

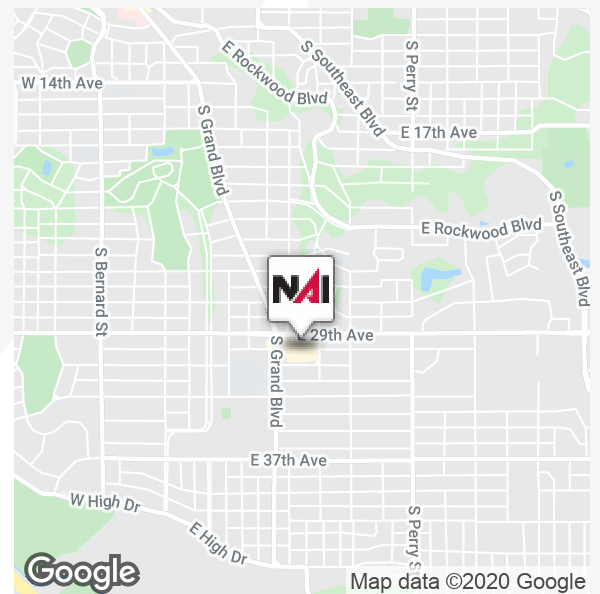


Manito Shopping Center

802 E. 29th Ave.
Spokane, Washington 99203

Property Highlights

- Located on High Traffic Corner in Desirable South Hill Neighborhood
- Great Visibility
- Prominent Pylon Signage on S. Grand Blvd. and E. 29th St.
- Traffic Count on E. 29th St. & S. Arthur St.: 19,700 VPD
S. Grand Blvd & E. 28th St.: 13,700 VPD
- Co-Tenants Include: Super 1 Foods, STCU, Rite Aid, Sola Salon, Manito Tap House, Verizon Wireless, Ross Dress for Less, Beyoutiful Hot Yoga, Smile Direct Club and Southern Specialties



Available Spaces

Spaces	Lease Rate	Size (SF)
Warehouse	\$2,500 Mo/NNN	5,000 SF

For more information

Stephen Pohl

Managing Broker Retail

O: 509 622 3568

spohl@naiblack.com



521 Parking Stalls, Approximately 4.29 Stalls per 1,000 SF of Building Area



Grand Blvd. Lower Retail



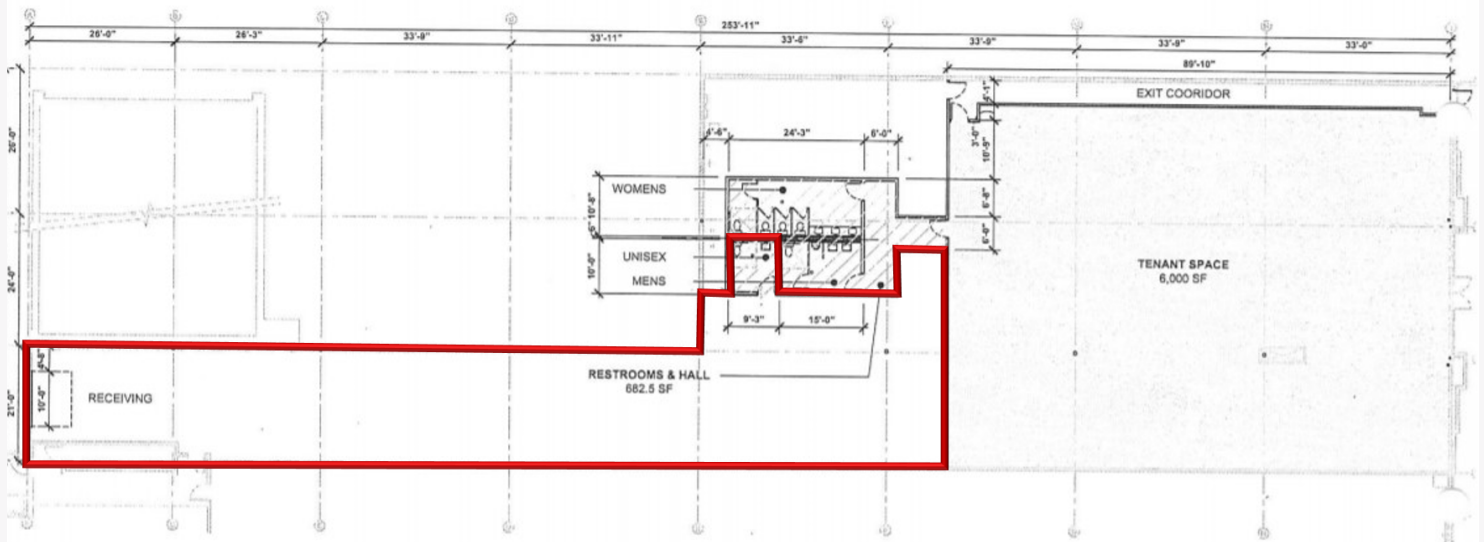
Great Pylon Sign Visibility on S. Grand Blvd.



