

GATEWAY TO SPOKANE

FOR LEASE

2 WEST 3RD AVENUE
SPOKANE, WA 99201

EINSTEIN BROS. BAGELS
DRIVE THRU

MAN SHOP

Cosmo Prof

REDEMPTION

3 SUITES
AVAILABLE

\$12.00-17.90
PSF/YR

NNN
LEASE TYPE

KIEMLEHAGOOD

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RETAIL/OFFICE SPACE | FOR LEASE 2 W 3RD Avenue, Spokane WA 99201

GATEWAY TO SPOKANE

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2 West 3rd Avenue | Spokane, WA 99201

PROPERTY DETAILS

- Building Size | ±15,417 SF
- Total Lot Size | ±36,680 SF
- Parcel # | 35191.1317
- Year Built | 2016



GATEWAY TO SPOKANE FOR LEASE

INVESTMENT HIGHLIGHTS

➤ Premier Downtown Spokane Location

The site is surrounded by consistent daily traffic generated by downtown commuters, visitors, nearby hotels, entertainment destinations, and Riverfront-area activity, creating strong exposure for retail, restaurant, office, or service-oriented users.

➤ High-Visibility Urban Exposure

The ±2,480 SF space offers a flexible layout well-suited for restaurant, retail, showroom, or creative office uses, providing an efficient opportunity for businesses seeking a centrally located downtown presence.

➤ Flexible Second-Generation Space

Located within Spokane's vibrant downtown core, the property benefits from proximity to established businesses, restaurants, hospitality uses, and entertainment destinations that drive repeat customer traffic throughout the day and evening.

➤ Downtown Business Synergy

The surrounding trade area includes a strong mix of downtown employees, residents, students, and visitors, supporting consistent consumer activity and long-term business growth.

➤ Strong Urban Demographics

Surrounded by notable downtown destinations including River Park Square, the Davenport Hotel Collection, Spokane Arena, Riverfront Park, and numerous local and national retailers, the property sits within one of Spokane's most active mixed-use environments.

➤ Established Downtown Ecosystem

Convenient access to Interstate 90, Division Street, Maple Street, and Spokane's downtown one-way couplets allows for seamless connectivity throughout the greater Spokane market.

➤ Excellent Access & Connectivity

Well-positioned downtown space with flexible use potential remains increasingly limited, making this a compelling opportunity for operators seeking immediate presence within Spokane's evolving urban core.

➤ Downtown Spokane Opportunity

Downtown Spokane continues to experience ongoing public and private investment, with continued growth in residential development, hospitality, entertainment, and adaptive reuse projects contributing to the area's long-term momentum and vibrancy.

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SUITE 101 - RETAIL/CAFE SPACE

