



# FOR SALE OR LEASE

## NORTH SPOKANE RETAIL BUILDING

10505 N Newport Highway | Spokane, WA 99218

**[KIEMLEHAGOOD**

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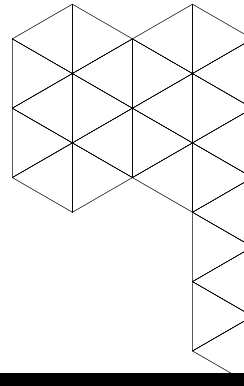
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10505 N Newport Highway  
Spokane, WA 99218

## OFFERING PRICE **\$2,865,000**

<b>LEASE RATE</b>		\$12.00 PSF /YR + NNN
<b>BUILDING SIZE</b>		±14,900 SF
<b>LOT SIZE</b>		±140,863 SF (±3.23 AC)
<b>YEAR BUILT</b>		2005 / 2008
<b>PARCEL NO</b>		36171.0208
<b>ZONING</b>		Mixed Use
<b>PARKING</b>		±56 Stalls
<b>FRONTAGE</b>		312 Feet on N Newport Highway
<b>SIGNAGE</b>		Monument & Building Signage
<b>LOADING DOCK</b>		Four (4) Overhead Doors One (1) Dock High Door

- Fenced Lot
- Bus Line
- Air Conditioning



Prime opportunity in a high-traffic North Spokane location! This ±14,900 SF single-tenant building is situated on a generous ±3.23-acre lot, offering excellent visibility and accessibility. The property benefits from strong surrounding retailers, including proximity to the YMCA, Northpoint Plaza, and the North Division Y. Ideal for businesses seeking a prominent location in a well-established commercial corridor with steady traffic and strong neighborhood demographics.



