

Retail Space For Lease

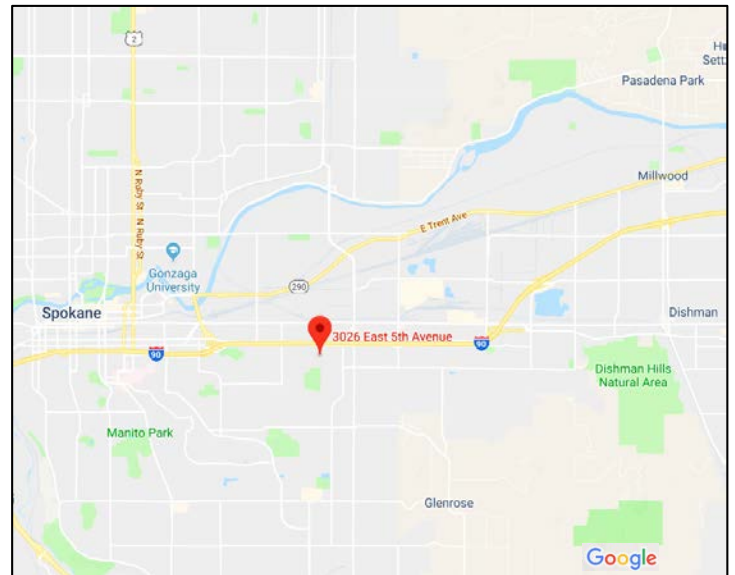


**3026 E. 5th Ave.
Spokane, WA 99202**

Property Features

- Available Space:
 - Suite A: 2,600 SF +/-
- Building Size: 4,719 SF +/-
- Zoning: NR-35
- Walk-In Cooler and Walk-In Freezer
- Shadow Anchored by Fred Meyer
- Co-Tenant: The Lotus Spokane
- Close Proximity to I-90 Access
- Traffic Count: I-90 at Exit 283B 121,000 VPD
S. Thor St. 17,700 VPD

Lease Rate: \$10 PSF/NNN



For More Information Please Contact:

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NAIBlack

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2019 Demographics:

Population	1 Mile Radius	10,926
	3 Mile Radius	96,596
	5 Mile Radius	216,613
Average Household Income	1 Mile Radius	\$67,866
	3 Mile Radius	\$69,141
	5 Mile Radius	\$68,089
Median Age	1 Mile Radius	36.6
	3 Mile Radius	36.3
	5 Mile Radius	37.4

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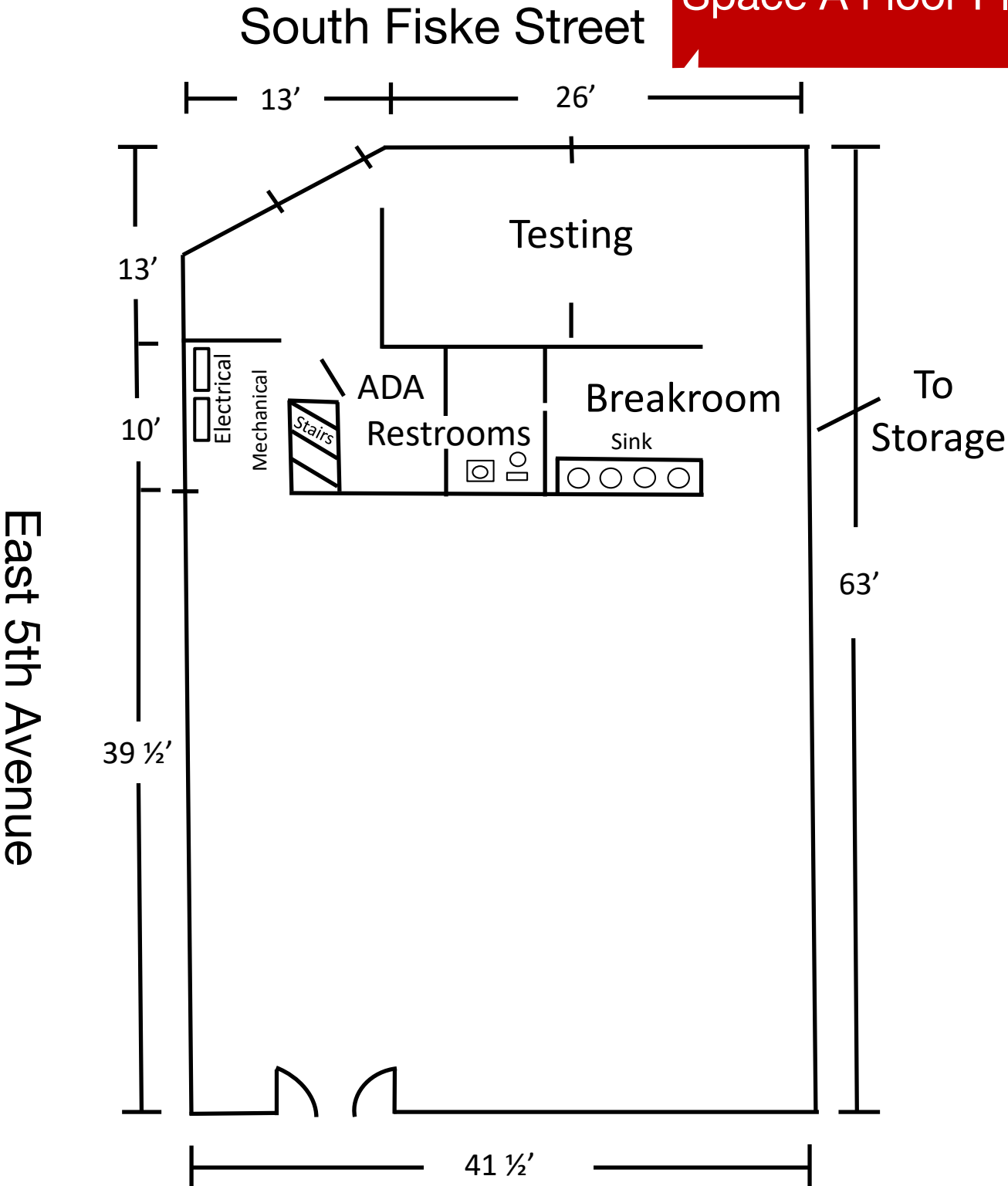
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Interior Photos



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Not to Scale

Approx. 2,535 SF +/-

Additional 743 SF +/- Basement

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