

# CHINESE GARDENS RESTAURANT



FOR SALE OR LEASE

*±6,952 SF Freestanding Restaurant Available,  
Just 3 Miles East of Spokane's University District*

5207 E TRENT AVE | SPOKANE, WA

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5207 E TRENT AVE | SPOKANE, WA



## *A Property Purchase or Restaurant Leasing Opportunity Near Spokane's University District and Major Retailers*



±6,952 SF  
AVAILABLE



180 GUEST  
CAPACITY



67 PARKING  
STALLS



3 MILES TO  
UNIVERSITY  
DISTRICT



22,314 VPD ON  
E TRENT AVE



1.3 MILES  
TO SCC &  
TRANSIT CTR

SALE PRICE	\$895,000
PARCEL NO.	35114-1420
LOT SIZE	34,107 SF (0.78 AC)
ZONING	GC (General Commercial)
PERMITTED USES	Residential, retail & dining, office, limited or accessory light industrial/manufacturing, limited or accessory warehouse and distribution center, and agricultural uses conditionally permitted

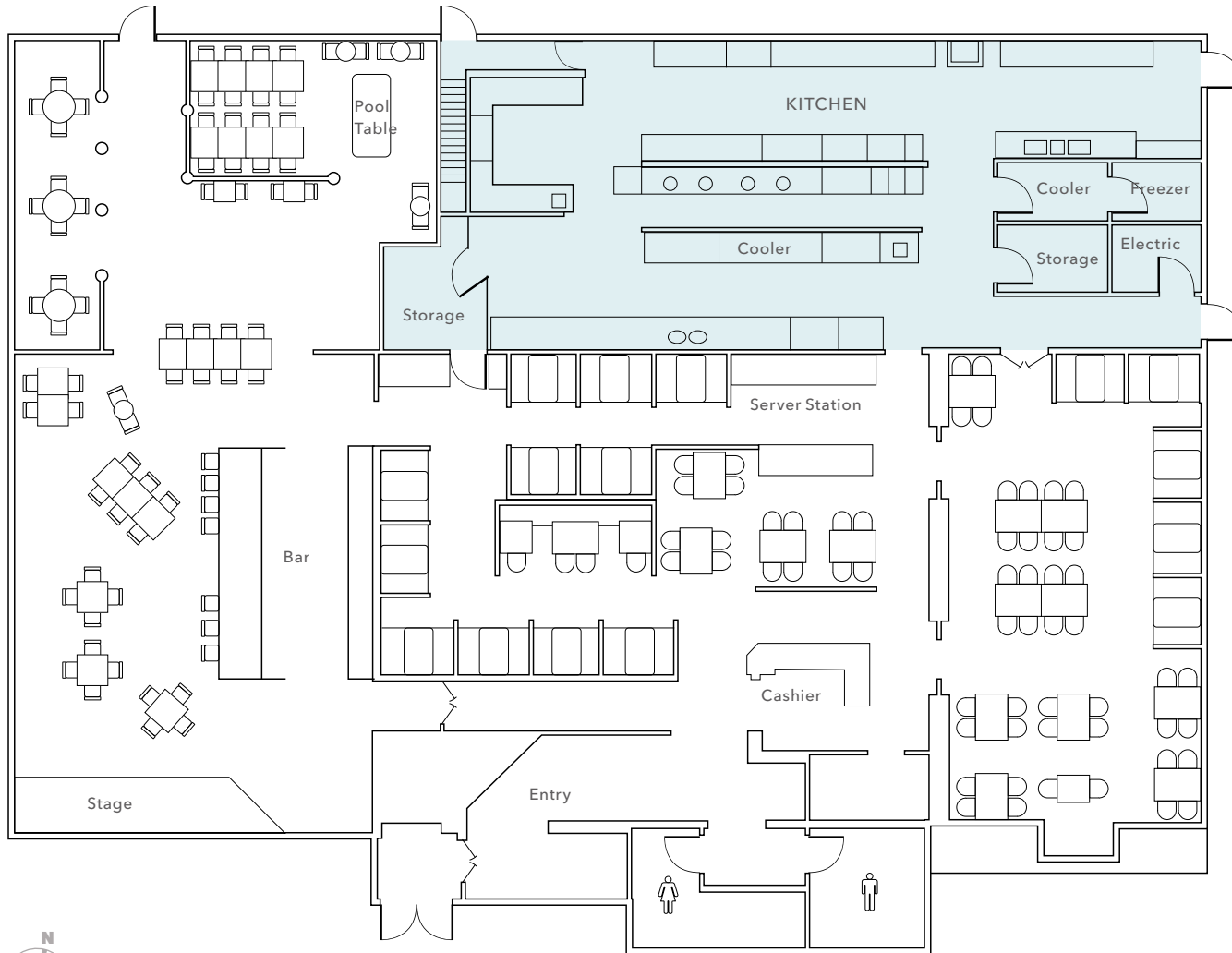
→ [VIEW LAND USE STANDARDS](#)

