

Price Reduction

Spokane's South Hill  
Retail Space For Lease  
57<sup>th</sup> & Regal Center

Space  
Available



**5620 S. Regal Street**  
Spokane, WA 99223

### Property Features

- Space Available: 3,000 SF ±
- Double ADA Restrooms
- Travertine Tiled Shower
- Large Enclosed Activity Class Room
- Open Ceiling
- High Parapet Signage Opportunity
- Pylon Sign Availability
- Access off 55<sup>th</sup> St. and Regal St.
- Ample Parking
- Well-Maintained Property

For More Information, Please Contact:

**Stephen Pohl**  
Managing Broker  
+1 509 622 3568  
spohl@naiblack.com



Available Space on Pylon Sign

**Lease Rate: \$22.00 PSF/NNN**

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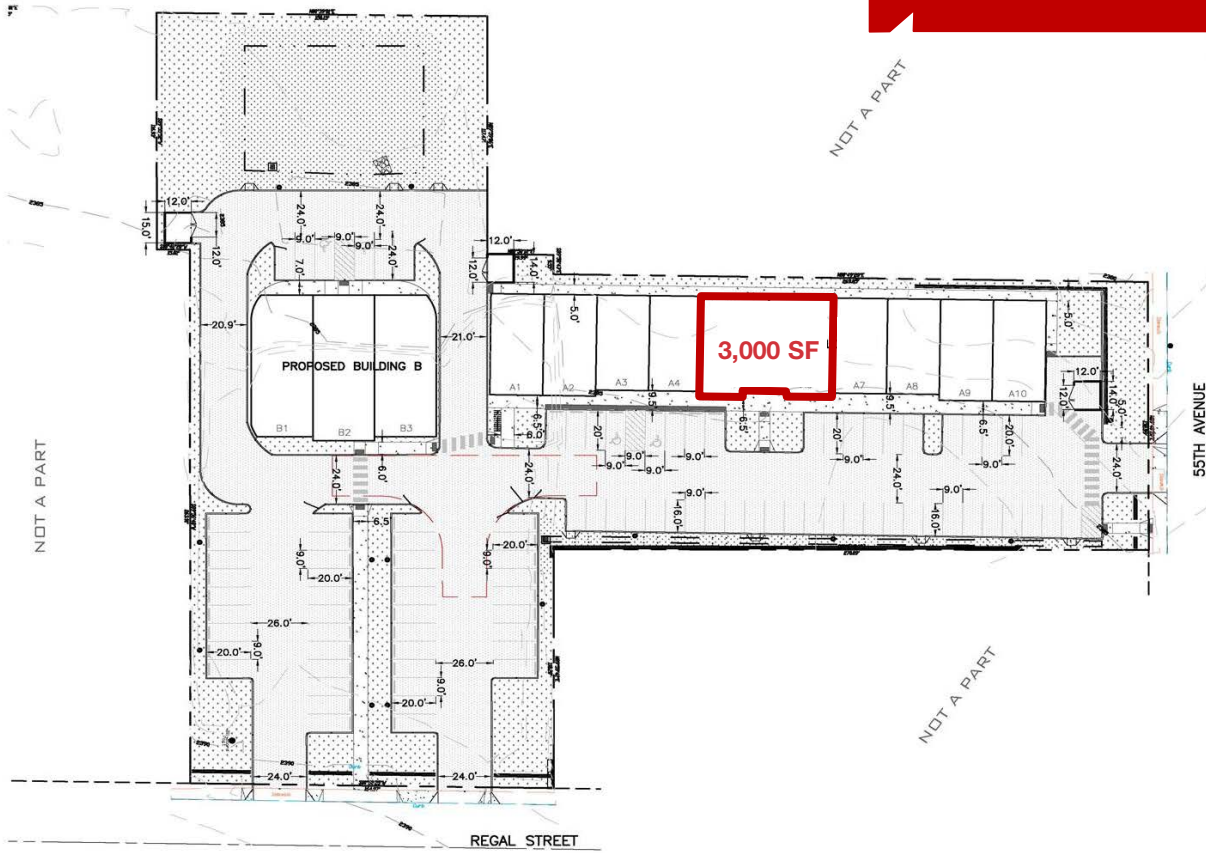
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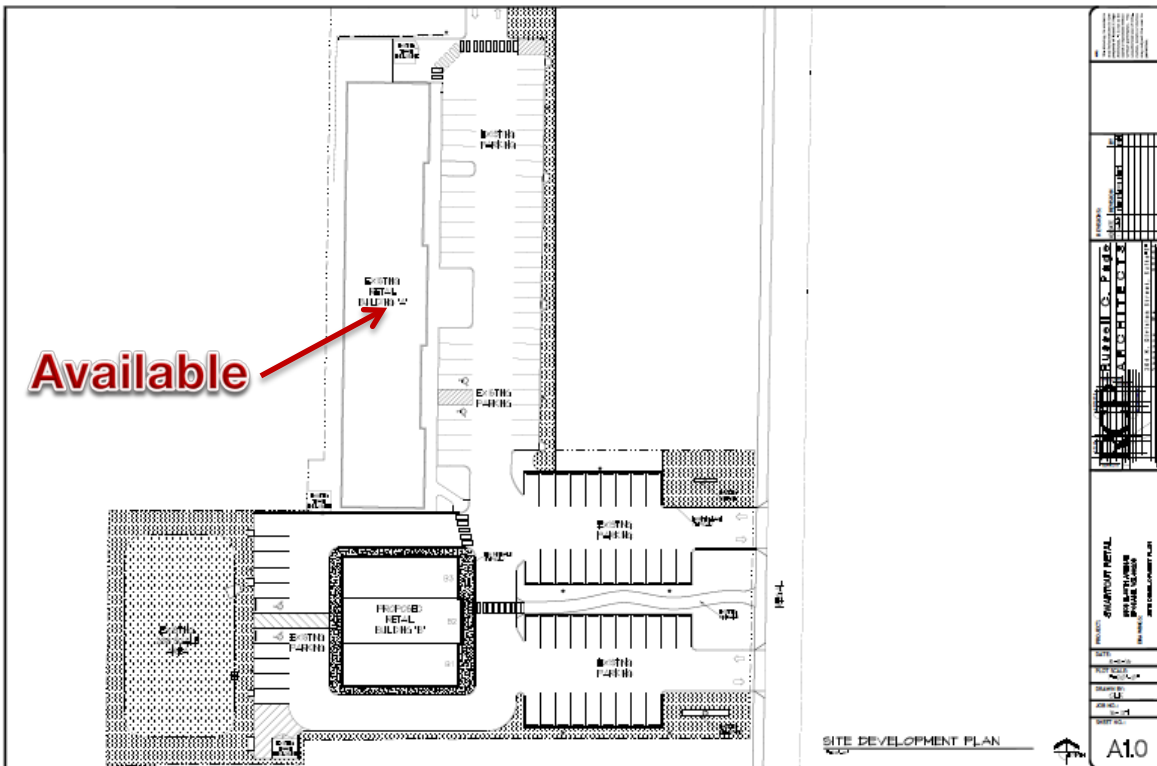


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SITE PLAN  
SCALE: 1"=30'



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## South Hill Retail From E. 29th to E. 57th

### 2019 Demographics:

#### Miles

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population:	54,567	109,393	220,435
Average HHI:	\$101,121	\$83,521	\$73,099
Median Age:	42.6	39.7	38.0
2024 Projected Population:	57,788	115,152	231,654

#### Drive Times

	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Population:	20,069	55,361	100,112
Average HHI:	\$94,329	\$97,285	\$84,427
Median Age:	42.5	42.4	40.9
2024 Projected Population:	21,465	58,315	105,340

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Traffic Counts: S. Regal Street- 16,636 VPD estimated  
E. 57th Avenue- 11,207 VPD estimated

