

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**



[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH TOUR- CLICK HERE](#)

OFFERING SUMMARY

Lease Rate	\$10/SFT/YR/NNN
Est. NNN	\$3 - \$4.50/SFT/YR
Price	\$750,000
\$/SFT	\$183.82/SFT
Bldg. SFT	3,600 SFT
Garage SFT	480 SFT
Total SFT	4,080 SFT
Available	Now

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**


DAINES CAPITAL
COMMERCIAL REAL ESTATE



PROPERTY DETAILS

LAND AREA	0.29 AC	ZONING	LI	YEAR BUILT	1986
OFFICES	5	APN	35151.0102	CEILING HEIGHT	7'10" - 9'5"
BATHROOMS	3	PARKING	13 STALLS	CLASS	B
CONFERENCE ROOMS	2	PARKING RATIO	3.04/1000	CONSTRUCTION	METAL

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

4226 E. MISSION AVE.
SPOKANE, WA



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**



**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

INDUSTRIAL OFFICE FOR SALE OR LEASE

SALES COMPS

**4226 E. MISSION AVE.
SPOKANE, WA**



4226 E. MISSION AVE. SPOKANE, WA

Size: 4,080 SFT
List Price: \$750,000
\$/SFT: \$183.82

Land Area: 0.29 AC
Built: 1986



9414 E. 1ST AVE. SPOKANE VALLEY, WA

Size: 2,080 SFT
Sold: \$475,000 (Sept 2024)
\$/SFT: \$228.37

Land Area: 0.75 AC
Built: 1984



25 S. FERRALL ST. SPOKANE, WA

Size: 4,723 SFT
Sold: \$1,000,000 (Nov 2024)
\$/SFT: \$211.73

Land Area: 1.28 AC
Built: 1956



421 N. MULLAN RD. SPOKANE VALLEY, WA

Size: 3,790 SFT
Sold: \$815,000 (Aug 2023)
\$/SFT: \$215.04

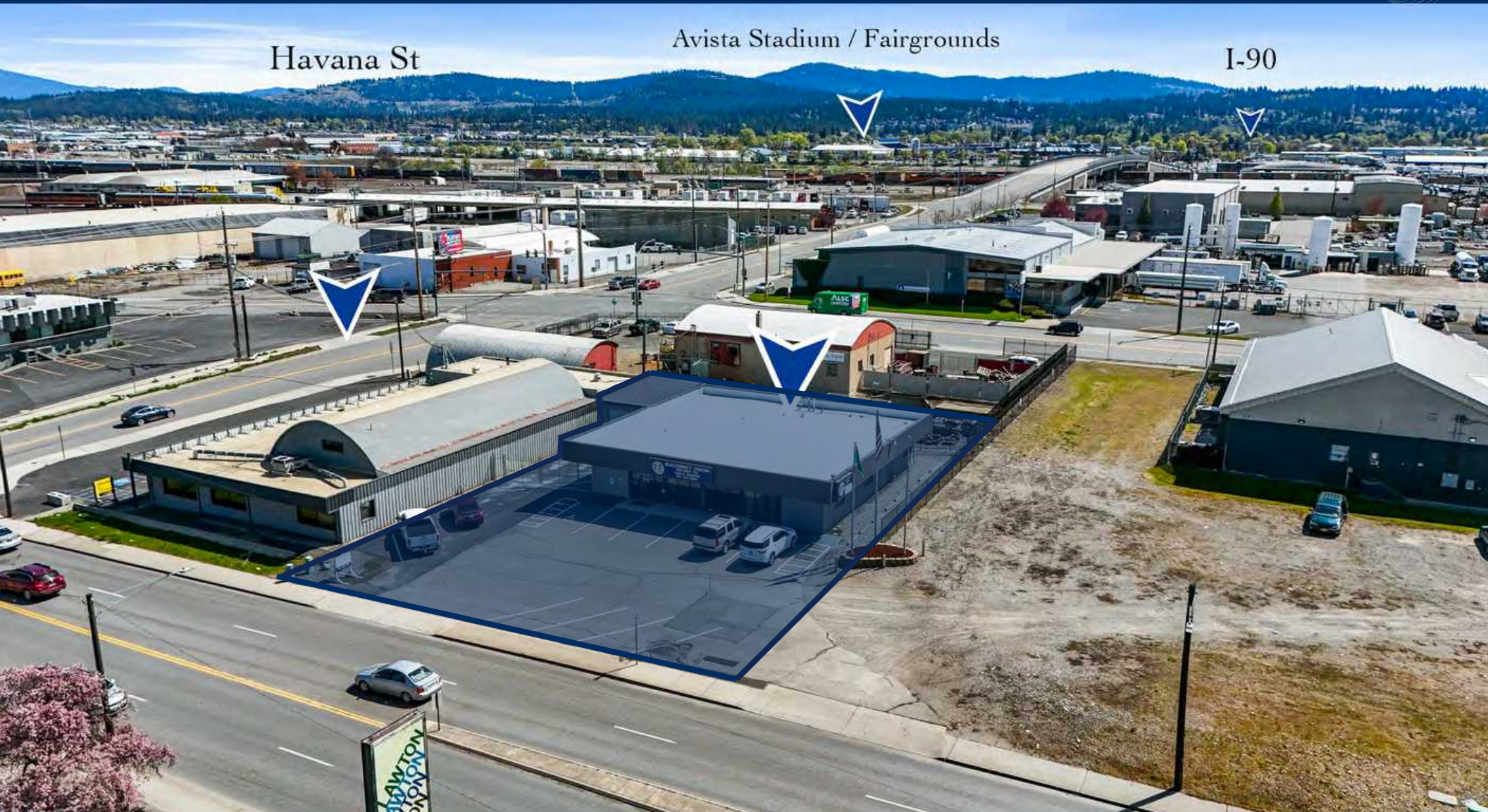
Land Area: 0.29 AC
Built: 1978

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**


DAINES CAPITAL
COMMERCIAL REAL ESTATE



**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

4226 E. MISSION AVE.
SPOKANE, WA


DAINES CAPITAL
COMMERCIAL REAL ESTATE



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**

DC
DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

1 MILE

3 MILE

Population	5,124	85,541
Households	2,047	32,927
Median Age	34	35
Median HH Income	\$62,386	\$55,889
Daytime Employees	7,012	46,050
Population Growth '24-'29	6.1%	6.4%
Household Growth '24-'29	6.2%	6.6%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Mission Ave.	N. Florida St. SW	17,820
E. Trent Ave.	N. Hough St. NW	23,423
E. Trent Ave.	N. Hough St. W	23,318

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM