

FOR LEASE



RETAIL/OFFICE SPACE AVAILABLE

1826 E Sprague Avenue
Spokane, WA 99202

LEASE RATE	\$6,250 / Month
EST. NNN RATE	\$5.00 PSF
AVAILABLE SUITE 1	± 6,200 SF
TOTAL BLDG SIZE	± 12,420 SF
YEAR BUILT	1922
LOT SIZE	± 7,100 SF (± 0.16AC)
PARCEL NO.	35212.0307
ZONING	CC1 - EC

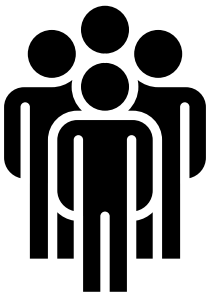
KIEMLE
HAGOOD

TIM KESTELL

509.755.7542

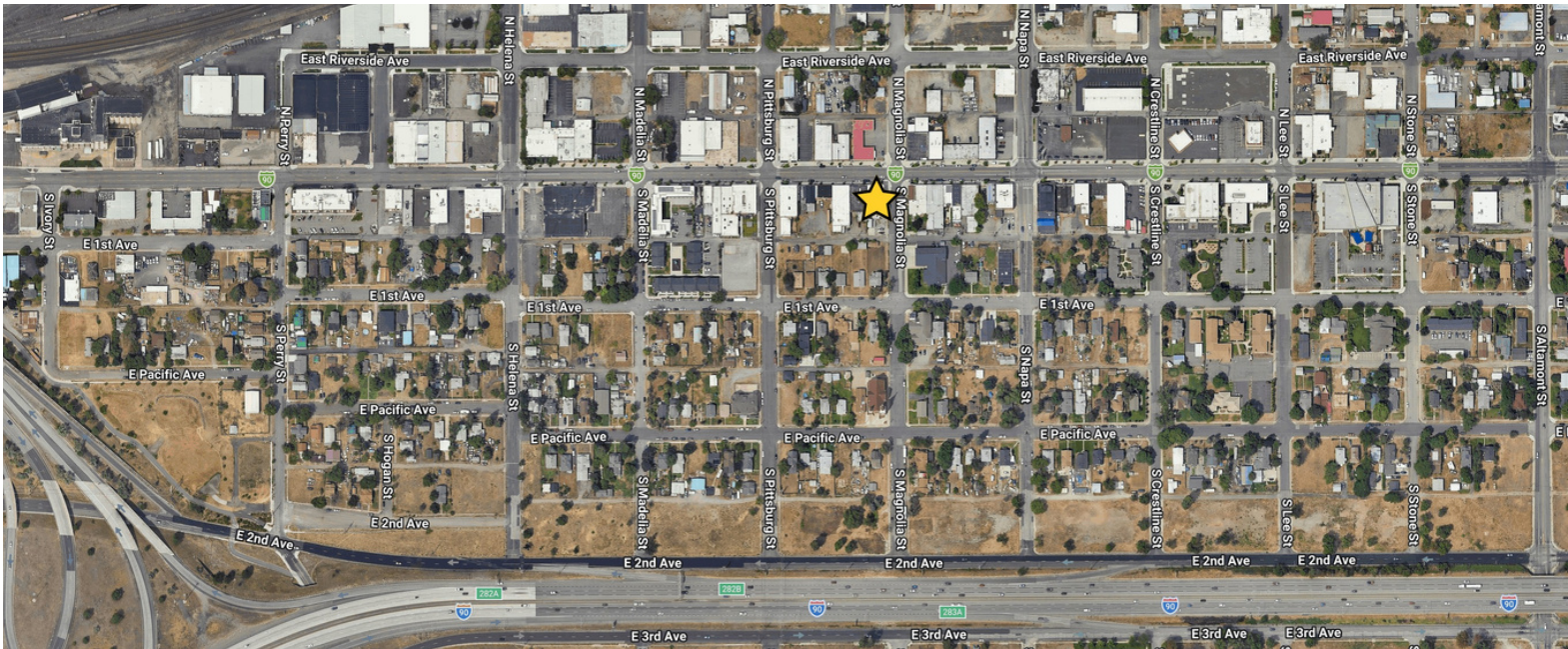
tim.kestell@kiemlehagood.com

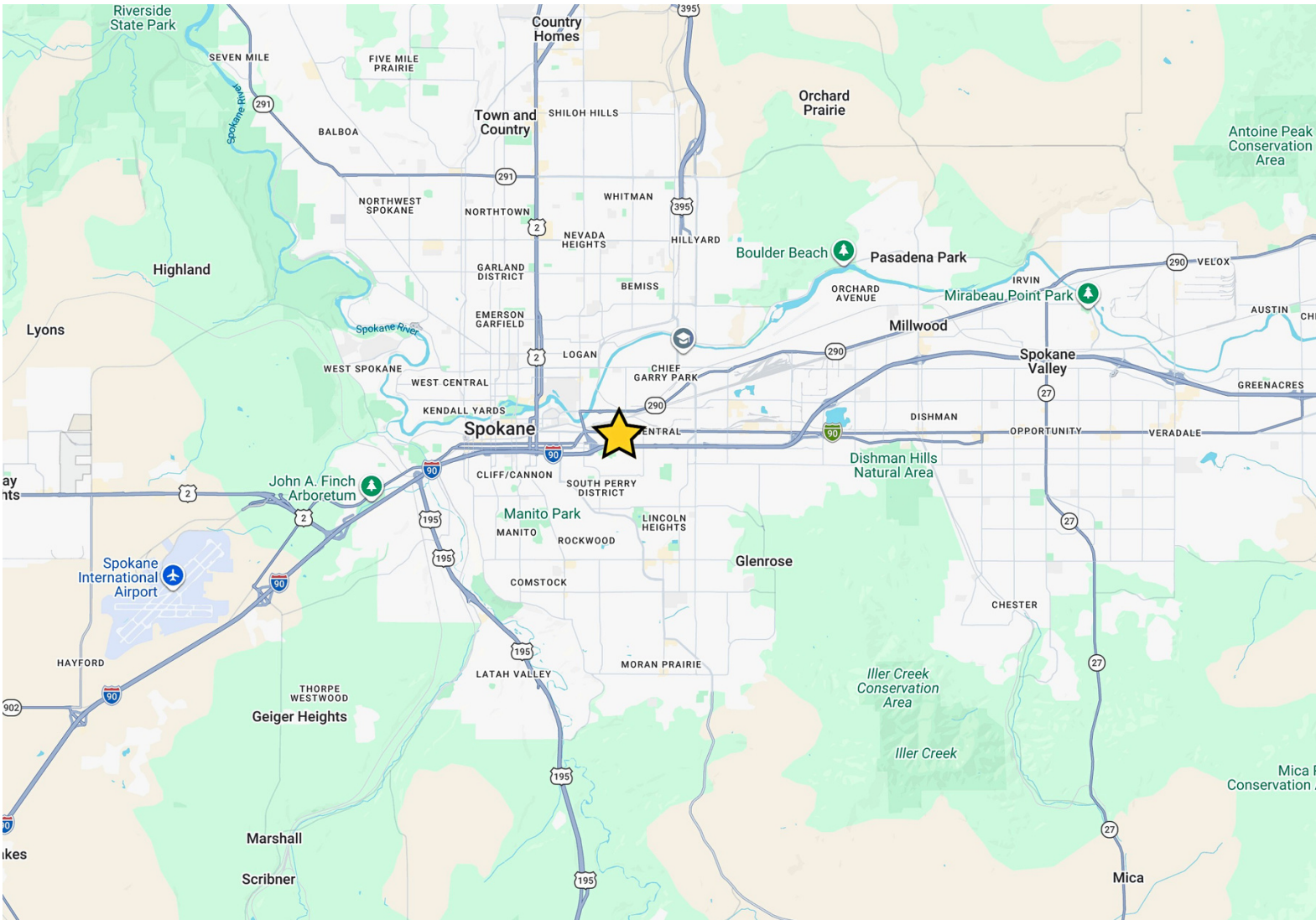
This corner-located commercial property offers a full main-floor retail opportunity with a spacious, light filled interior, high ceilings, and excellent visibility. The property also features basement storage, providing valuable additional space for inventory, equipment, or operational needs. Its bright, open layout and prominent corner location create an attractive setting.



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Estimated Population 2026	12,121	121,242	231,912
Projected Population 2031	12,396	120,094	228,245
Estimated Households 2026	4,611	53,341	101,300
Median Age	32.2	36.5	37.2
Average Household Income	\$80,164	\$98,301	\$103,736
Median Household Income	\$66,647	\$74,289	\$77,670





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

1579 W RIVERSTONE DRIVE, SUITE 102

COEUR D'ALENE, ID 83814