

For Lease  
**Retail**

**NAI**Black

**AVAILABLE**

## Tombari Shopping Center

82 E Francis Ave.  
Spokane, Washington 99208

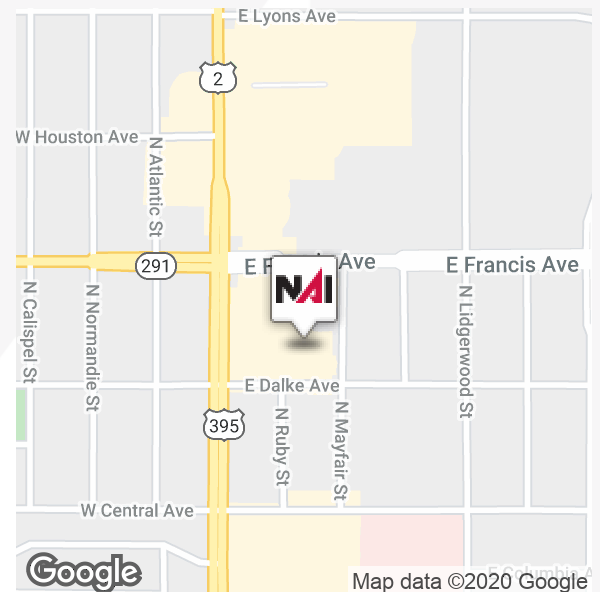
### Property Highlights

- Prime Retail Location
- Excellent Street Visibility
- 6,460 SF
- Currently built-out as Dental Office
- Large, Excellent Parking Area
- Parcel # 36322.0731
- \$12/SF NNN in Current Layout OR
- \$14/SF NNN Demised to Vanilla Shell

### Current Shopping Center Tenants:

Tomato Street, Mattress Land, Fantastic Sam's,  
Rizzuto's Shoes, Neptune Society, Dance Art Academy,  
Express Nails, Warhorse Karate Jiu Jitsu,  
Tot Shots Photo Studio, Catherine's Clothing, 9 Rounds Fitness

**Lease Rate: \$12.00 - \$14.00/SF (NNN)**



For more information

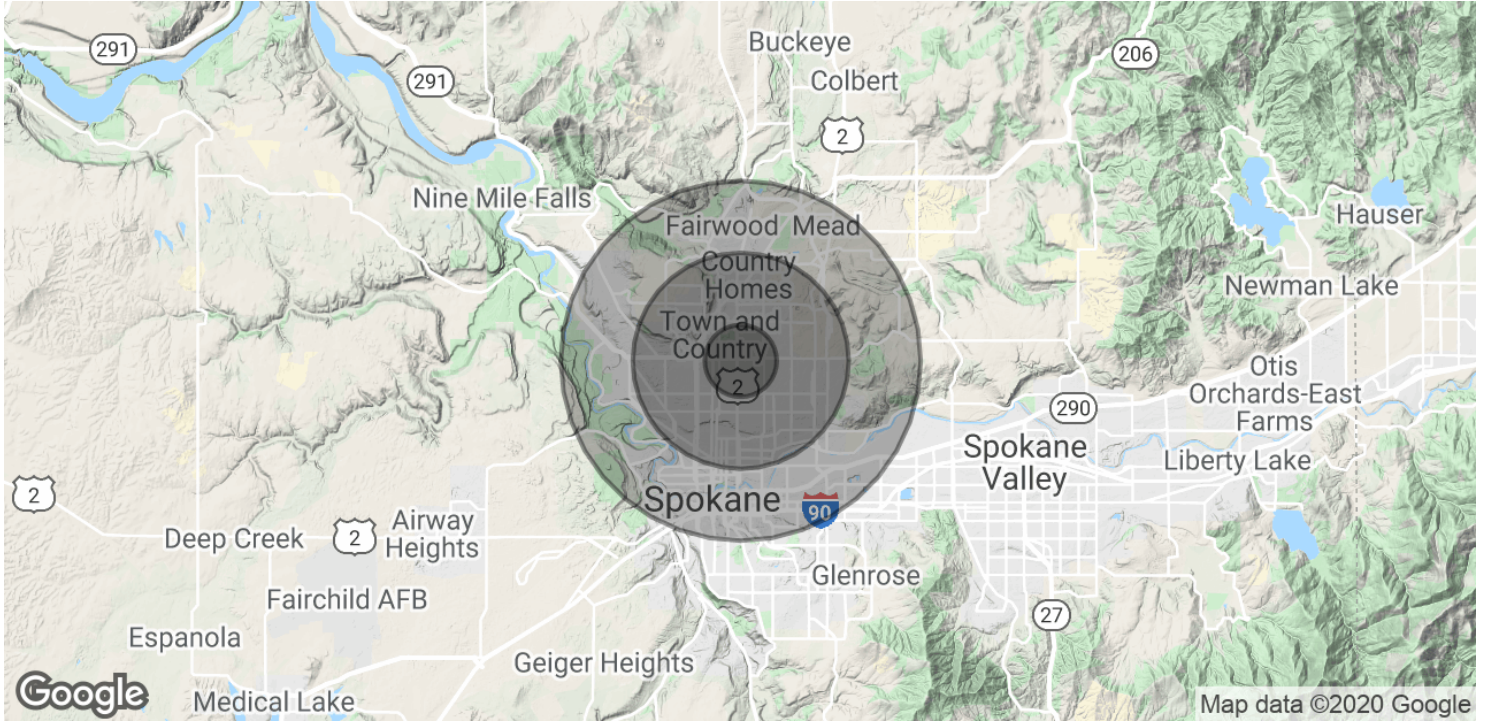
**Bryan Walker**

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Population	1 Mile	3 Miles	5 Miles
Total Population	18,734	117,908	202,431
Average age	36.2	35.3	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total households	8,308	47,627	82,407
Average HH income	\$49,313	\$59,976	\$62,292

**Traffic Counts**  
Francis Avenue: 39,000/day

\* Demographic data derived from 2010 US Census



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By mail: Commercial Brokers Association| Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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