b>	\$82,698	\$93,702	\$101,348
<b>2025 MEDIAN HHI</b>	\$66,474	\$73,174	\$78,379



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## VIEW LOCATION



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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201