

# FOR LEASE

Also Available  
(Contact Broker for Details)

## EXCEPTIONAL LEASE OPPORTUNITY

8001 E Appleway Blvd & 8022 E Sprague Ave | Spokane Valley, WA 99212



|                      |  |
|----------------------|--|
| <b>LEASE RATE</b>    | \$14,500 /Month  |
| <b>EST. NNN RATE</b> | ±\$5/SF/YR   |
| <b>BUILDING SIZE</b> | ±4,250 SF  |
| ◦ <b>SHOP</b>        | ±1,800 SF  |
| ◦ <b>OFFICE</b>      | ±2,450 SF  |
| <b>LOT SIZE</b>      | ±174,200 SF (±4 Acres)   |
| <b>PARCEL(S)</b>     | 45192.9108,<br>a portion of 45192.9801,<br>& a portion of 45192.9132 |
| <b>ZONING</b>        | RC (Regional Commercial)   |
| <b>AVAILABLE</b>     | July 1, 2026   |

**KIEMLE  
HAGOOD**

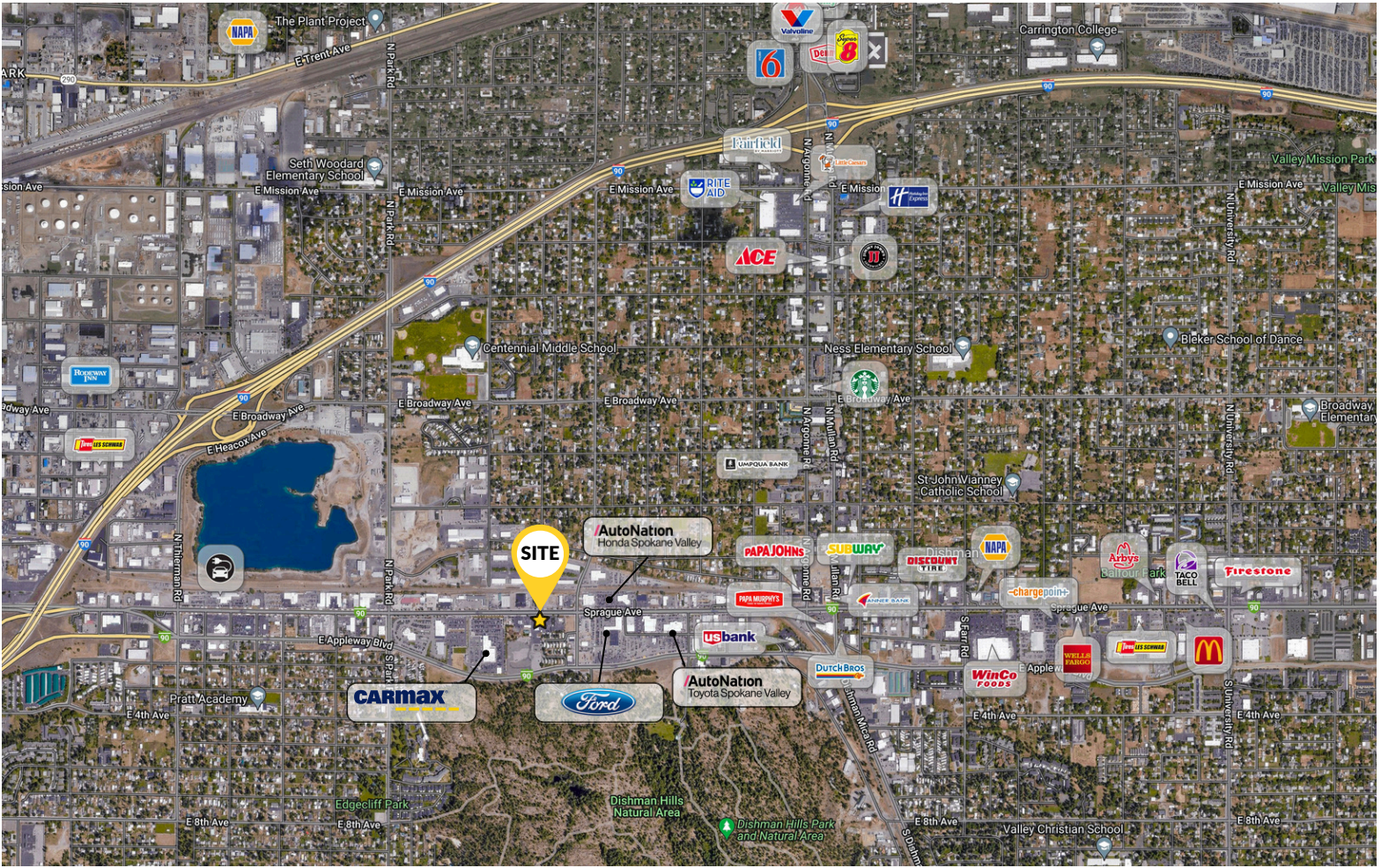
**TIM KESTELL**  
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Positioned between Sprague Avenue and Appleway Boulevard, this former Thrifty Car Sales & Rentals property offers an exceptional opportunity for retail, automotive users seeking strong frontage and exposure in a high-traffic corridor. The property features a ±4,250 SF building comprised of approximately ±1,800 SF of shop space and ±2,450 SF of office/showroom area situated on ±4 acres of Regional Commercial zoned land. With excellent access, prominent signage potential, and strong daily traffic counts, the site is well suited for a variety of commercial uses in one of the area’s most active retail and automotive trade corridors.



| <b>DEMOGRAPHICS</b>          | <b>1 MI</b> | <b>3 MI</b> | <b>5 MI</b> |
|------------------------------|-------------|-------------|-------------|
| <b>EST POPULATION 2025</b>   | 6,742       | 60,901      | 180,003     |
| <b>PROJ. POPULATION 2030</b> | 6,704       | 60,858      | 179,509     |
| <b>EST. HOUSEHOLDS 2025</b>  | 2,902       | 25,430      | 74,092      |
| <b>MEDIAN AGE</b>            | 38.8        | 38.1        | 37.8        |
| <b>2025 AVERAGE HHI</b>      | \$82,698    | \$93,702    | \$101,348   |
| <b>2025 MEDIAN HHI</b>       | \$66,474    | \$73,174    | \$78,379    |

- NEARBY BUSINESSES**
- Appleway Chevrolet
  - Appleway Toyota
  - Car Max
  - Dave Smith Nissan
  - Dishman Dodge
  - Gus Johnson Ford
  - Thrifty Car Rental and Sales



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[VIEW LOCATION](#)

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## OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201