

# FOR LEASE



## EXCELLENT OPPORTUNITY FOR A CHURCH, SCHOOL, MEETING HALL, ETC.

Lease Rate: \$10.00 PSF, NNN  
Est. NNN Expense: ±\$5.00 PSF  
Building Size: ±11,435 SF  
Parcel Number: 35221.0107  
Year Built: 1953  
Zoning: Community Business (CB-55)  
Parking: ±30 Stalls

### HIGHLIGHTS

- Former movie theater
- Most recently utilized as a Church
- Located on controlled intersection - Havana St & Sprague Ave
- Access via Havana Street

### NEIGHBORING TENANTS INCLUDE:

- Veterans Thrift Store
- Nicky's Auto Sales
- Jack in the Box
- Shamu's Sandwiches
- Metro Car wash
- U-Haul

## EAST TOWN CENTER

4209 E Pacific Avenue  
Spokane, WA 99202

**VIEW  
LOCATION**



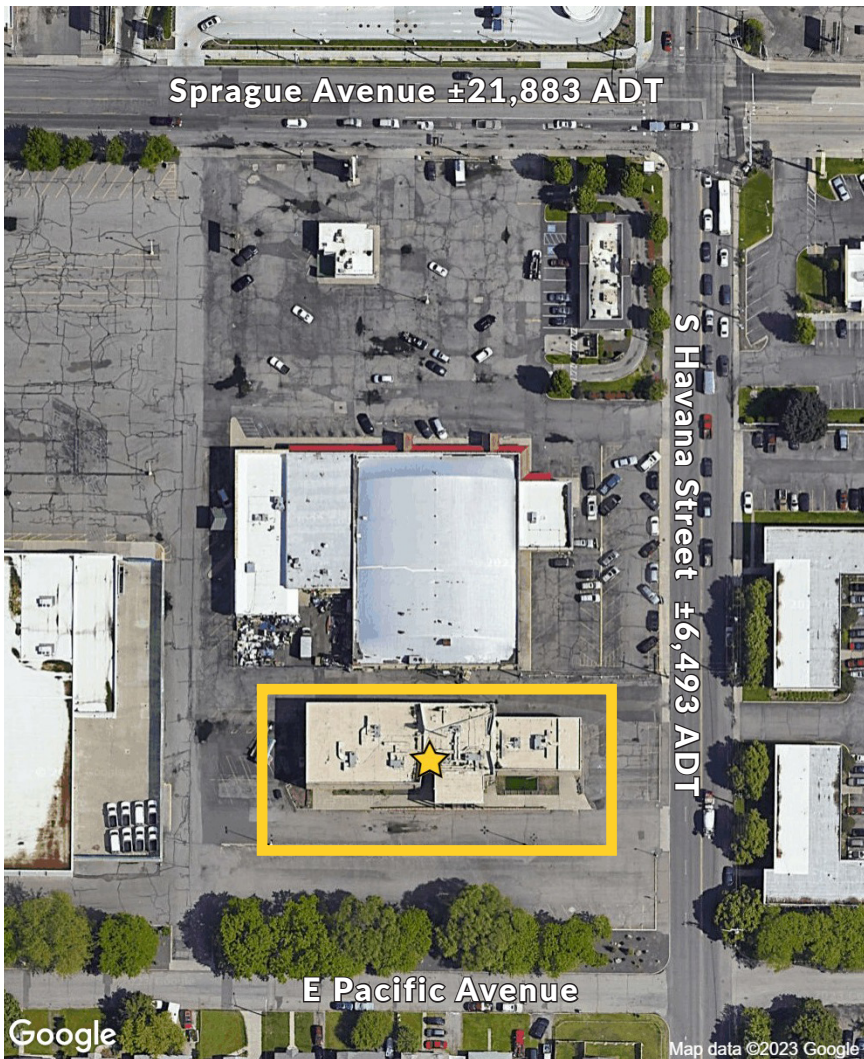
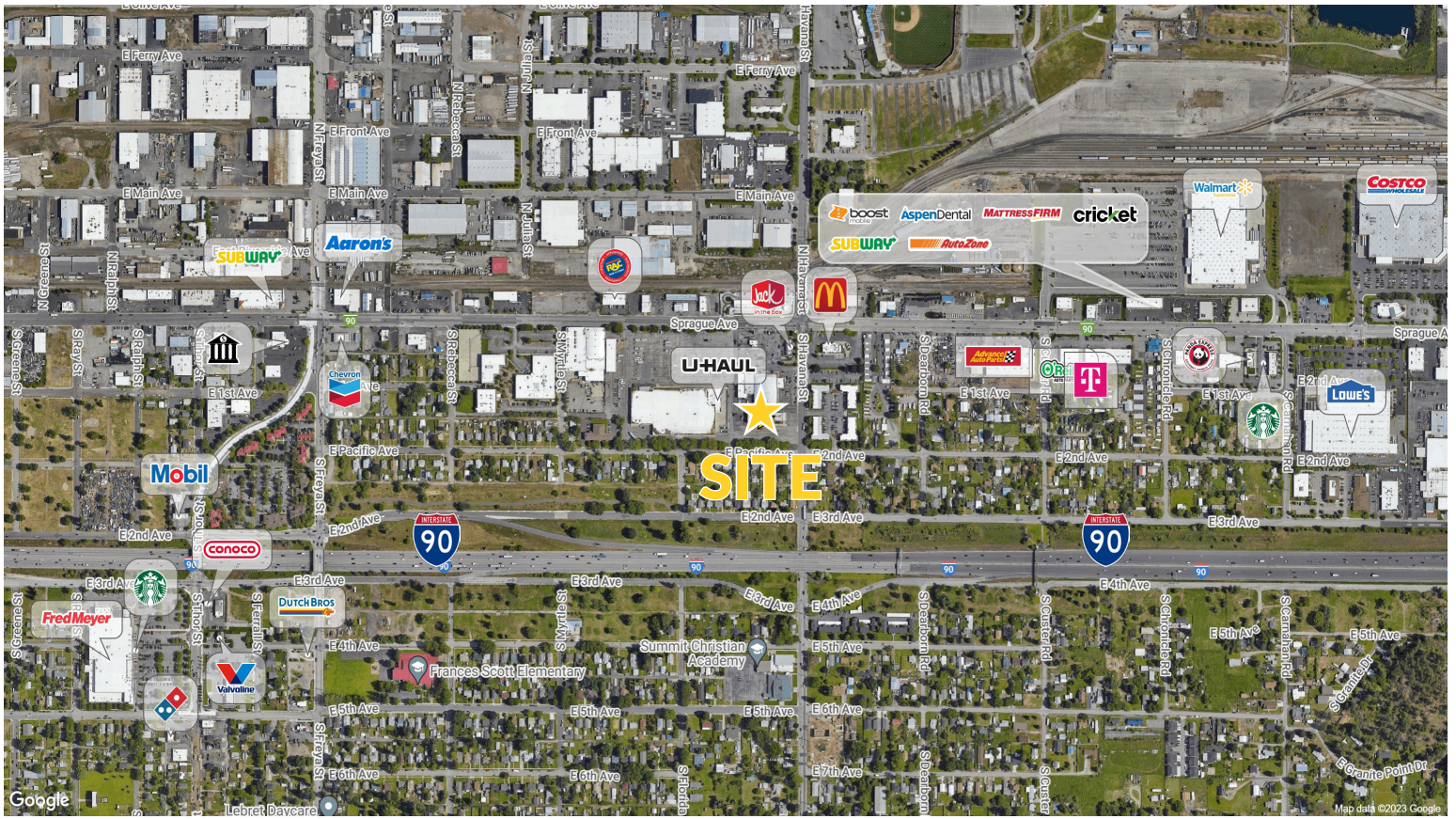
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**KIEMLE  
HAGOOD**



**EAST TOWN CENTER**

4209 E Pacific Avenue  
Spokane, WA 99202

**LEASE DETAILS**

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\$10.00 PSF, NNN

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Community Business (CB-55)

**KIEMLEHAGOOD**



## DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est. Population (23)	6,576	82,111	229,998
Proj. Population (28)	6,766	85,347	236,064
Proj. Annual Growth (23-28)	0.6 %	0.8 %	0.5 %
Est. Households (23)	2,615	32,337	96,117
Est. Avg Household Inc (23)	\$88,577	\$93,376	\$96,155
Proj. Avg Household Inc (28)	\$89,512	\$92,873	\$97,105

## OFFICE/RETAIL BUILDING

4209 E Pacific Avenue  
Spokane, WA 99202

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**KIEMLE  
HAGOOD**

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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