

For Lease

Prime Retail Location



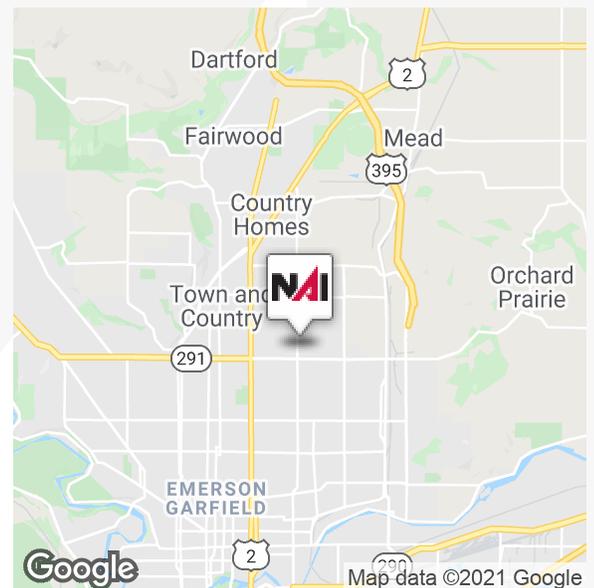
North Nevada Center

6412 - 6420 N Nevada St.
Spokane, Washington 99208

Property Description

- Available Spaces: (Could be Combined)
 - Suite 6412: 1,722 SF +/- - End Cap
 - Suite 6416: 1,017 SF +/-
- Lot Size: 93,978 SF +/-
- Built in 2006
- Parcel #36294.1405
- Zoning: GC 70
- 54 Car Parks
- Pylon Sign Available
- Great Location for Professional Services
- Close Set Back to Nevada St.
- Well Maintained Property
- Floor to Ceiling Glazing
- Pedestrian Canopy Walk Way
- Traffic Count: N Nevada & E Francis- 24,100 +/- VPD
- Shadow Anchored by: Harbor Freight Tools, Albertson's and Maverick Gas Station
- Nearby Businesses: Hallett's Chocolates, VIP Nails, US Bank, Subway and Dutch Bros

Lease Rate: \$13.00 SF/yr (NNN)



For more information

Stephen Pohl

O: 509 622 3568

spohl@naiblack.com

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Spokane, WA 99201
509 623 1000 tel
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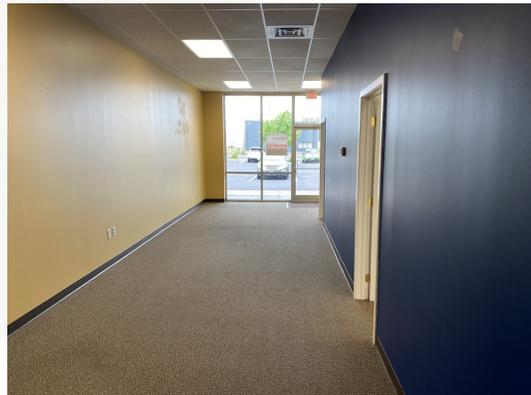


