

FOR LEASE



Retail Space | 603 W. 3rd Avenue, Suite B, Spokane, WA 99201

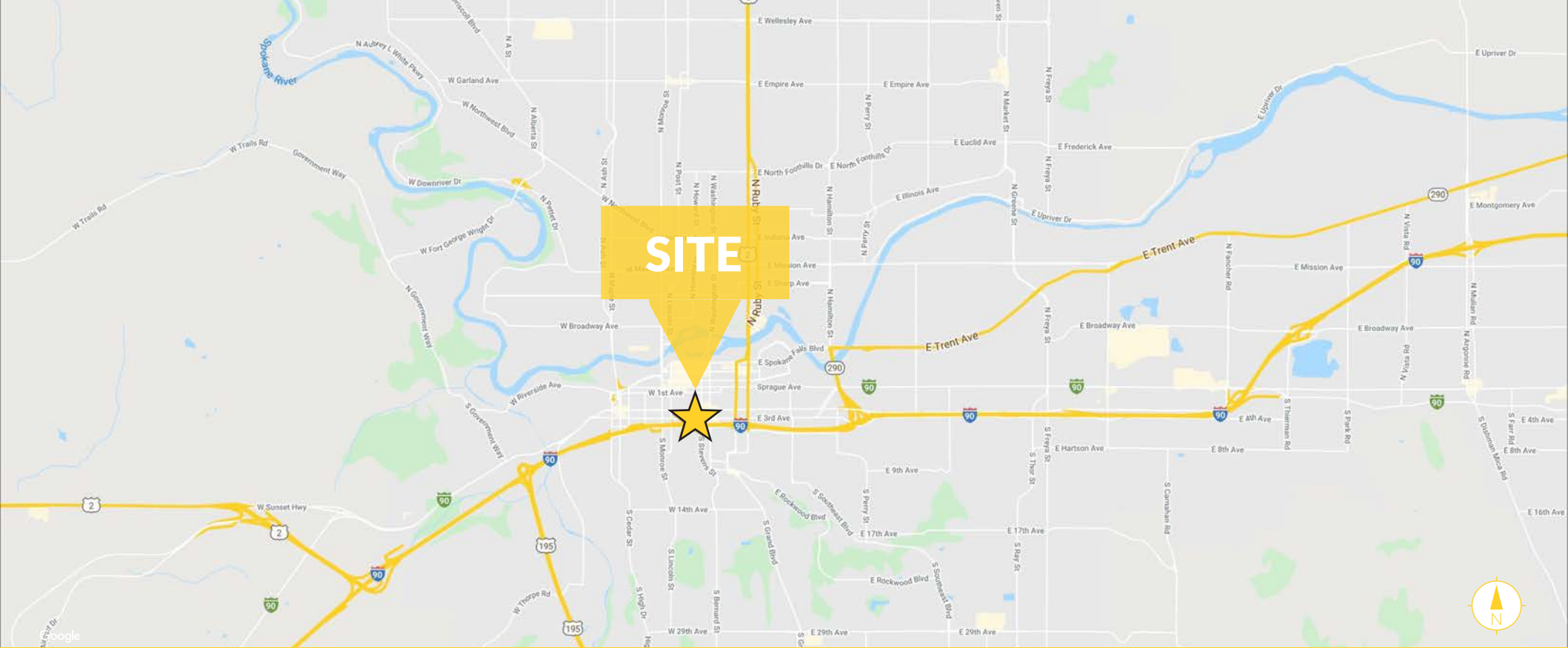
Chad Carper | 509.991.2222 or chad.carper@kiemlehagood.com

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Retail Space

603 W. 3rd Avenue, Suite B, Spokane, WA 99201

SPACE AVAILABLE

Lease Rate: \$24.00 / SF
Est. NNN's: \$ 6.00 / SF
Space Size: ± 1,687 SF

Great CBD core location being close to hospitals, downtown businesses, Riverfront Park, River Park Square and Lewis & Clark High School.

Excellent I-90 visibility and heavy traffic flow.

