



# Retail/Office Space for Sublease



**1020 West Francis Ave**

1020 WEST FRANCIS AVE, SPOKANE, WA 99205

**PRESENTED BY:**

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WA #17968

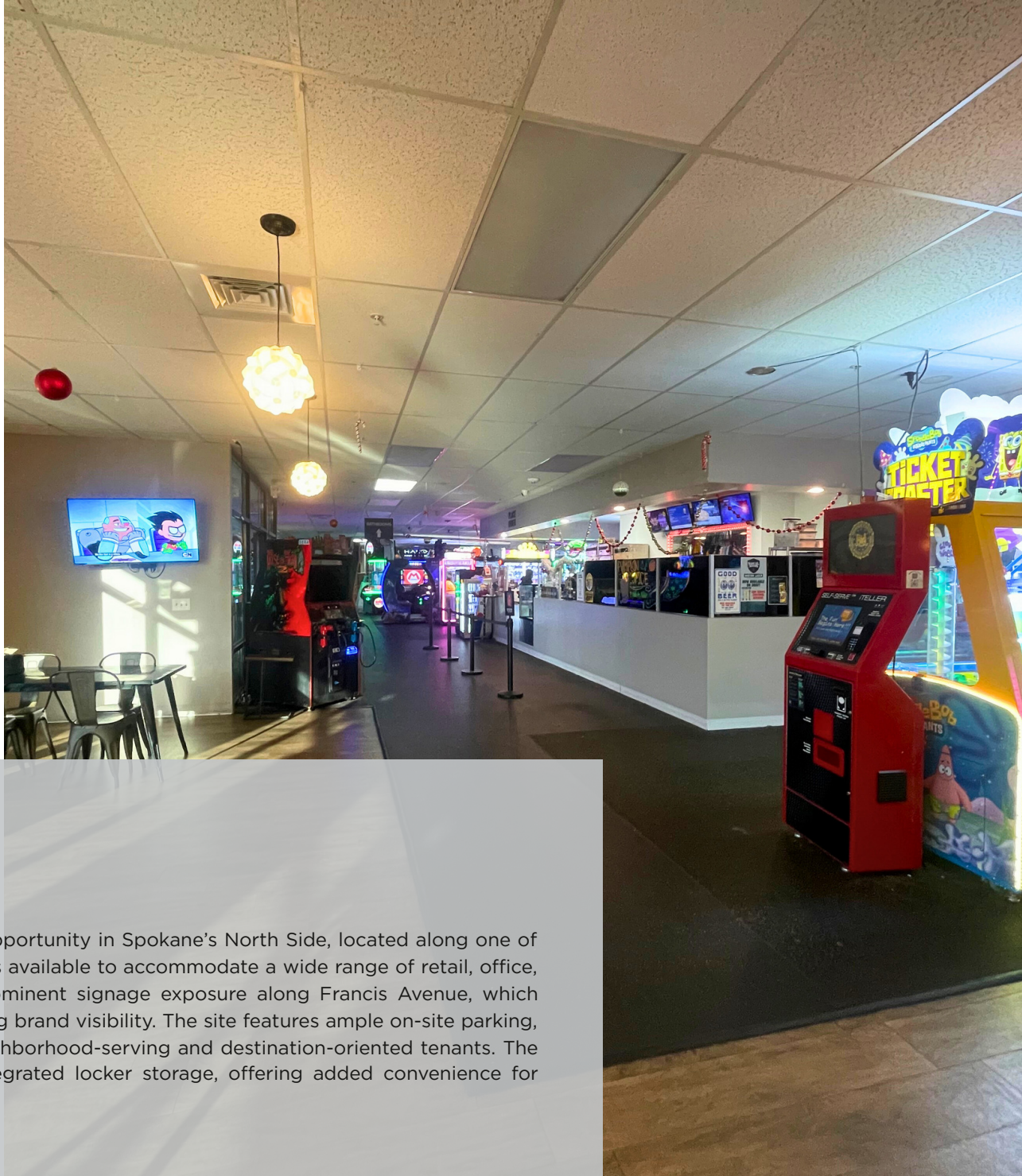
## PROPERTY SUMMARY

### 1020 W FRANCIS AVE SUBLEASE

1020 WEST FRANCIS AVE - SUITE H  
SPOKANE, WA 99205

#### OFFERING SUMMARY

|  |                                       |
|--|---------------------------------------|
| <b>SUBLEASE RATE:</b>                  | \$6.82 SF/YR/NNN<br>\$7,388/ MO/NNN   |
| <b>ARCADE LEASE:</b>                   | Through March 2027                    |
| <b>LEASE RATE:<br/>(POST SUBLEASE)</b> | \$14.00/SF/YR/NNN<br>\$15,167/ MO/NNN |
| <b>NNN EST.</b>                        | \$5.01/SF/YR   \$5,428/MO             |
| <b>BUILDING SIZE:</b>                  | 15,925 SF                             |
| <b>AVAILABLE SF:</b>                   | 13,000 SF                             |
| <b>LOT SIZE:</b>                       | 1.06 Acres                            |
| <b>ADT:</b>                            | 28,445 from Francis Ave               |



## PROPERTY SUMMARY

1020 W Francis Avenue offers a high-visibility retail leasing opportunity in Spokane's North Side, located along one of the area's primary east-west arterials. The ±13,000 SF space is available to accommodate a wide range of retail, office, service, or showroom users. The property benefits from prominent signage exposure along Francis Avenue, which carries approximately 28,445 vehicles per day, providing strong brand visibility. The site features ample on-site parking, convenient access, and a flexible layout suitable for both neighborhood-serving and destination-oriented tenants. The space also includes men's and women's restrooms with integrated locker storage, offering added convenience for employee-focused or service-oriented uses.

## PROPERTY HIGHLIGHTS

- Current lease through March 2027
- Prominent frontage on Francis Avenue