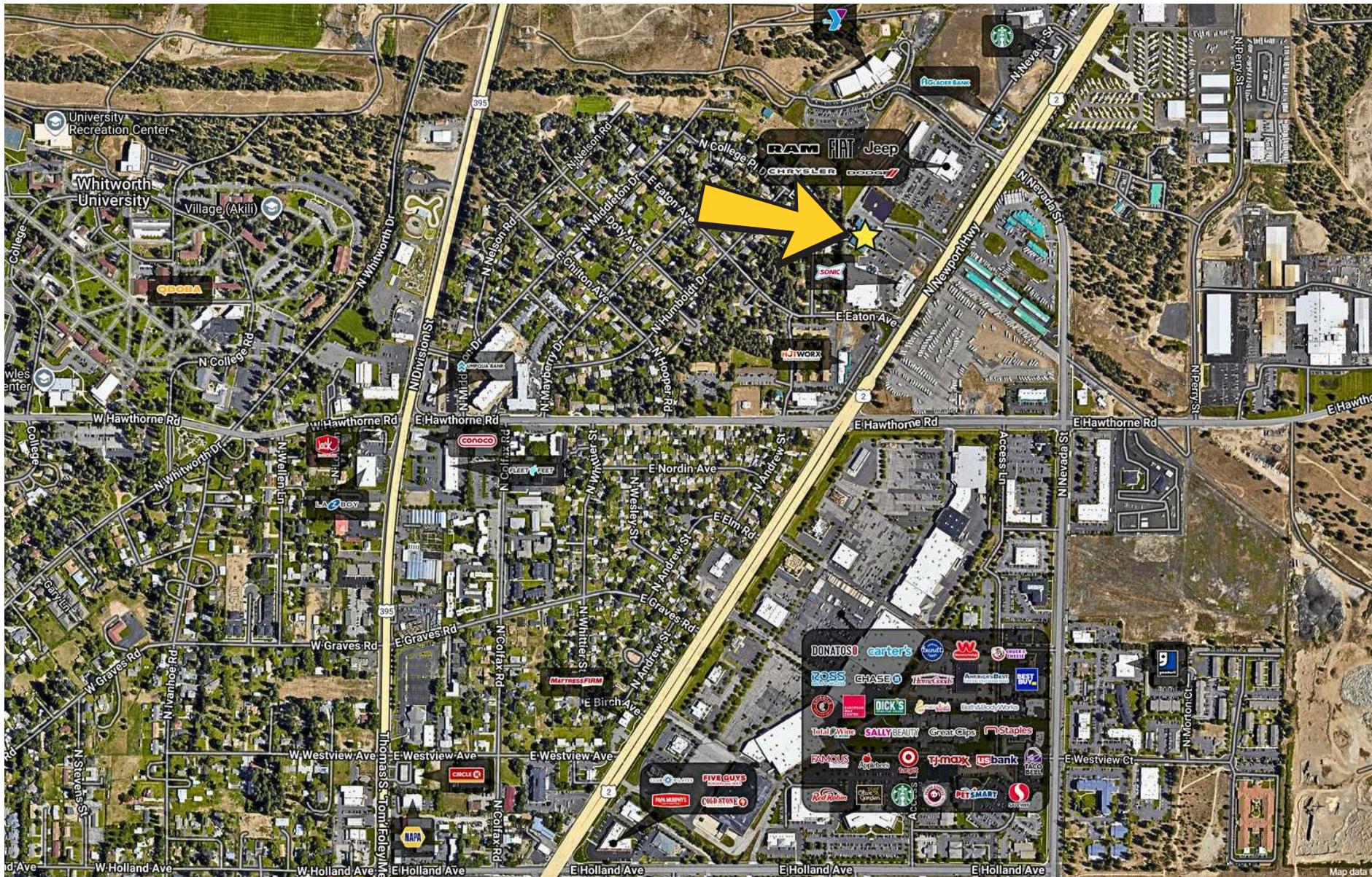




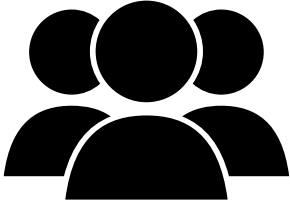












EST POPULATION 2025  
 PROJ. POPULATION 2030  
 MEDIAN AGE  
 2025 AVERAGE HHI  
 2025 MEDIAN HHI

1 MI	3 MI	5MI
7,521	57,735	150,230
7,815	57,226	148,793
32.8	37.6	37.6
\$110,961	\$108,511	\$108,534
\$78,805	\$79,981	\$82,021

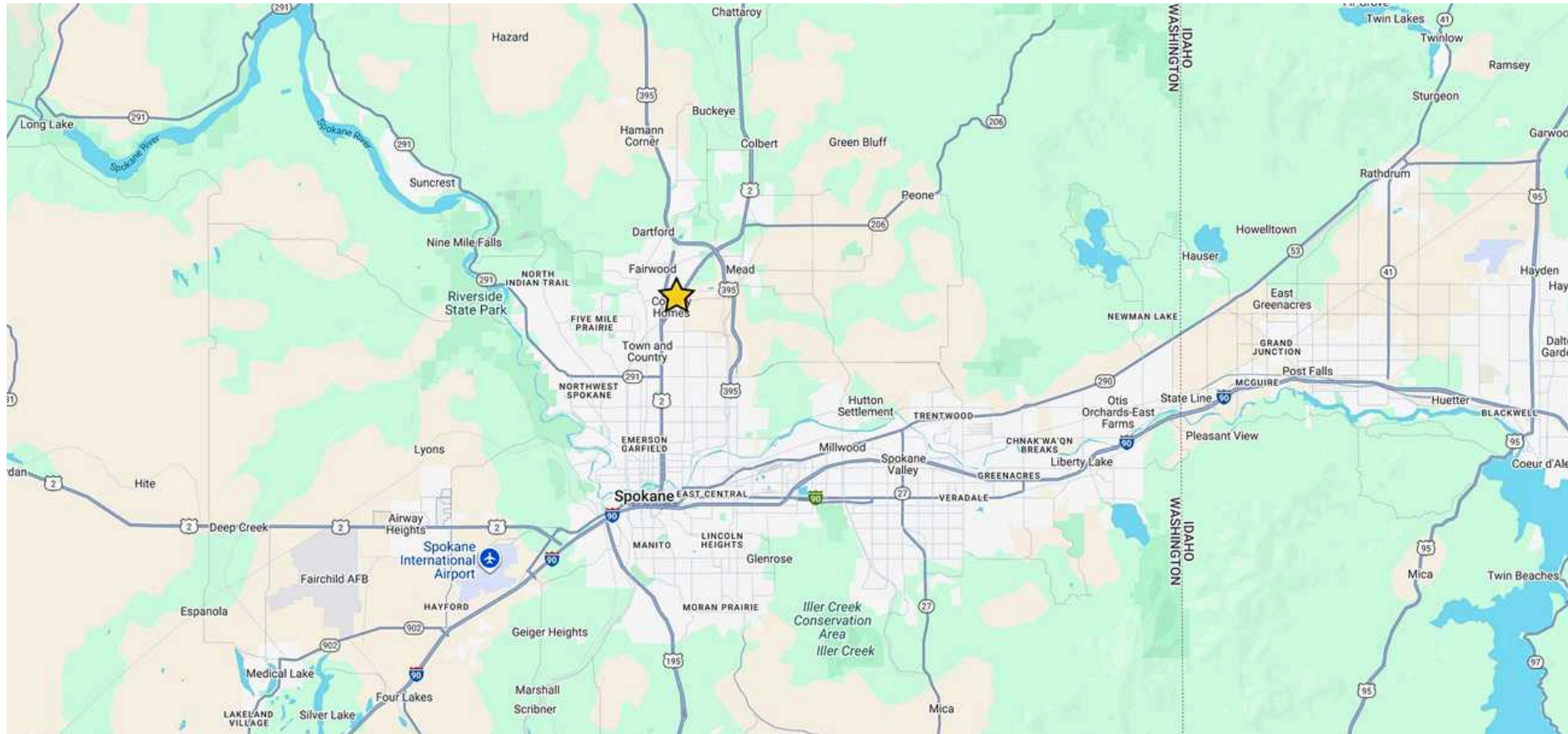




**VIEW LOCATION**



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