

FOR LEASE



EVERGREEN CROSSING

13910 W Indiana Avenue, Suite E | Spokane Valley, WA 99216



SUITE E

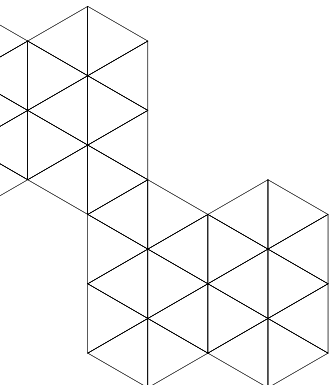
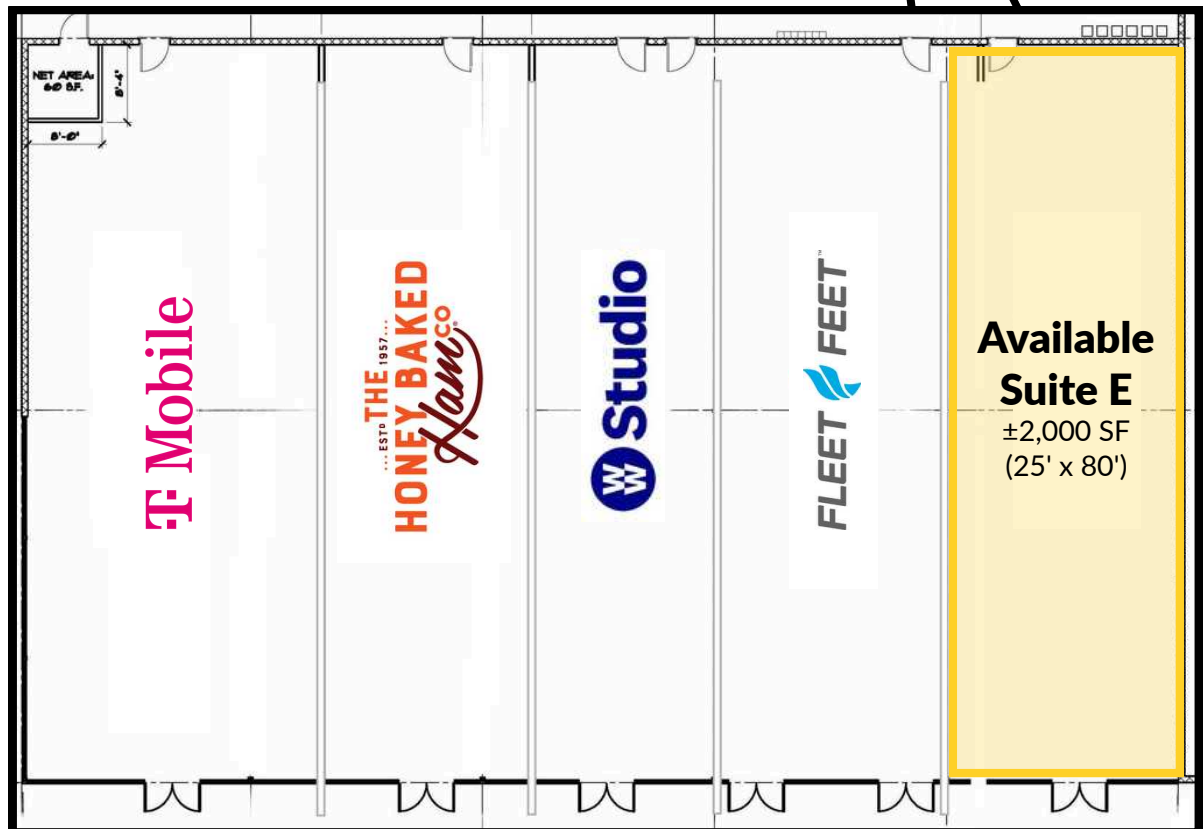
LEASE RATE	\$28.00 PSF, NNN
EST. NNN RATE	TBD
SUITE SIZE	±2,000 SF

Next to Spokane Valley Mall & Market Point I& II
with over 1.2 Million Square Feet of Retail!

KIEMLE
HAGOOD

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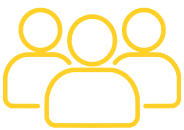
Position your business in the heart of Spokane Valley's thriving retail corridor with this highly visible ±2,000 SF small bay lease opportunity. Conveniently located adjacent to the Spokane Valley Mall with easy access to Interstate 90 via the Evergreen Interchange, this space offers excellent connectivity and exposure. Surrounded by well-known national retailers and established shopping destinations, the property benefits from strong area traffic counts and consistent consumer activity. Ideal for retail, service, or specialty users seeking a prominent location in one of Spokane Valley's most active commercial hubs.





