

FOR LEASE

MEDICAL OFFICE
12109 E Broadway Building B, Spokane Valley

\$15.53/SFT, NNN

- // Available Oct 1, 2020
- // Prime location in the Valley Medical Corridor
- // Now being Remodeled, make it your way!
- // Easy access to I-90
- // 1500 Square Feet
- // Ample parking
- // Beautifully landscaped, Peaceful location
- // Perfect for massage therapists or medical spa



***CURRENTLY BEING REMODELED, MAKE IT YOUR WAY NOW! AVAILABLE OCTOBER 1, 2020!**



DAINES CAPITAL
COMMERCIAL REAL ESTATE

STEVEN DAINES

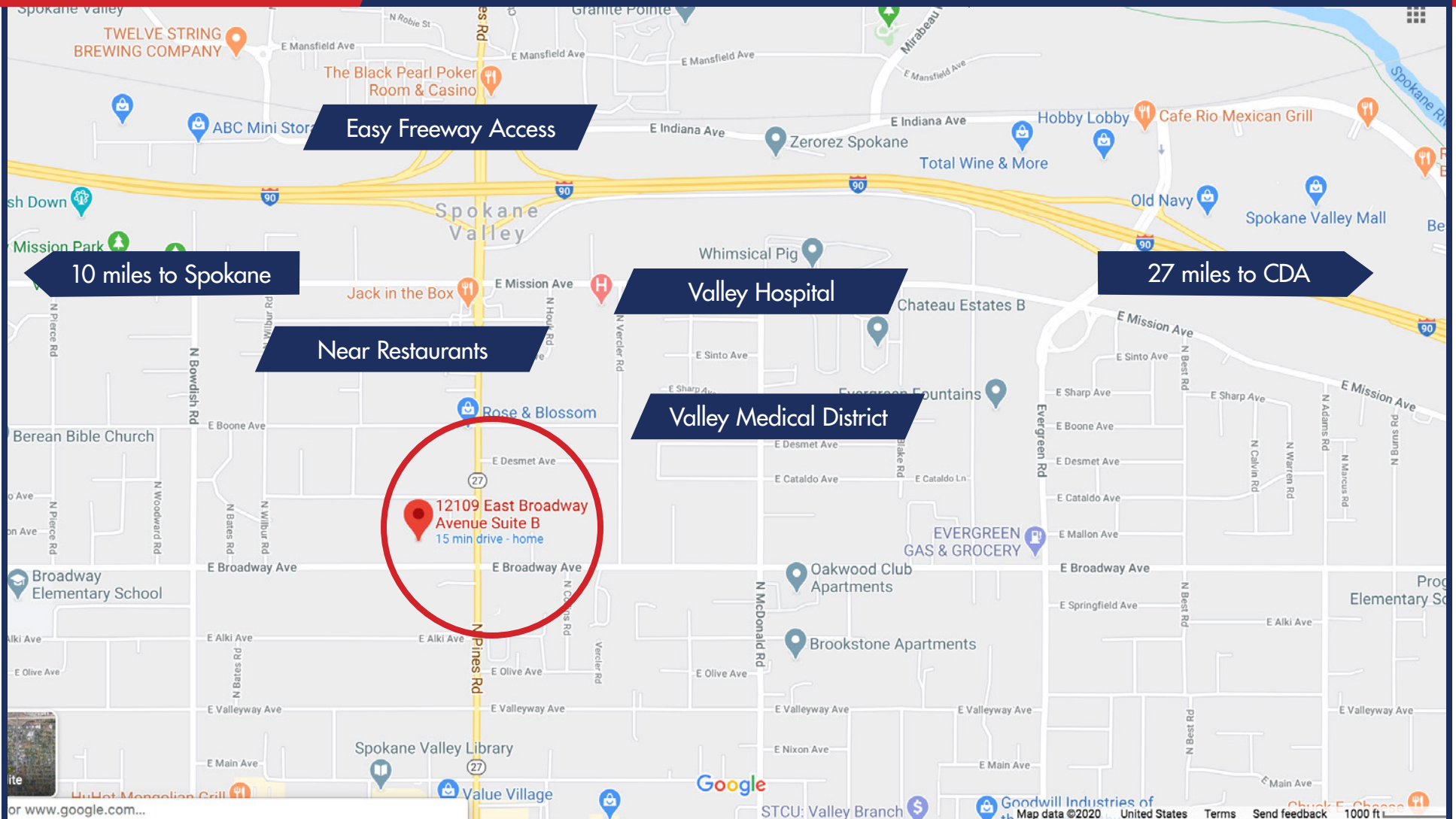
Steven@DainesCapital.com

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LOCATION



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DEMOGRAPHICS

	1 MILE	3 MILES
Population	12,224	71,879
Households	5,378	29,525
Average Age	36.7	38.1
Median HH Income	\$40,493	\$50,414
Daytime Employees	8,231	43727
Population Growth '19-'24	UP 6.7%	Up 6.8%
Household Growth '19-'24	UP 6.6%	Up 7%

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
E Broadway Ave	N Pines Rd E	9,034	2018	0.05 mi
N Pines Rd	E Cataldo Ave S	28,475	2018	0.15 mi
E Broadway Ave	N Wilbur Rd W	8,329	2018	0.25 mi
E Broadway Ave	N Collins Rd W	12,863	2018	0.28 mi
N Pines Rd	E Valleyway Ave S	24,299	2018	0.28 mi