- ±28,445 average daily traffic from Francis Ave
- ±1.06-acre site with ample parking
- Located within an established retail corridor
- Strong surrounding residential density supporting neighborhood retail demand
- Nearby national and regional retailers driving consistent consumer activity
- High daytime and commuter traffic driven by Francis Avenue's east-west connectivity



**Established Retail  
Corridor**

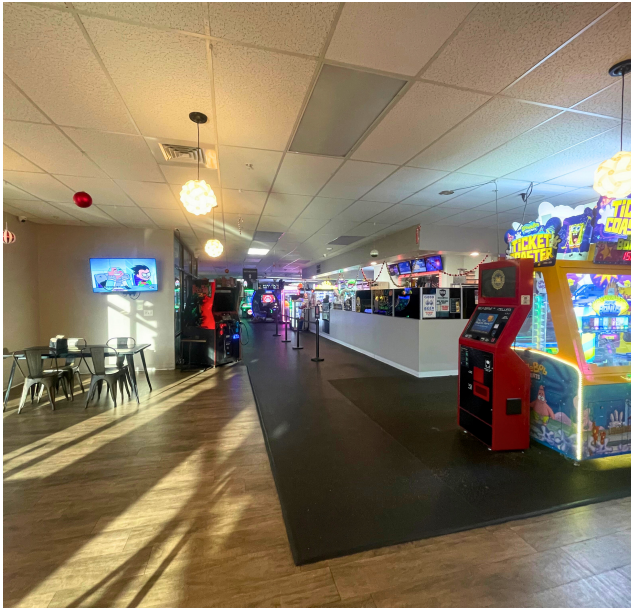


**Ample On-Site  
Parking**



**Strong Daily  
Traffic**

# ARCADE



REMAINING BALANCE THROUGH CURRENT LEASE TERM

|            | Suite H  | Rent             | CAMs             | Monthly Rent      |
|------------|----------|------------------|------------------|-------------------|
| \$6.27 psf | 13,000sf |                  |                  |                   |
| 4/1/2026   | 2.5% +   |                  |                  |                   |
|            | Mar      | 6,622.87         | 5,010.46         | 11,633.33         |
|            | April    | 6,788.44         | 5,010.46         | 11,798.90         |
|            | May      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | June     | 6,788.44         | 5,010.46         | 11,798.90         |
|            | July     | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Aug      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Sept     | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Oct      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Nov      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Dec      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | 2027     |                  |                  |                   |
|            | Jan      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Feb      | 6,788.44         | 5,010.46         | 11,798.90         |
|            | Mar      | 6,788.44         | 5,010.46         | 11,798.90         |
|            |          | <u>88,084.15</u> | <u>65,135.98</u> | <u>153,220.13</u> |