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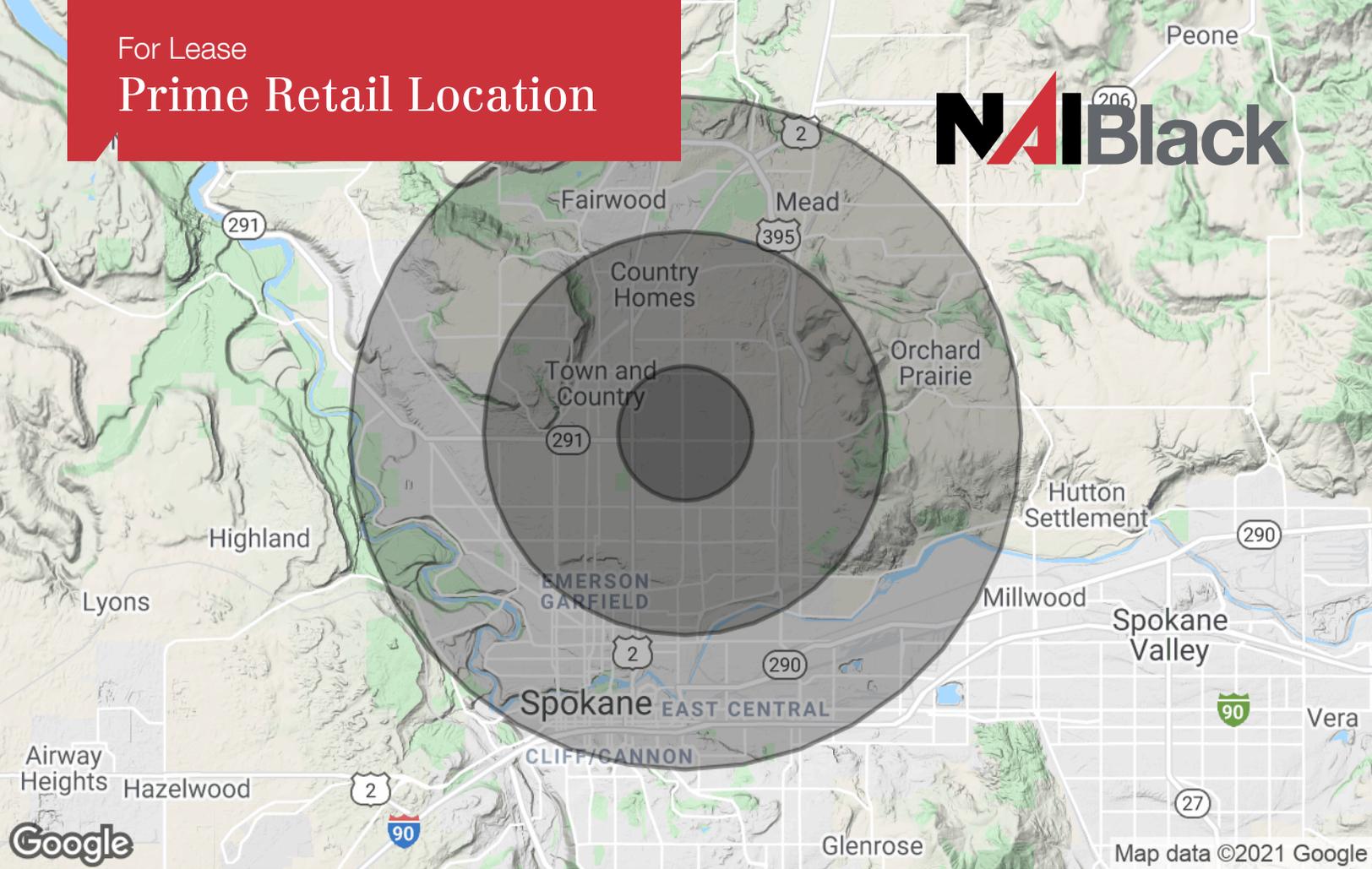


