



**FOR LEASE**

**5105 E 3RD AVE**

Spokane Valley, WA 99212

## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,173	20,871	69,362
TOTAL POPULATION	5,030	50,787	168,300
AVERAGE HH INCOME	\$51,237	\$57,507	\$57,664

## Available Spaces

SPACE	RATE	SIZE
SUITE 103	\$18 SF/YR	880 SF
SUITE 105	\$18 SF/YR	1,275 SF

## Highlights



Centrally Located



Freeway Reader Board Signage



Off-Street Parking



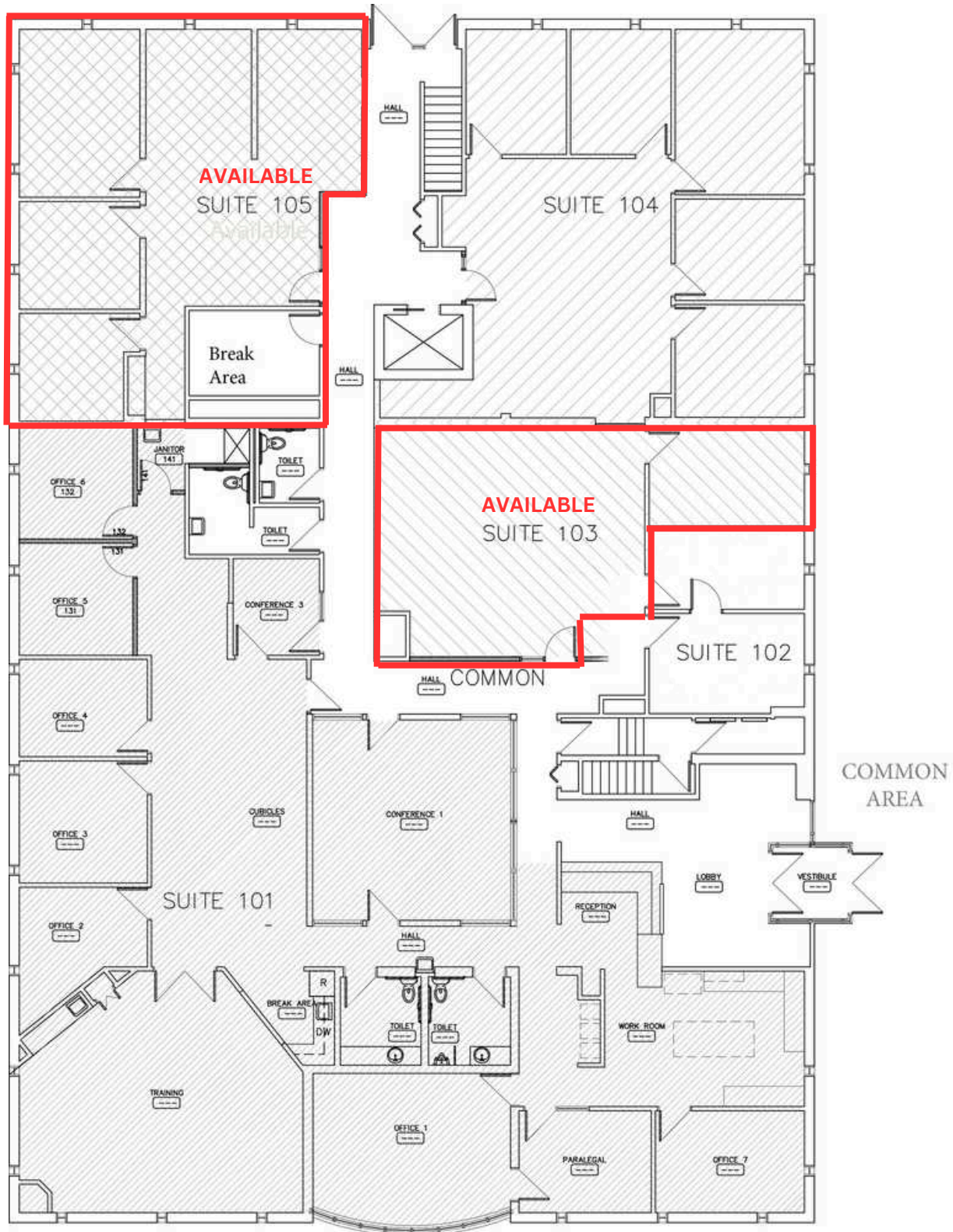
Convenient Location between Spokane and Spokane Valley



Modified Gross Lease  
Contact broker for more info

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# LOCATION OVERVIEW

Spokane, Washington



International Events



Outdoor Activities



Entertainment

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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# AERIAL MAP

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