# RETAILER MAP



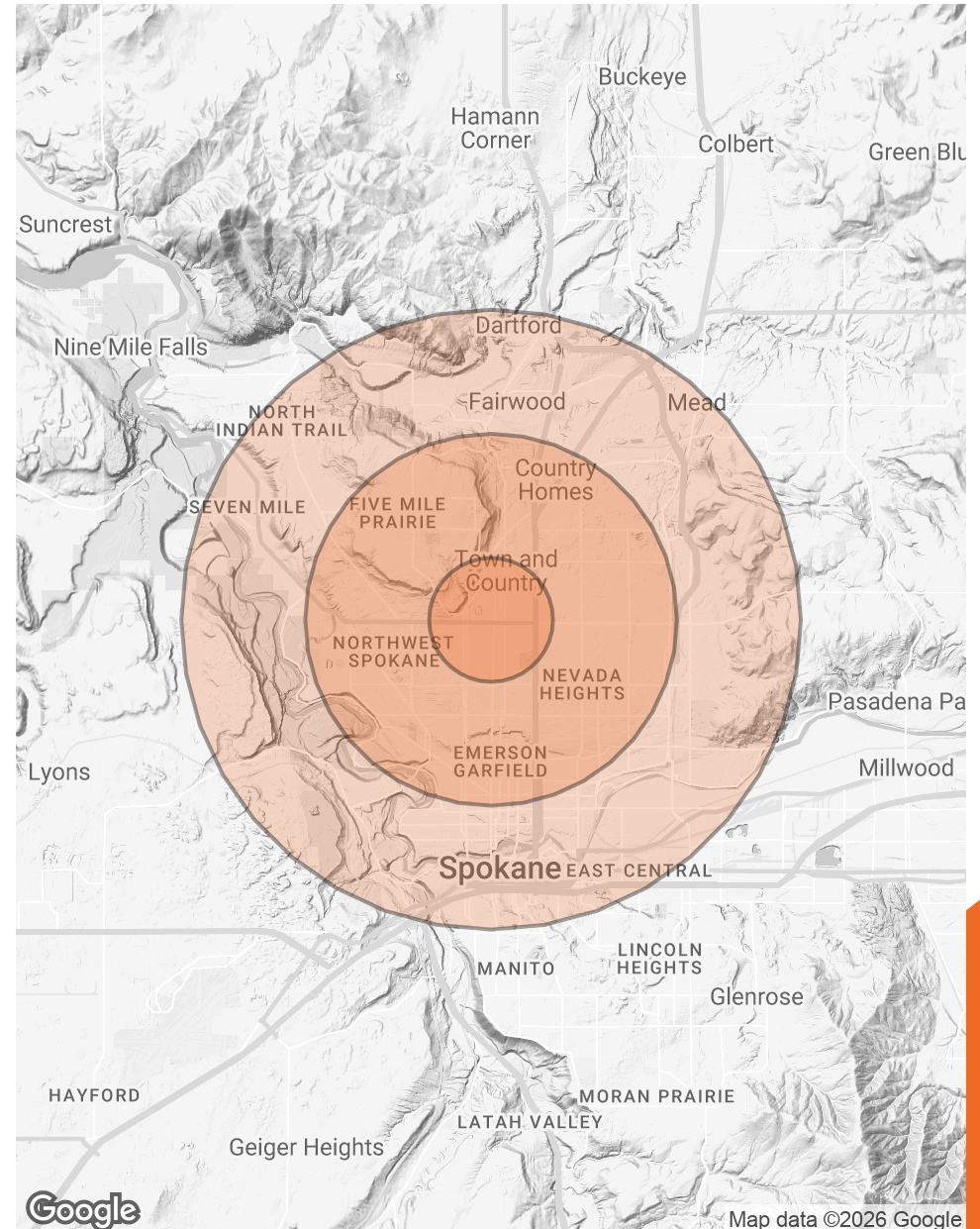
# DEMOGRAPHICS MAP & REPORT

| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 14,997 | 122,508 | 204,271 |
| <b>AVERAGE AGE</b>          | 40     | 39      | 39      |
| <b>AVERAGE AGE (MALE)</b>   | 39     | 38      | 38      |
| <b>AVERAGE AGE (FEMALE)</b> | 42     | 40      | 40      |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 6,292     | 48,885    | 83,091    |
| <b># OF PERSONS PER HH</b> | 2.4       | 2.5       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$76,512  | \$80,678  | \$83,381  |
| <b>AVERAGE HOUSE VALUE</b> | \$354,387 | \$373,002 | \$404,966 |

Demographics data derived from AlphaMap





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# Collective Strength, Accelerated Growth

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SPOKANE, WA 99201



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