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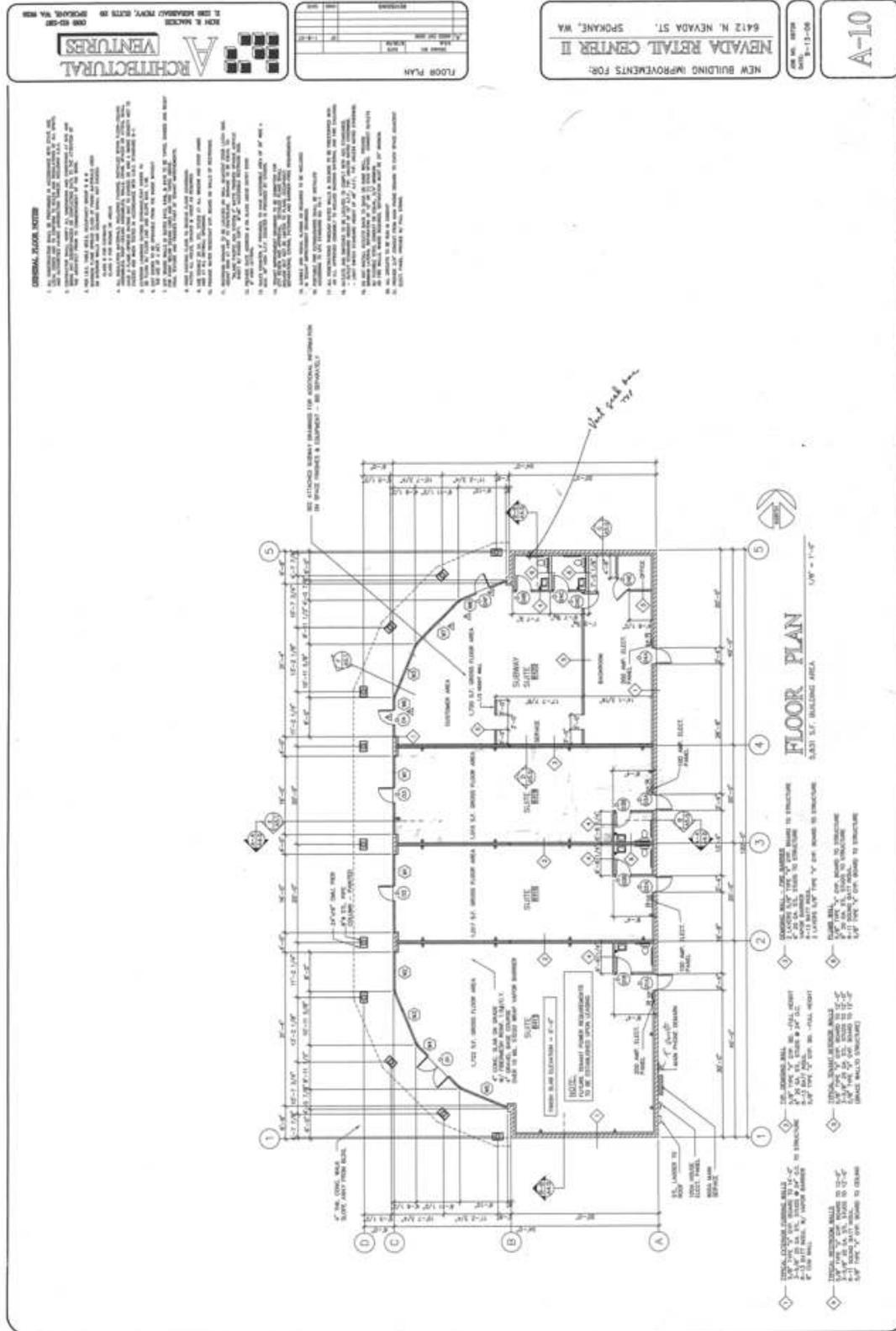
Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	21,500	108,327	207,348
MEDIAN AGE	34.5	34.9	35.7
MEDIAN AGE (MALE)	30.3	31.6	32.5
MEDIAN AGE (FEMALE)	35.1	33.4	34.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	9,425	43,748	84,249
# OF PERSONS PER HH	2.24	2.43	2.37
AVERAGE HH INCOME	\$50,273	\$60,674	\$65,008
AVERAGE HOUSE VALUE	\$152,080	\$143,613	\$162,131

* Demographic data derived from Esri forecast for 2020

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ARCHITECTURAL VENTURES
 200 N. MICHIGAN AVENUE, SUITE 100
 CHICAGO, ILL. 60610
 PHONE: (312) 527-1200
 FAX: (312) 527-1201
 WWW: ARCHITECTURALVENTURES.COM

NEW BUILDING IMPROVEMENTS FOR:
NEVADA RETAIL CENTER II
 6412 N. NEVADA ST.,
 SPOKANE, WA

A-10

- ORIGINAL SCALE NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE TO BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL CEILING ARE TO BE SUSPENDED CEILING UNLESS OTHERWISE NOTED.
 5. ALL ROOFS ARE TO BE FLAT ROOF UNLESS OTHERWISE NOTED.
 6. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 7. ALL EXTERIOR FLOORS ARE TO BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.
 8. ALL EXTERIOR ROOFS ARE TO BE FLAT ROOF UNLESS OTHERWISE NOTED.
 9. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 10. ALL EXTERIOR FLOORS ARE TO BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.
 11. ALL EXTERIOR ROOFS ARE TO BE FLAT ROOF UNLESS OTHERWISE NOTED.
 12. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 13. ALL EXTERIOR FLOORS ARE TO BE POLISHED CONCRETE UNLESS OTHERWISE NOTED.
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