Lease Rate | \$17.90 PSF + YR

NNN Expense | \$6.00 PSF

Space Size | ±2,681 SF

- Former Coffee Shop
- Drive-Thru
- 12 ft Ceilings
- Hood System

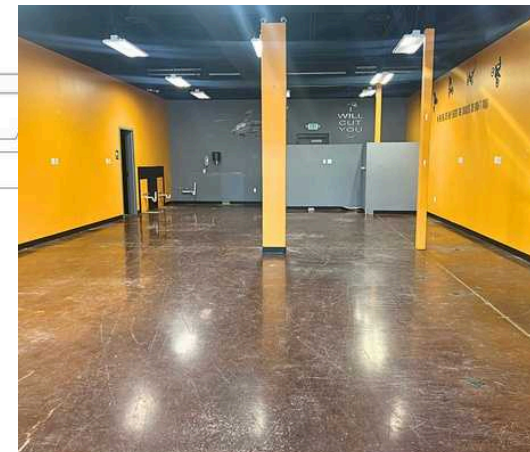
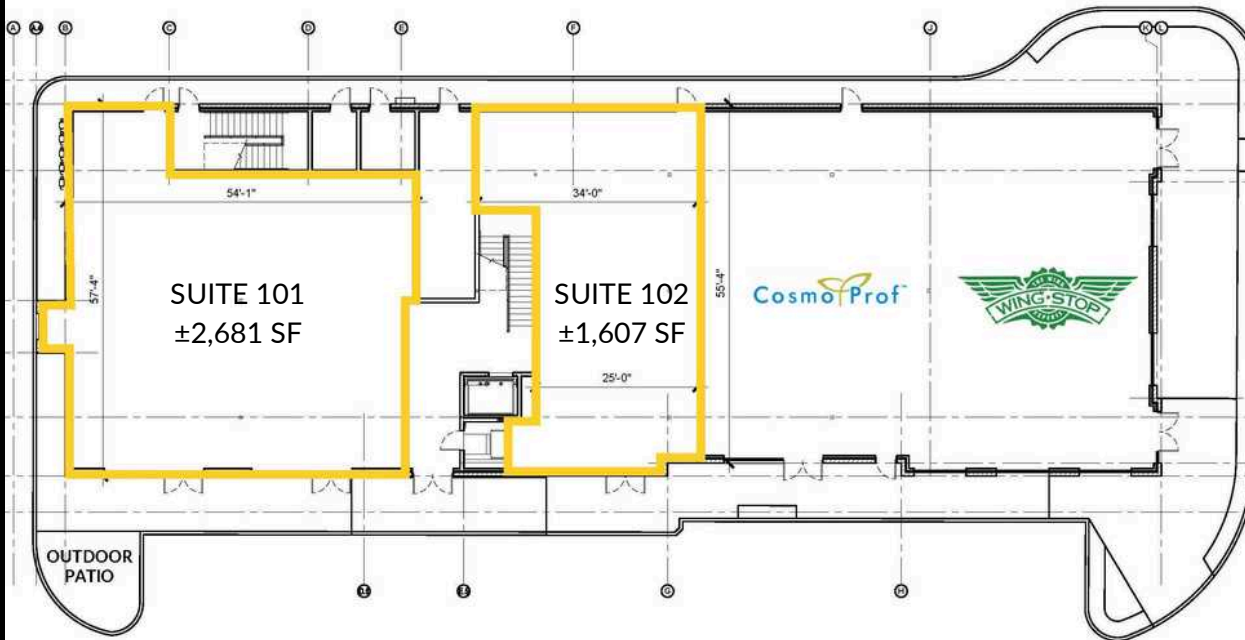
SUITE 102 - RETAIL / OFFICE

Lease Rate | \$16.00 PSF /YR

NNN Expense | \$ 6.00 PSF

Space Size | ±1,607 SF

- Former Man Shop Barber Shop
- Finished Concrete Floors
- 12 ft Ceilings
- 1 ADA Restroom



