



FOR LEASE

Riverside Mixed Use Building

226 W RIVERSIDE AVE

Spokane, WA 99201

PRESENTED BY:

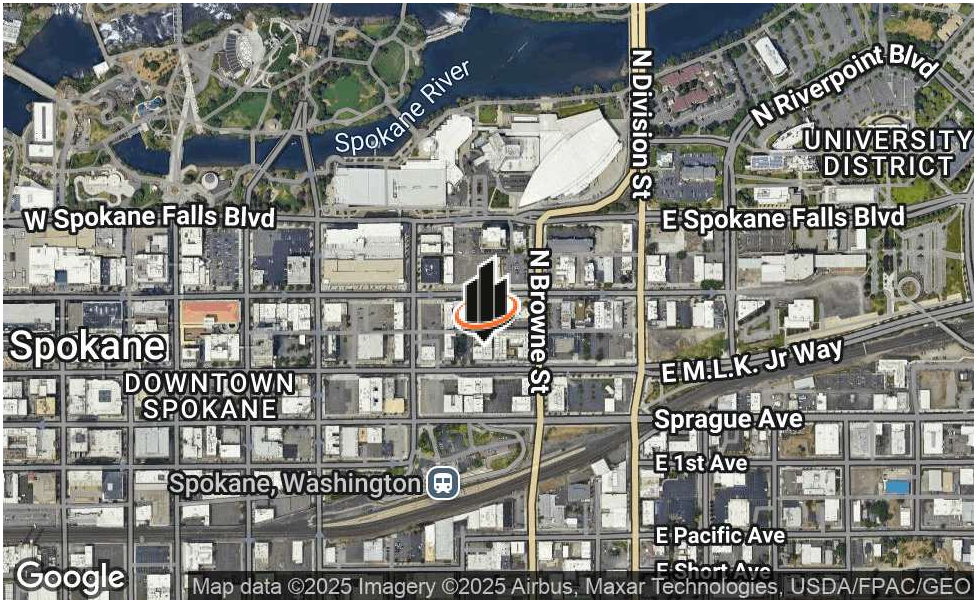
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WA #23007080

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,500.00 per month (NNN)
BUILDING SIZE:	21,183 SF
AVAILABLE SF:	4,200 SF
LOT SIZE:	0.33 Acres
ESTIMATED NNN'S	\$2.00/SF/YR
YEAR BUILT:	1902
ZONING:	DTG
SUBMARKET:	City Center Spokane
APN:	35184.0919

PROPERTY OVERVIEW

- 4,200 SF: Open layout** with high ceilings, ideal for retail, creative office, or showroom use
- Lease Rate: \$3,500/month NNN** - Competitive downtown rate with excellent value per SF
- Zoning: DTG (Downtown General)** - Allows a broad range of commercial uses
- Location:** Prime frontage on Riverside Ave in Spokane's urban core - High foot traffic and strong visibility within the City Center
- Historic Character with Modern Updates** - Originally built in 1902, updated to meet contemporary commercial needs
- Proximity to University District & Downtown Amenities** - Surrounded by offices, retail, dining, and public transit
- Demographics:** 116,000+ residents within 3 miles/Average household income: \$82,600 within 3 miles

ADDITIONAL PHOTOS

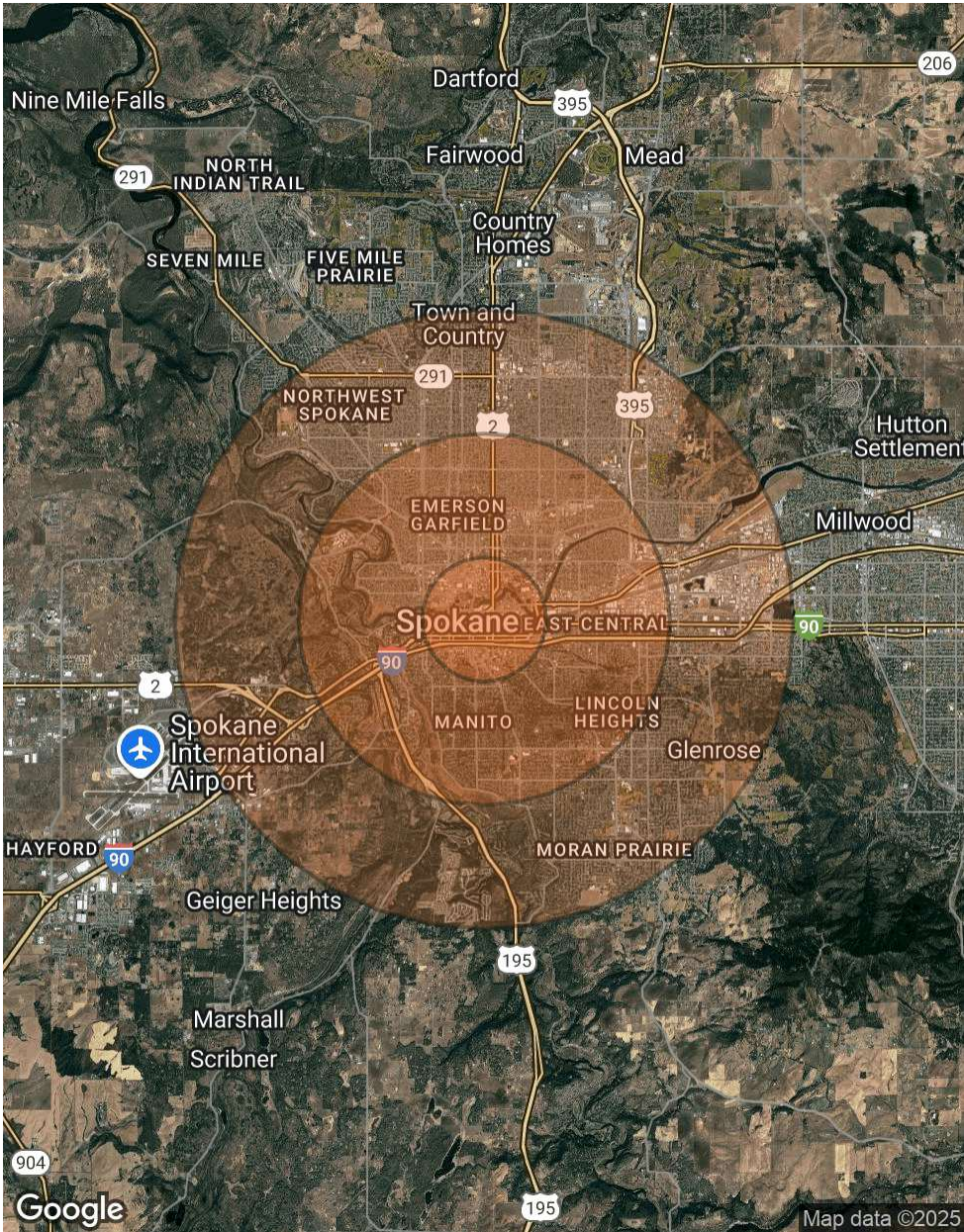


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,573	116,049	228,428
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,274	49,407	94,914
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$65,685	\$82,633	\$87,333
AVERAGE HOUSE VALUE	\$488,316	\$430,426	\$417,319

Demographics data derived from AlphaMap



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