

101 E HASTINGS RD, SPOKANE, WA 99218

# MEAD PLAZA - FOR LEASE

Marcus & Millichap



MEAD PLAZA

# EXCLUSIVELY REPRESENTED BY

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**Marcus & Millichap**

# MEAD PLAZA

## PROPERTY SUMMARY



### PROPERTY SUMMARY

Marcus & Millichap has been selected to exclusively market for lease  $\pm 4,736$  SF of retail space at Mead Plaza, a  $\pm 17,141$  SF multi-tenant retail center located at 101 E Hastings Rd in North Spokane. Built in 2007, the center fronts Hastings Road just off Highway 395 (25,000 ADT), adjacent to Mead High School (1,500+ students) and less than one mile from Whitworth University (3,000+ students). The property offers excellent storefront visibility,  $\pm 76$  surface parking spaces, pylon signage, and a stable roster of established neighborhood tenants. The space is being offered as two suites — Suite C ( $\pm 2,986$  SF) and Suite D ( $\pm 1,750$  SF) — available individually or combined, ideal for retail, fitness, personal services, or medical office users such as physical therapy, dental, or specialty medical providers.

#### SPACES AVAILABLE:

SPACES AVAILABLE:	LEASE RATE:	SPACE SIZE:
Current Space	\$24/SF + NNN	4,736 SF
Proposed Suite C	\$24/SF + NNN	2,986 SF
Proposed Suite D	\$24/SF + NNN	1,750 SF

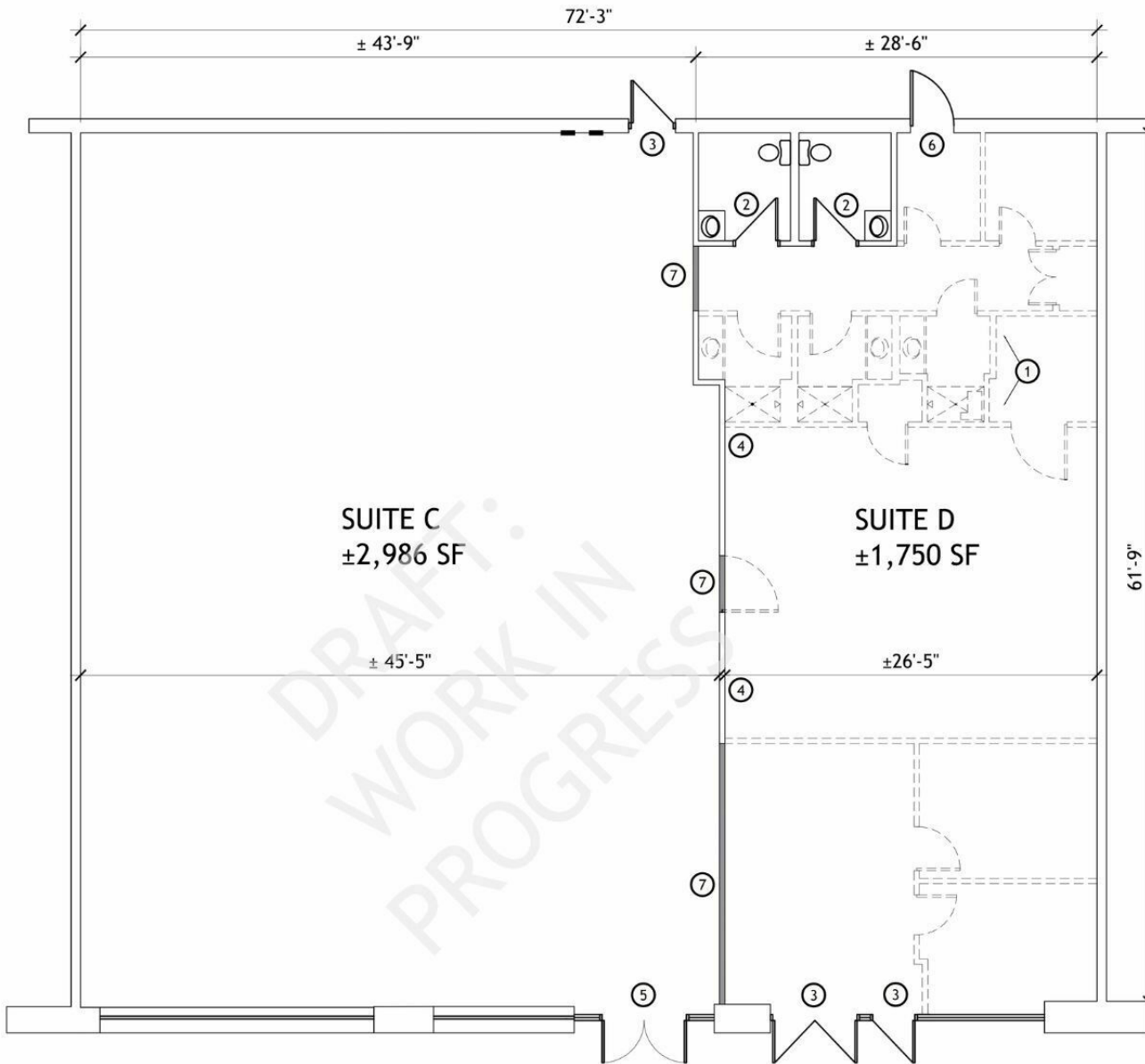
Note: See page 5 for proposed floor plan



