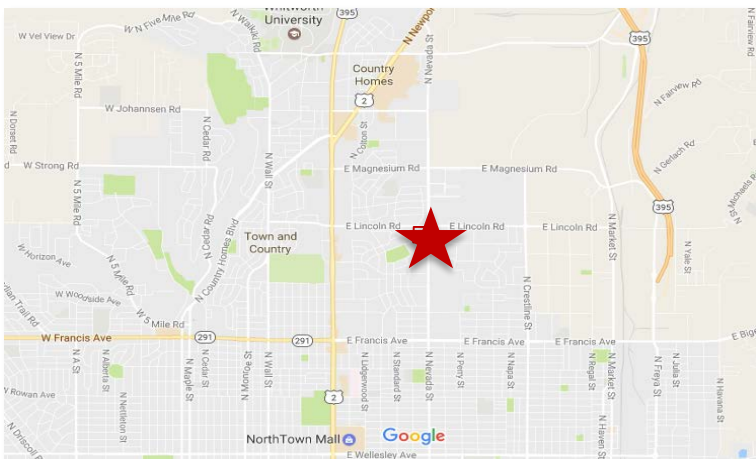


7700 N Nevada  
Spokane, WA



## Ground Lease Available

### Property Features

- Lot Size: 9.65 Acres (420,354 SF±)
- Zoning: LI
- Located near multiple apartment complexes and new retail developments.
- Traffic Counts:
  - 18,850 ADT on Nevada
  - 25,000 ADT on Lincoln
- Population:
  - Within 1 Mile: 13,714
  - Within 3 Miles: 83,669
  - Within 5 Miles: 165,949

For More Information, Contact: **Chris Bell, SIOR**  
+1 509 622 3538 • [cbell@naiblack.com](mailto:cbell@naiblack.com)

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