Property Features
• 29,200 SF ± Available
• 120’ Frontage
• Space May Be Divided
• Dedicated Loading Dock
• High Ceilings
• Separate Dedicated Pylon Signage
• Great Parking Field
• Traffic Counts Per Day:
  • E. Sprague: 27,000 VPD
  • Sullivan: 21,000 VPD
• Neighboring Businesses:
  • Walgreens
  • Fred Meyer
  • MUV Fitness
  • US Bank
  • KFC
  • Harbor Freight
  • Complete Athlete
  • Mongolian Grill
  • Ace Hardware

Lease Rate:
$7.00 PSF/YR/NNN

For More Information, Contact:
Stephen Pohl
+1 509 622 3568
spohl@naiblack.com

Drew Ulrick
+1 509 622 3562
dulrick@naiblack.com
2016 Demographics:

<table>
<thead>
<tr>
<th></th>
<th>3 Mile Radius</th>
<th>5 Mile Radius</th>
<th>7 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>63,180</td>
<td>106,333</td>
<td>134,586</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$64,141</td>
<td>$68,995</td>
<td>$72,528</td>
</tr>
</tbody>
</table>

For More Information, Contact:

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

**Drew Ulrick**
+1 509 622 3562
dulrick@naiblack.com
SITE PLAN

Suite 22
29,200 SF
$7.00/PSF
NNN

Available Space
Loading Dock

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

Drew Ulrick
+1 509 622 3562
dulrick@naiblack.com