TRAFFIC COUNTS

E Indiana Avenue	±9,739 ADT
Evergreen Road	±16,050 ADT
Sullivan Road	±27,648 ADT
Interstate 90	±92,776 ADT

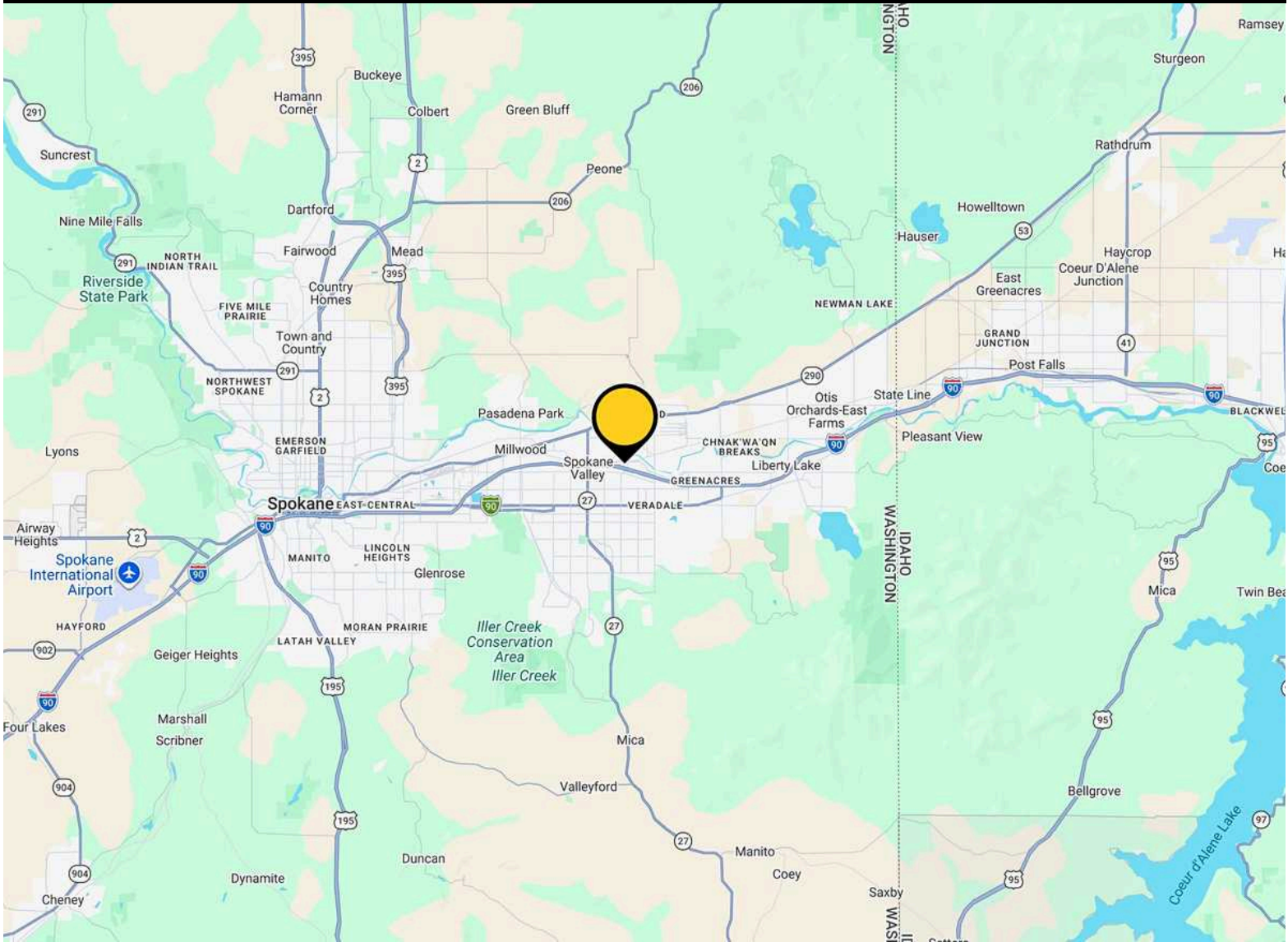


DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	7,607	72,348	131,704
PROJ. POPULATION 2030	7,588	74,879	134,767
EST. HOUSEHOLDS	3,589	30,802	56,465
MEDIAN AGE	35.4	37.1	38.7
2025 AVERAGE HHI	\$88,057	\$94,057	\$108,969
2025 MEDIAN HHI	\$75,114	\$75,695	\$85,831

NEIGHBORING BUSINESSES

- 4MC Theaters
- Arby's Krispy Kreme
- Barnes & Noble
- Best Buy
- Dick's Sporting Goods
- DXL Big + Tall
- Five Below
- Fleet Feet
- Fred's Appliance
- Hobby Lobby
- Honey Baked Ham
- HomeGoods
- I-Hop
- JC Penny's
- Marcy's
- Nordstrom Rack
- Old Navy
- Red Robin
- Staples
- T-Mobile
- TJ Maxx
- Total Wine & More
- Ulta Beauty
- Weight Watchers



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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