

SHOWROOM FOR LEASE

RETAIL/FLEX SPACE

**21 N. SKIPWORTH RD. STE. 1
SPOKANE VALLEY, WA 99206**



OFFERING SUMMARY

Lease Rate \$1.25/SFT/MO

Estimated NNN \$0.20/SFT/MO

Suite 1 SFT 4,730 SFT

Bldg. SFT 8,280 SFT

Available Now

PROPERTY OVERVIEW

A former retail strip mall - the building has been used as a storage facility most recently. The building is being split into two units, each getting a new bathroom, a new office, new lighting, new power, and a gated yardspace.



[PROPERTY TOUR - CLICK HERE](#)

[WALKTHROUGH TOUR - CLICK HERE](#)

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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SUITE 1

- 4,730 SFT
- New Bathroom
- New Office
- 2 OH doors/10' w x 12' h
- New Lighting
- **New Power (800 amps)**
- Yard Space
- 15+ parking spaces
- Dumpster will be removed

SUITE 2 - LEASED

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PROPERTY DETAILS

LAND AREA	0.64 AC	SUITES	2	BLDG HEIGHT	17'
APN	45163.0541	OFFICES	4	OH DOORS	4 TOT/10' W X 12' H
PARKING	25 STALLS	BATHROOMS	2	CONSTRUCTION	MASONRY
POWER	1400 AMPS	YEAR BUILT	1983	ZONING	CMU

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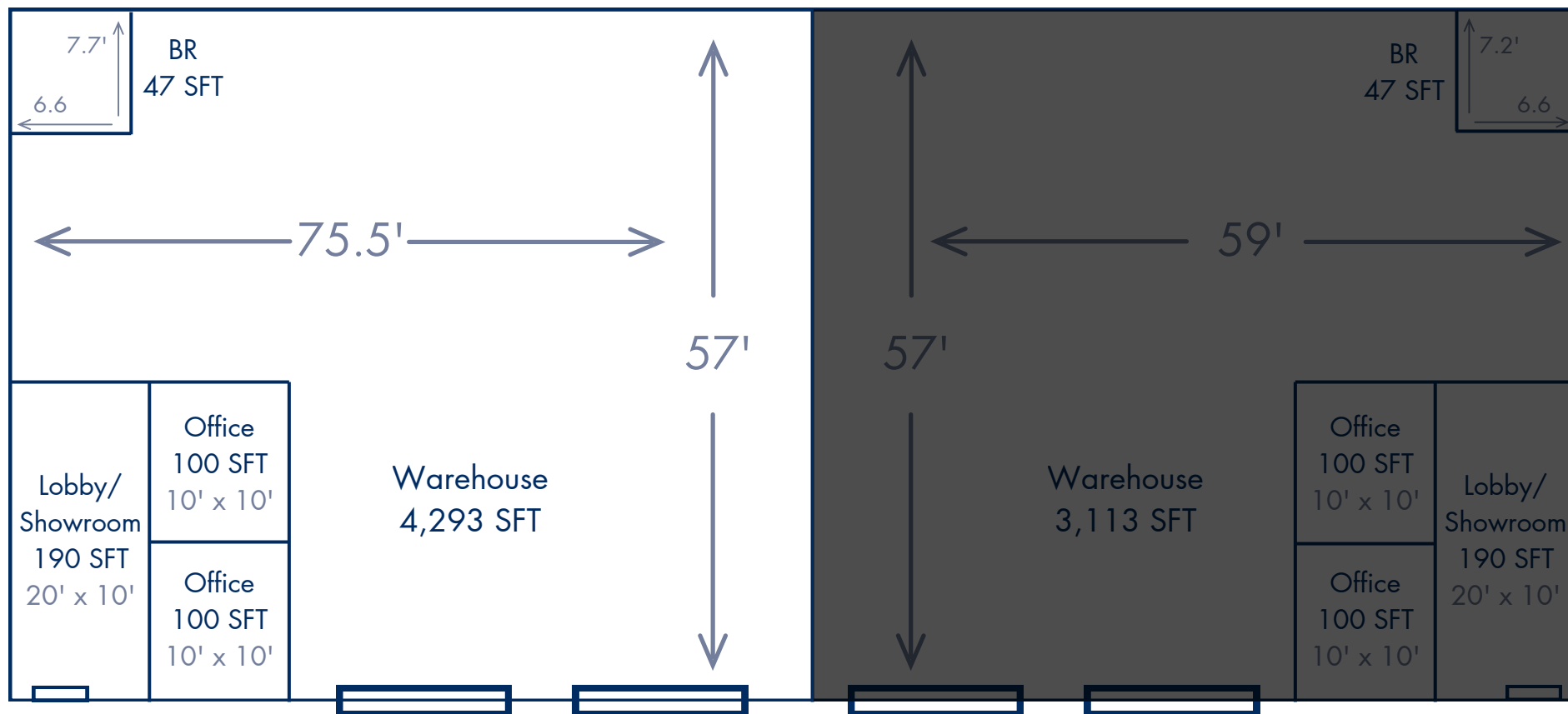


FLOOR PLAN

*Floor plan not drawn to scale

Suite 1

Suite 2 - Leased



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TENANT CAN OCCUPY:

 YARD SPACE
4,005 SFT

 PARKING LOT
7,207 SFT

Approximately 57% of the property

*measurements are an approx. measurement
+/- 2 SFT

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DEMOGRAPHICS	1 MILE	3 MILE
Population	14,141	80,518
Households	5,795	32,663
Median Age	39	39
Median HH Income	\$60,616	\$70,924
Daytime Employees	6,184	39,338
Population Growth '25 - '30	1.63%	1.84%
Household Growth '25 - '30	1.67%	1.82%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	N. Bowdish Rd. W	23,298
E. Sprague Ave.	N. Skipworth Rd. W	21,873
E. Sprague Ave.	N. University Rd. SE	16,304

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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