# MEAD PLAZA

INTERIOR PHOTOS





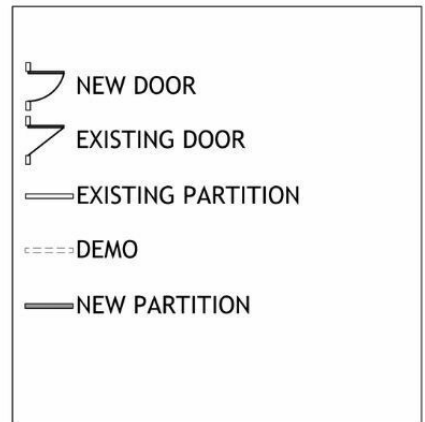
### Site Plan Keyed Notes

1. DEMO
2. EXISTING RESTROOM DOOR
3. EXISTING EXIT DOOR
4. EXISTING DEMISING WALL
5. MODIFY EXISTING STOREFRONT TO ADD ENTRY DOOR
6. NEW EXTERIOR EXIT DOOR
7. NEW TENANT DEMISING WALL

### Area Tabulation

SUITE C	± 2,986 SF
SUITE D	± 1,750 SF
<b>TOTAL (ASSUMED)</b>	<b>4,736 SF</b>

### Legend



**Bernardo Wills**

101 E Hastings Rd / Floor Plan 4

Scale:  $\frac{1}{4}" = 1'-0"$  / Spokane, Washington | Preliminary Floor Plan | BW: 25-07-089 | December 3, 2025

# MEAD PLAZA

LOCATION HIGHLIGHTS



## LOCATION HIGHLIGHTS

### **\$1 BILLION MEAD WORKS DEVELOPMENT**

The transformative Mead Works mixed-use project is bringing more than \$1 billion of new residential, retail, and entertainment investment to North Spokane, dramatically expanding the daytime and resident population in the trade area.

### **COSTCO & SURROUNDING RETAIL**

Mead Plaza is within one of North Spokane's premier retail sub-markets with many national and regional tenants including Costco, Fred Meyer, Wandermere Mall, and more.

### **PROPOSED MULTICARE CAMPUS**

A planned new MultiCare medical campus in the immediate area will further strengthen the Mead trade area's daytime population, healthcare employment base, and demand for ancillary medical and retail services adjacent to the property.

### **NORTH SPOKANE CORRIDOR (US 395)**

The newly extended North/South freeway will connect I-90 directly to US 2/US 395, cutting travel times to North Spokane in half and dramatically improving access to the site from the broader metro.

**Wandermere  
Mall**



 **US 395**  
**25,000 Avg. Daily Traffic**

 **Hastings Road**  
**15,894 Avg. Daily Traffic**



 Hastings Road  
15,894 Avg. Daily Traffic

# MEAD PLAZA

RETAILER MAP



# MEAD PLAZA

## MARKET OVERVIEW

### SPOKANE

Well-connected via highways, air, rail, utilities and fiber, Spokane serves as the regional economic hub of eastern Washington. The infrastructure network provides a diverse foundation for the metro area, which consists of Spokane, Stevens and Pend Oreille counties in Washington, as well as Kootenai County in Idaho. Spokane is 280 miles east of Seattle and 200 miles west of Missoula, Montana, along Interstate 90. A large portion of the region is covered by mountains, lakes and rivers, providing a variety of outdoor activities and scenic views that bring visitors to the area.

### ECONOMY

- Fairchild Air Force Base, about 12 miles west of the city of Spokane, has a significant impact on the local economy. More than 11,000 personnel are employed at the base, which is home to the 92nd Air Refueling Wing.
- Many companies represent the expanding health care and health sciences sector, such as Providence Health & Services, MultiCare Health System, Jubilant HollisterStier, Inland Imaging and Incyte Diagnostics.
- Additional major employers include Eastern Washington University, Walmart, URM Stores, Avista, Gonzaga University and Glacier Bancorp, Inc.