GATEWAY TO SPOKANE FOR LEASE

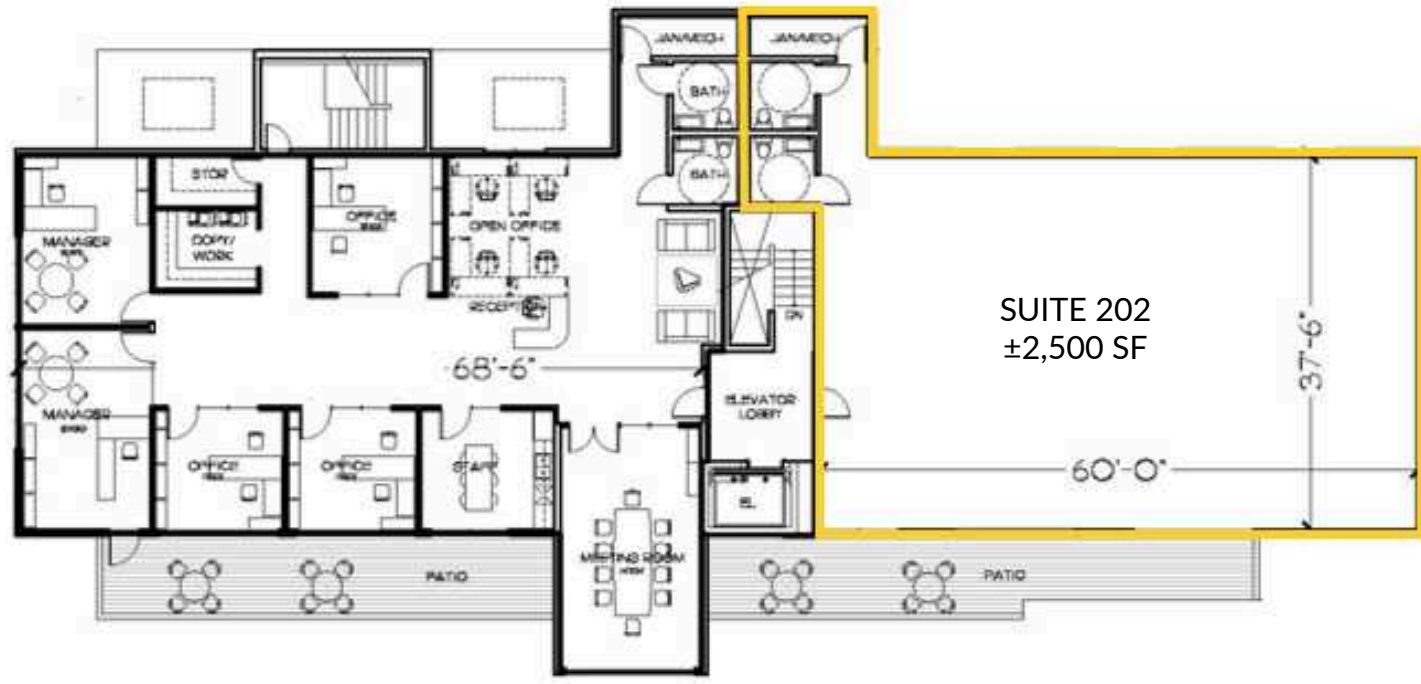
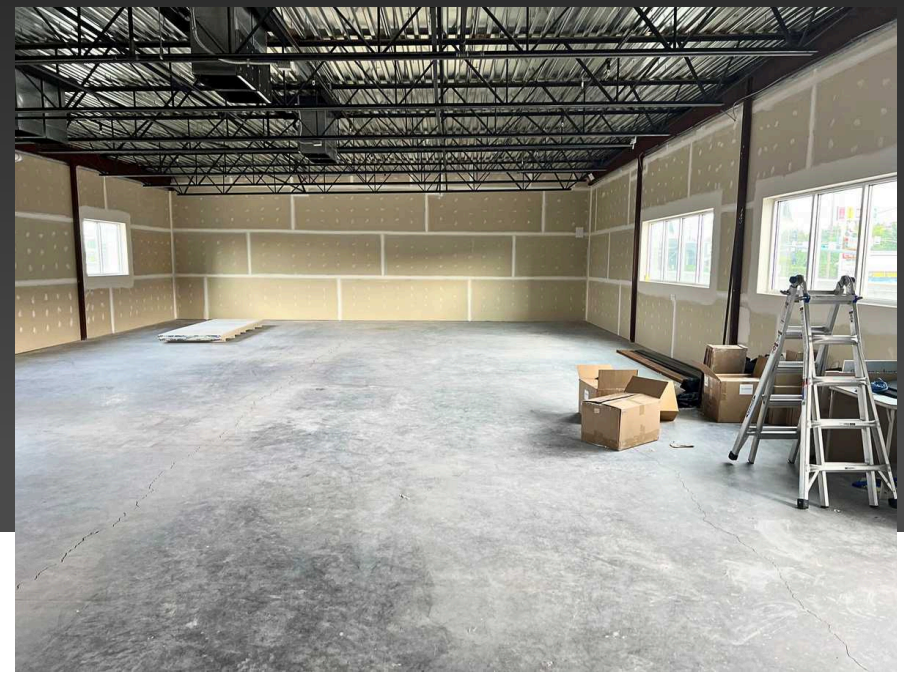
SUITE 202 - SHELL CONDITION

Lease Rate | \$12.00 PSF /YR

NNN Expense | \$6.00 PSF

Space Size | ±2,500 SF

- Shell Space with TI Allowance
- Potential 2 Roughed in Restrooms
- Access to Private Patio



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GATEWAY TO SPOKANE

FOR LEASE

LOCAL DEMOGRAPHICS



NORTH

Spokane



224,005

5 MILE RADIUS
EST POPULATION 2025



97,684

5 MILE RADIUS
EST HOUSEHOLDS 2025



\$78,423

5 MILE RADIUS
MEIDAN HH INCOME 2025



\$8.36 B

5 MILE RADIUS
TOTAL HH SPEND 2025



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