

FOR LEASE

3rd Avenue & Division Street
Spokane, WA 99201



Retail Lease Price:
\$28.00/SF/YR/NNN

Office 2nd Floor Lease Price:
\$22.00/SF/YR/NNN

PROPERTY INFORMATION

Bldg Size: $\pm 15,000$ SF

Land Size: $\pm 36,590$ SF

Retail: $\pm 1,565$ USF

Office: $\pm 2,472$ USF

*Drive-thru Possible

GREAT VISIBILITY at high traffic intersection at the

GATEWAY TO SPOKANE

Chad Carper

509.755.7572

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Colin Conway

509.755.7595

colin.conway@khco.com

**KIEMLE &
HAGOOD
COMPANY**

509.838.6541

khco.com

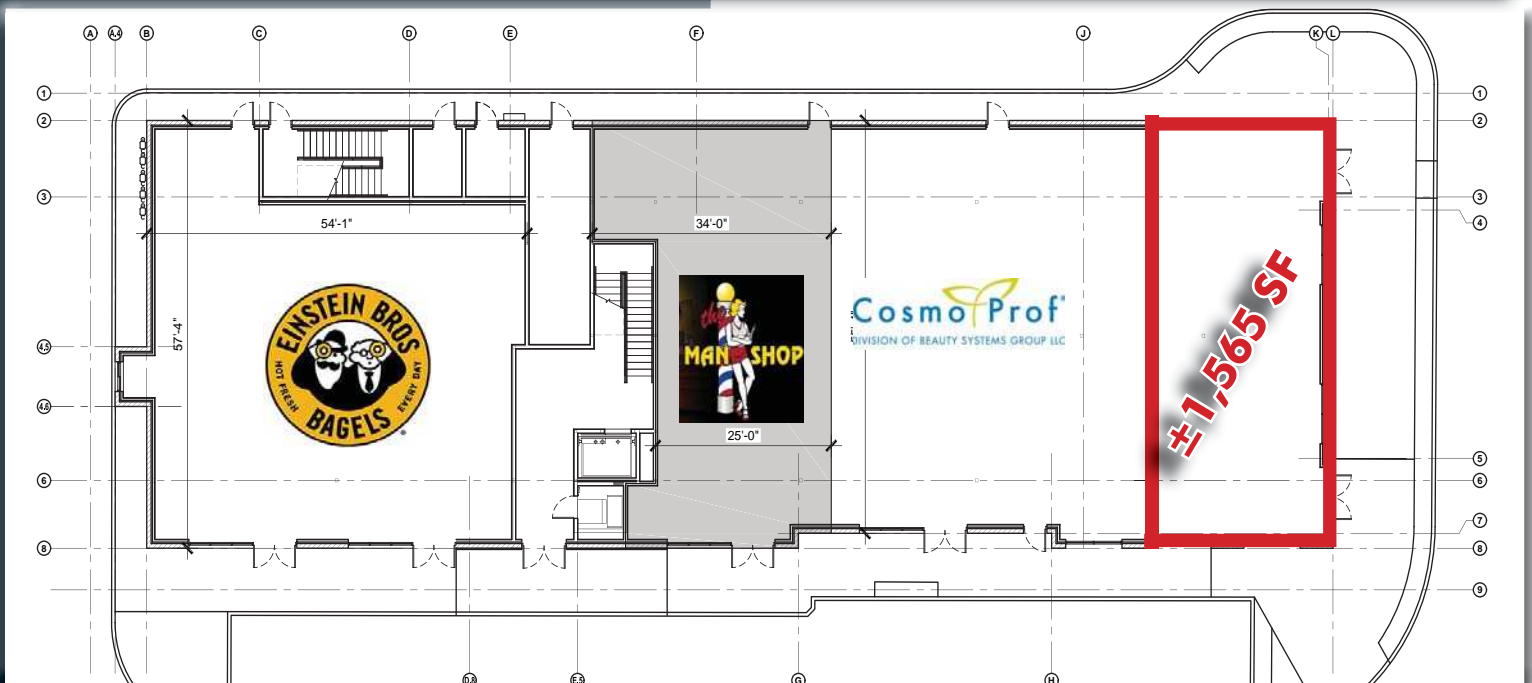


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RETAIL-1ST FLOOR PLAN



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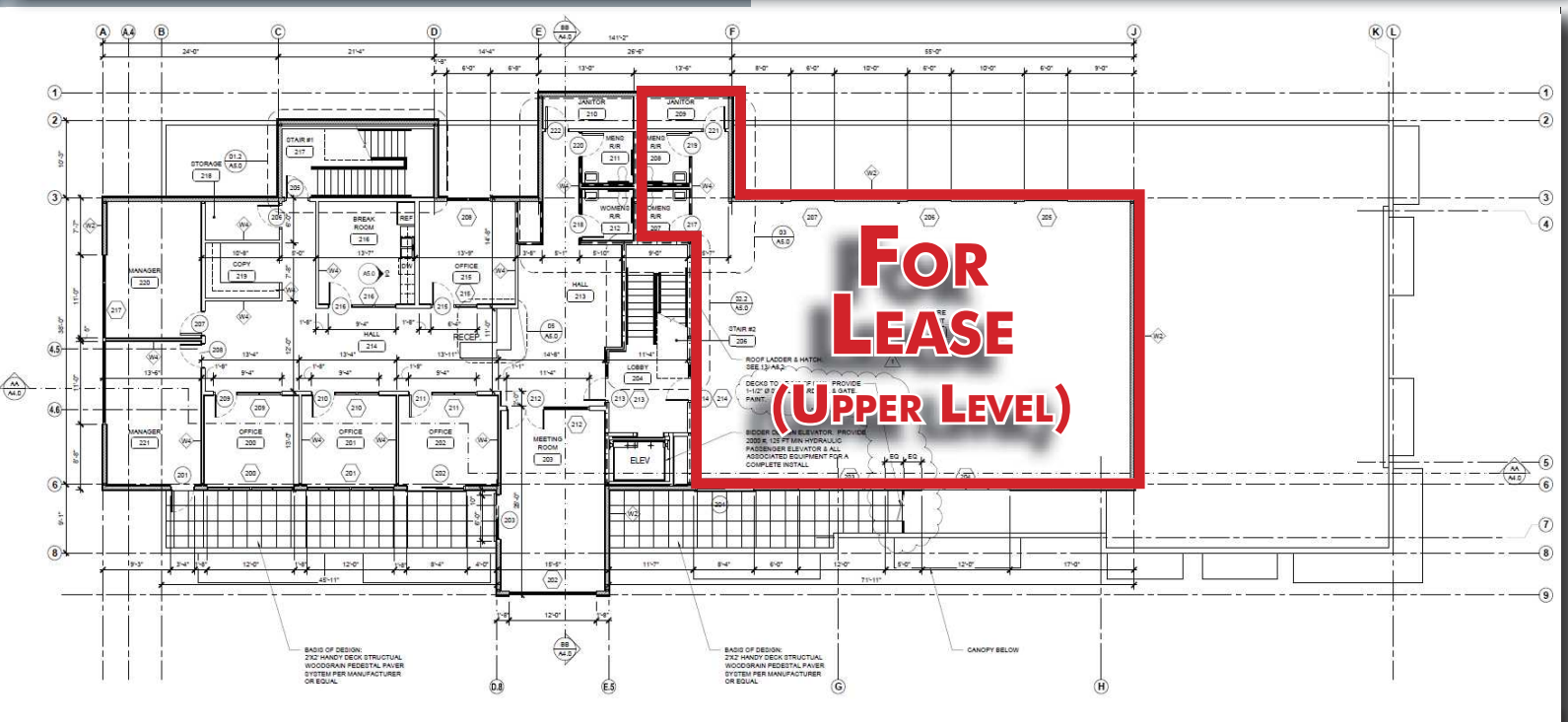
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OFFICE-2ND FLOOR PLAN