AVAILABLE FOR LEASE

KIDDER MATHEWS



# FLOOR PLAN



**±6,952 SF**

AVAILABLE

**\$13/SF**

LEASE RATE, + NNN

**±\$3.63/SF**

NNN RATE

**NOW**

AVAILABLE

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	3,171	61,677	199,730
2020 CENSUS	3,384	66,598	218,966
2025 ESTIMATED	3,918	67,736	223,025
2030 PROJECTED	4,013	67,810	221,737

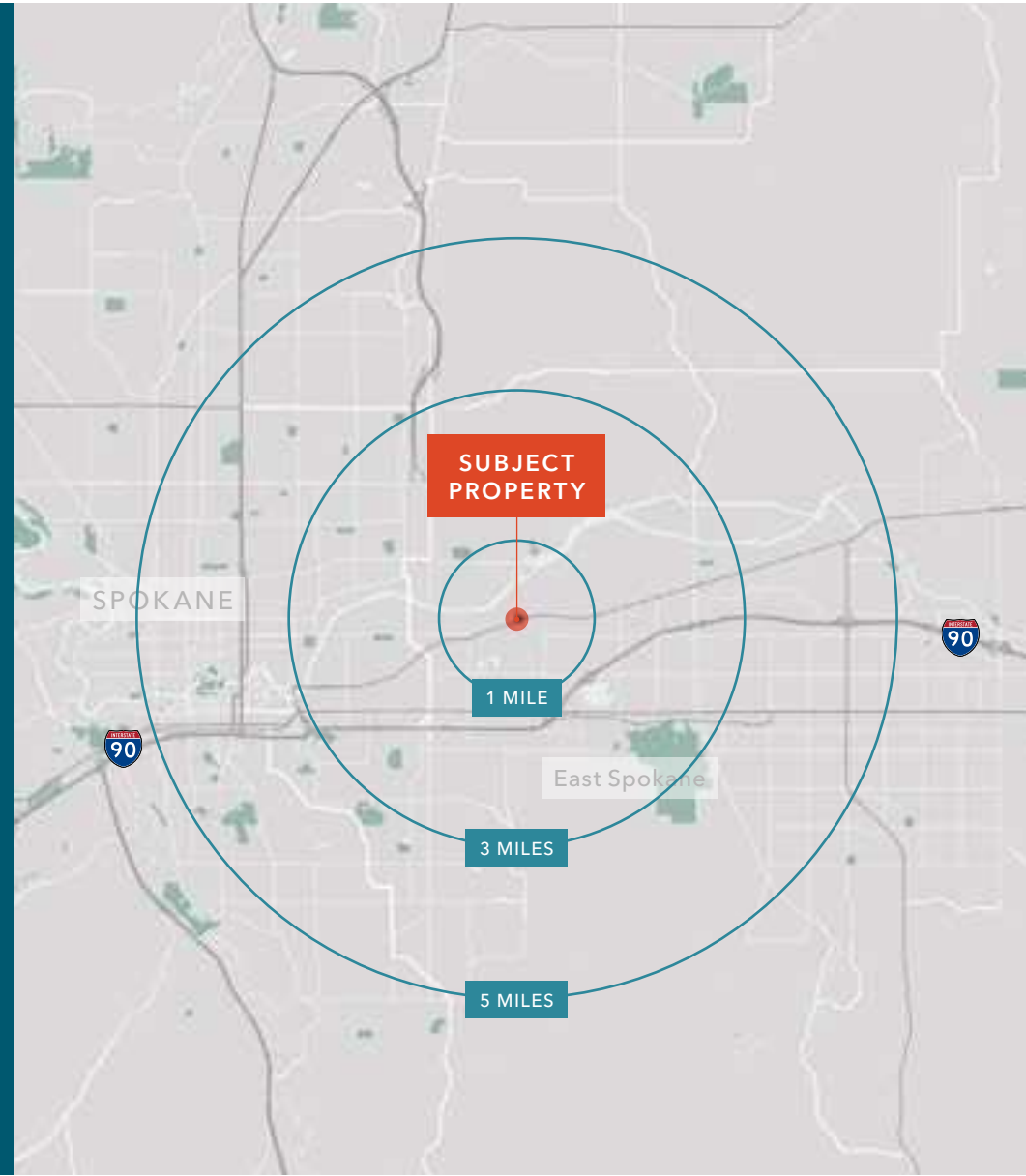
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.8	37.0	36.9
FEMALE	51.6%	48.8%	48.6%
MALE	48.4%	51.2%	51.4%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,695	27,584	95,199
2025 MEDIAN INCOME	\$73,854	\$69,745	\$68,952
2030 MEDIAN PROJECTED	\$73,913	\$69,618	\$68,799
2025 AVERAGE INCOME	\$85,608	\$89,166	\$91,025
2030 AVERAGE PROJECTED	\$85,858	\$89,198	\$90,982

Data Source: ©2026, Sites USA





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*For more information about this property, please contact*

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