### QUICK FACTS



POPULATION  
**805K**  
Growth 2024-2029\*  
4.3%



HOUSEHOLDS  
**325K**  
Growth 2024-2029\*  
4.8%

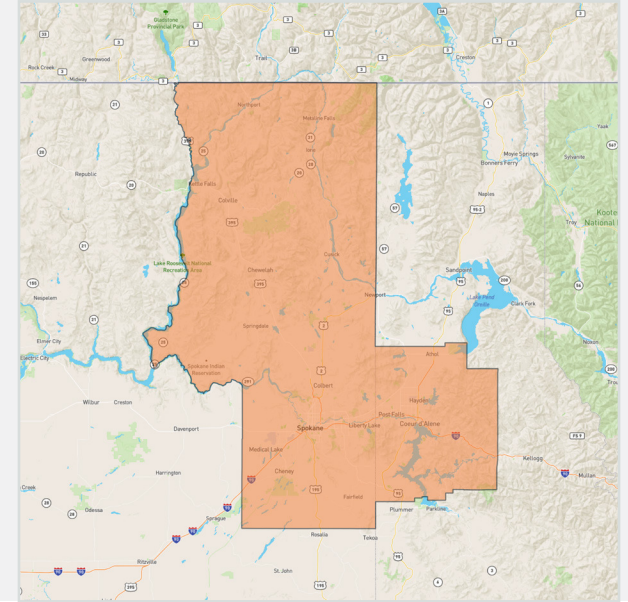


MEDIAN AGE  
**40.0**  
U.S. Median:  
39.0



MEDIAN HOUSEHOLD INCOME  
**\$78,900**  
U.S. Median:  
\$76,100

\* Forecast



### METRO HIGHLIGHTS



#### DIVERSIFYING ECONOMY

The region is moving away from a natural resources and agriculture-oriented economy to one that is more service- and technology-based.



#### POPULATION GROWTH

The rate of population growth outpaces that of the nation, as a favorable climate, jobs, outdoor activities and cultural amenities attract new residents, including many retirees.



#### INSTITUTIONS OF HIGHER LEARNING

Washington State University Spokane, Eastern Washington University, Gonzaga University and Community Colleges of Spokane are among the schools contributing to an educated and skilled workforce.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# MEAD PLAZA

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	10,342	44,928	123,454
<b>2025 Estimate</b>			
Total Population	10,222	43,676	120,305
<b>2020 Census</b>			
Total Population	10,096	41,974	117,590
<b>2010 Census</b>			
Total Population	7,746	34,622	103,995
<b>Daytime Population</b>			
2025 Estimate	9,550	43,852	99,456
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	4,151	17,527	49,833
<b>2025 Estimate</b>			
Total Households	4,051	16,863	48,246
Average (Mean) Household Size	2.5	2.5	2.5
<b>2010 Census</b>			
Total Households	3,860	15,595	45,197
<b>2010 Census</b>			
Total Households	2,956	12,986	40,467
<b>Occupied Units</b>			
2030 Projection	4,362	18,358	51,942
2025 Estimate	4,258	17,659	50,279
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	23.3%	21.3%	17.1%
\$100,000-\$149,999	17.3%	18.1%	17.7%
\$75,000-\$99,999	15.1%	14.7%	15.4%
\$50,000-\$74,999	12.3%	16.0%	16.5%
\$35,000-\$49,999	9.7%	9.9%	11.6%
Under \$35,000	22.3%	20.1%	21.7%
Average Household Income	\$112,504	\$110,654	\$101,859
Median Household Income	\$89,912	\$91,083	\$84,422
Per Capita Income	\$43,208	\$41,731	\$39,679

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$80,962	\$81,575	\$78,550
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$28,691	\$28,590	\$27,624
Transportation	\$12,742	\$13,077	\$12,503
Food	\$11,593	\$11,691	\$11,346
Personal Insurance and Pensions	\$11,534	\$11,819	\$11,340
Entertainment	\$4,066	\$4,141	\$4,019
Cash Contributions	\$3,303	\$3,190	\$3,032
Apparel	\$1,981	\$1,986	\$1,903
Education	\$1,449	\$1,523	\$1,450
Personal Care Products and Services	\$1,071	\$1,073	\$1,034
Alcoholic Beverages	\$705	\$706	\$683
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	10,222	43,676	120,305
Under 20	25.2%	26.9%	25.3%
20 to 34 Years	15.7%	19.1%	19.7%
35 to 39 Years	5.9%	6.4%	7.1%
40 to 49 Years	11.5%	12.1%	12.3%
50 to 64 Years	16.2%	16.2%	17.2%
Age 65+	25.5%	19.2%	18.4%
Median Age	42.0	38.0	39.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	7,104	28,755	82,729
Elementary (0-8)	0.8%	1.1%	1.7%
Some High School (9-11)	1.8%	2.7%	3.8%
High School Graduate (12)	18.9%	21.3%	24.4%
Some College (13-15)	26.5%	26.1%	26.5%
Associate Degree Only	10.4%	12.1%	12.9%
Bachelor's Degree Only	25.1%	23.3%	19.9%
Graduate Degree	16.6%	13.4%	10.8%