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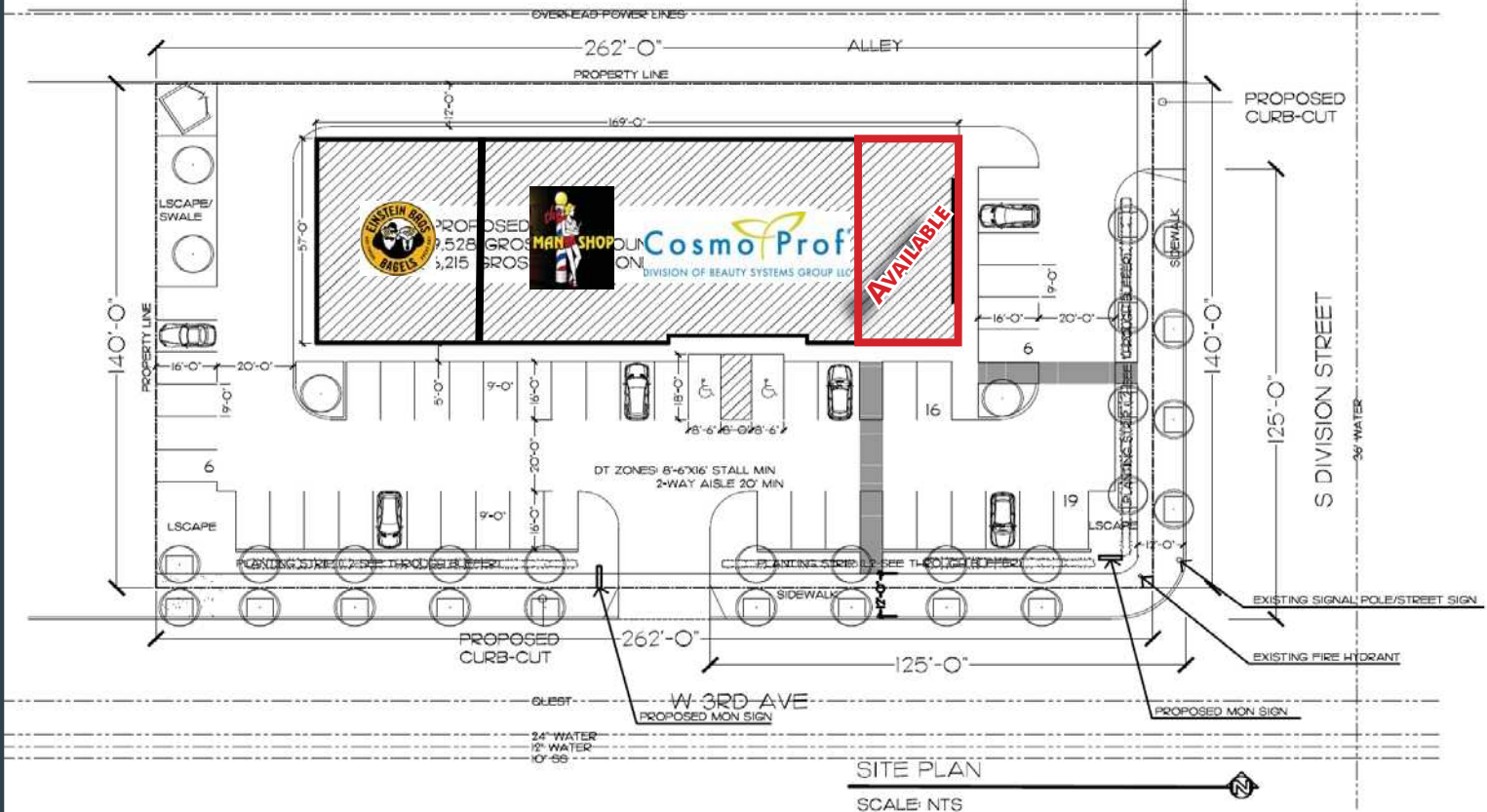
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Option A : preliminary site plan

GROUND FLOOR BUILDING AREA: 9,528 GROSS SF OF RETAIL/RESTAURANT
SECOND FLOOR BUILDING AREA: 6,215 GROSS SF OF OFFICE SPACE
TOTAL BUILDING SF: 15,743 GROSS SF

MIN PKG 17 @11,000SF, MAX PKG 47@31,000 — 47 PKG STALLS PROVIDED



R CONSTRUCTION & DEVELOPMENT, INC.
EAST SPRAGUE AVENUE
ANE, WA 99202
5-3668

3RD + DIVISION
Proposed New Retail + Office Development
2 West 3RD, Spokane, WA

2015-03-26

RETAIL-1ST FLOOR SITE PLAN



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AERIAL/MAP VIEWS



TRAFFIC COUNTS

@ Site on Division: ±31,218 ADT
 @ Site on 3rd: ±14,074 ADT
 Per Google Earth 2012

SURROUNDING RETAIL

- Starbucks
- Les Schwab Tire Center
- Clarks Cleaners
- Miller Paint
- Subway
- 7-Eleven
- Dick's Hamburgers
- Einstein Bros Bagels
- The Man Shop
- Days Inn
- Enterprise Rent A Car
- Fairbridge Inn
- Frankie Doodles
- Laser Quest
- Arby's
- Taco Time
- Goodwill
- Quality Inn

DEMOGRAPHICS

	1 Mi	3 Mi	5 Mi	10 Mi
2015 Est Pop	13,121	111,755	214,432	371,487
2020 Proj Pop	13,819	117,368	225,018	389,955
Proj Annual Growth	1.1%	1.0%	1.0%	1.0%
2015 Med Age	38.3	35.5	35.7	36.7
2015 Ave HHI	\$45,747	\$53,454	\$55,848	\$60,285
2015 Med HHI	\$29,797	\$40,700	\$44,225	\$49,137

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