PROPERTY INFORMATION

Bldg Size: ± 6,770 SF
Lot Size: ± 13,068 SF
Year Built: 2020

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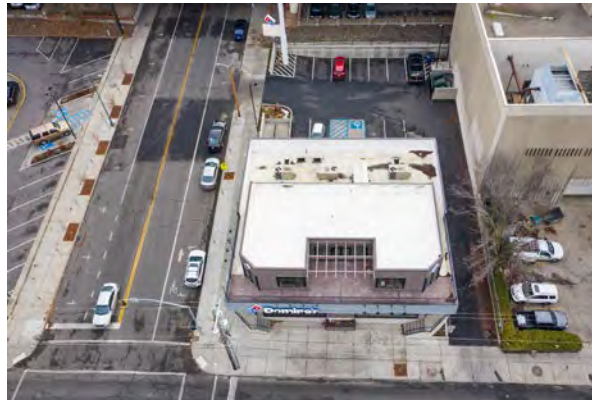
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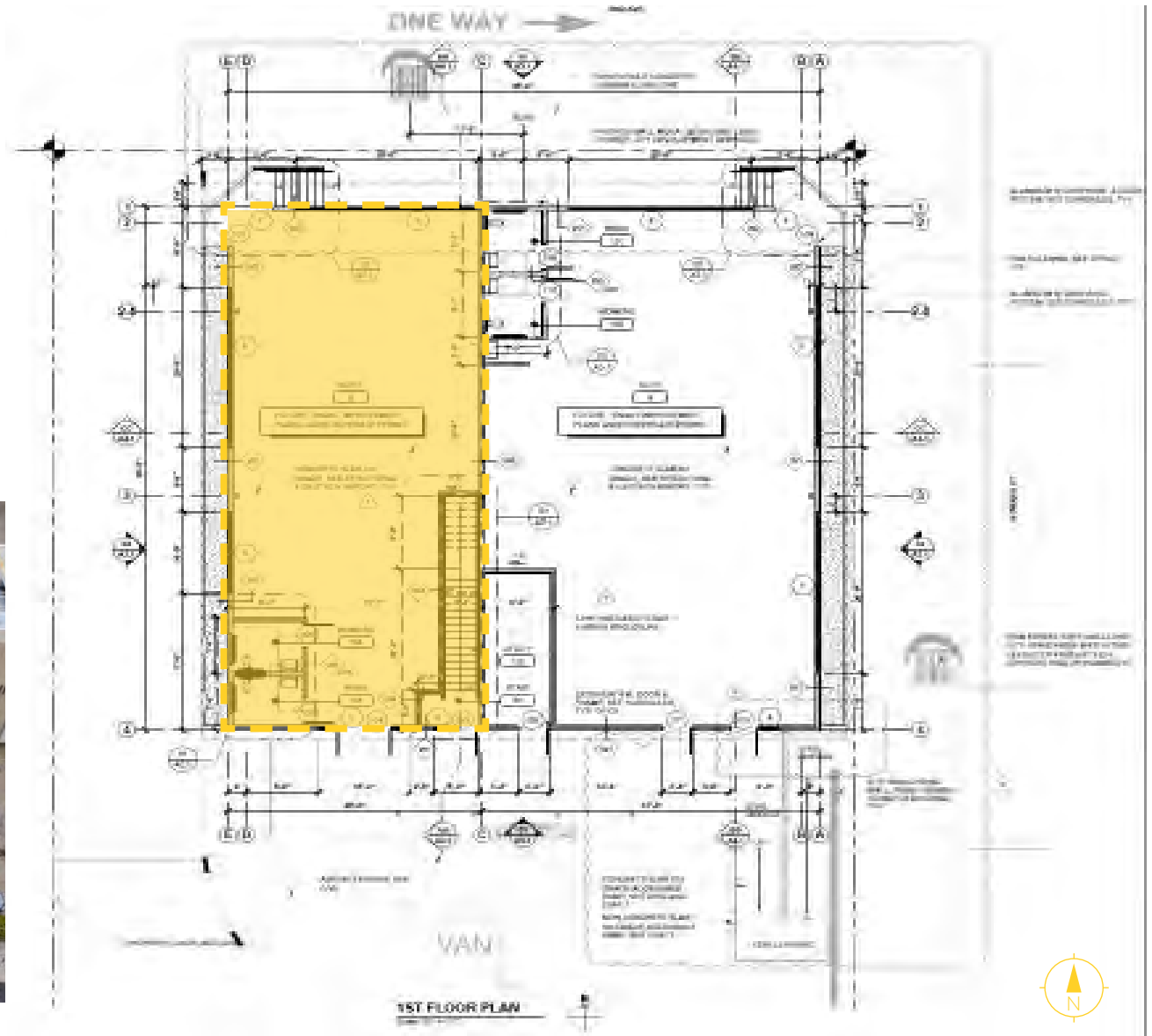
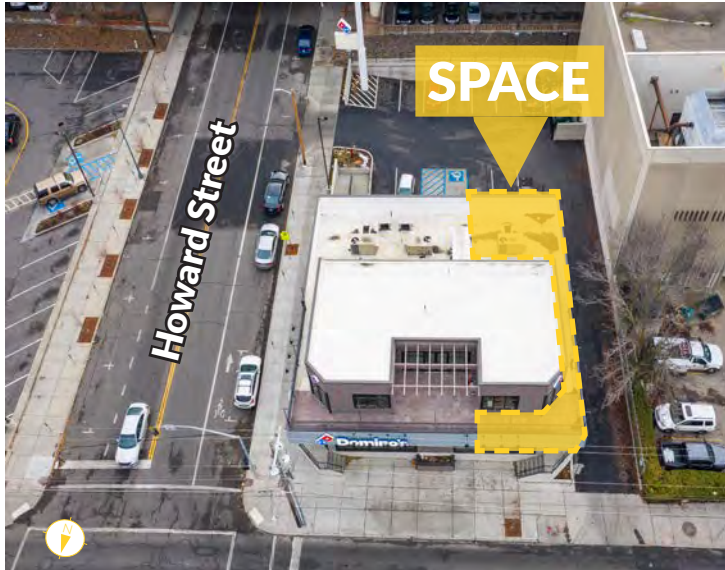
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FLOOR PLAN



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TRAFFIC COUNTS

3rd & Howard | ±19,681 ADT
 I-90 @ Howard | ±99,495 ADT

DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi
Estimated Population (2020)	15,915	214,360	386,072
Projected Population (2025)	17,791	235,142	421,917
Estimated Average HHI (2020)	\$54,258	\$76,621	\$79,998
Projected Average HHI (2025)	\$59,280	\$86,108	\$90,109
Daytime Demographic/Pop	62,727	213,974	341,356

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SITE

Third Avenue

Howard Street

Retail Space

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