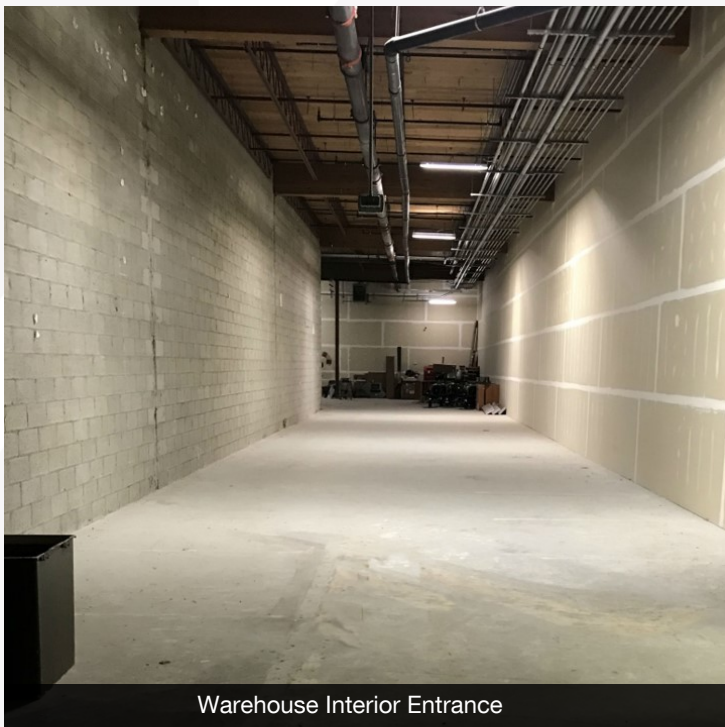
High Volume Traffic Intersection

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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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Warehouse Floor Plan



Warehouse Interior Entrance



Warehouse Entrance Located at the Back of Building

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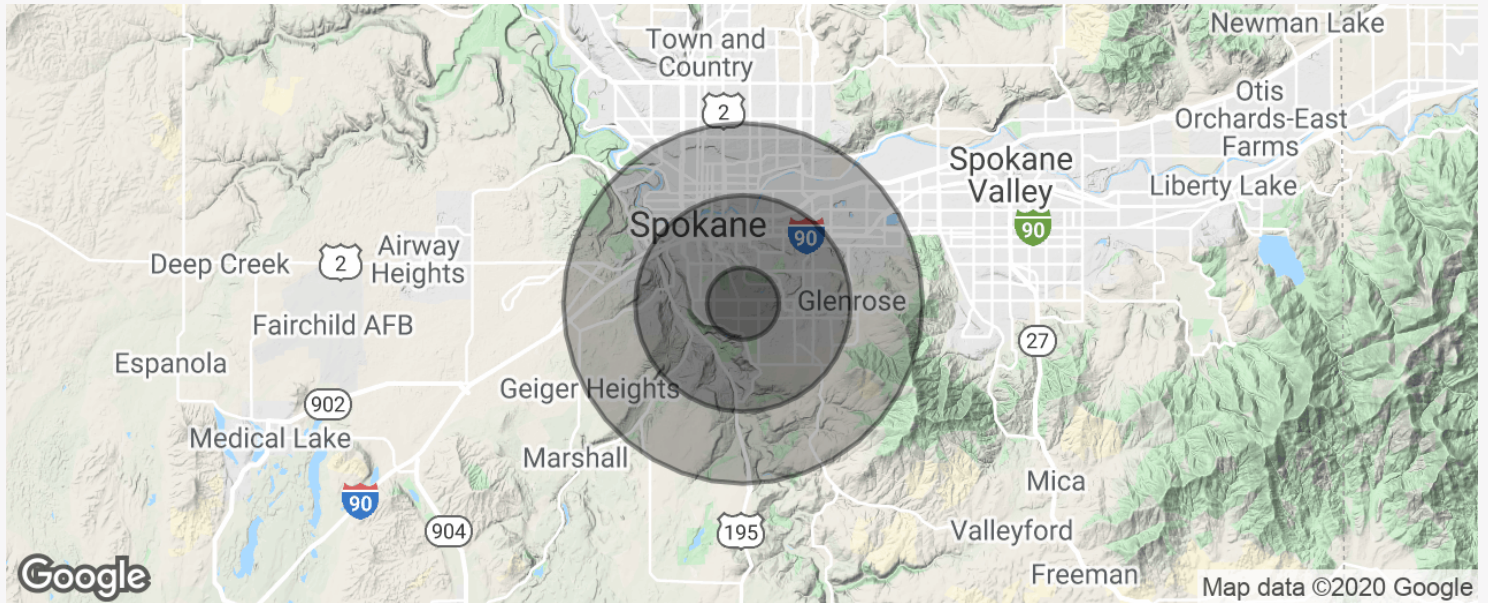
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POPULATION

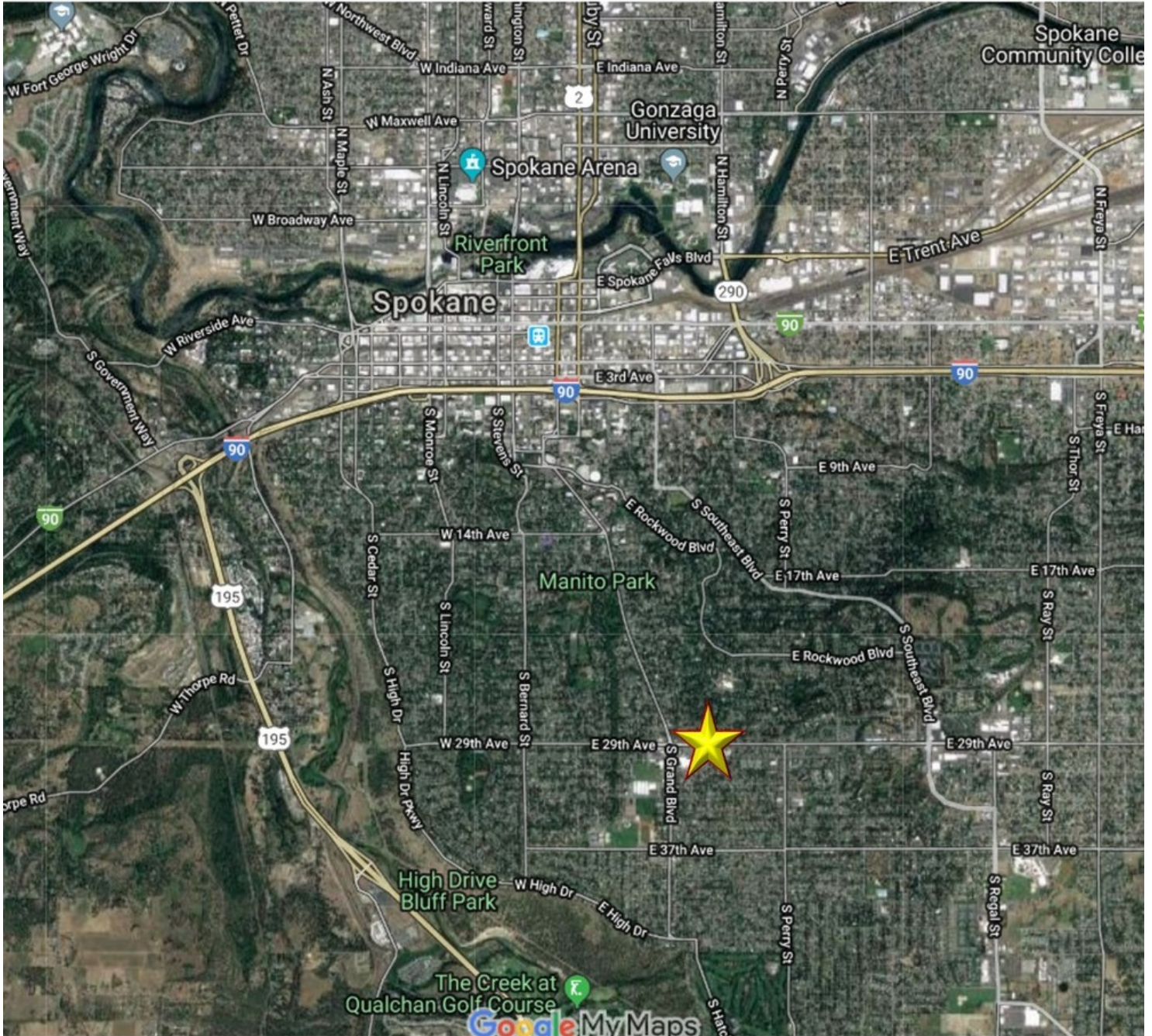
	1 MILE	3 MILES	5 MILES
Total Population	14,676	92,570	169,604
Median Age	41.7	39.2	36.6
Projected 2024 Population	15,258	97,252	178,026

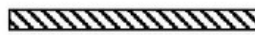
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,336	40,182	71,729
Average HH Income	\$107,416	\$81,226	\$72,063
Projected 2024 Average HH Income	\$125,466	\$94,895	\$84,602

DRIVE TIMES

	5 MIN.	10 MIN.	15 MIN.
Total Population	25,333	74,573	147,496
Median Age	44.8	40.7	38.0
Average HH Income	\$100,744	\$80,260	\$73,826
Projected 2024 Population	26,325	78,271	154,968
Projected 2024 HH Income	\$116,677	\$93,013	\$86,534



 = Approximately 1 Mile

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