



FOR LEASE

5105 E 3RD AVE

Spokane Valley, WA 99212

Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 2,173 | 20,871 | 69,362 |
| TOTAL POPULATION | 5,030 | 50,787 | 168,300 |
| AVERAGE HH INCOME | \$51,237 | \$57,507 | \$57,664 |

Available Spaces

| SPACE | RATE | SIZE |
|-----------|------------|----------|
| SUITE 103 | \$18 SF/YR | 880 SF |
| SUITE 105 | \$18 SF/YR | 1,275 SF |

Highlights



Centrally Located



Freeway Reader Board Signage



Off-Street Parking



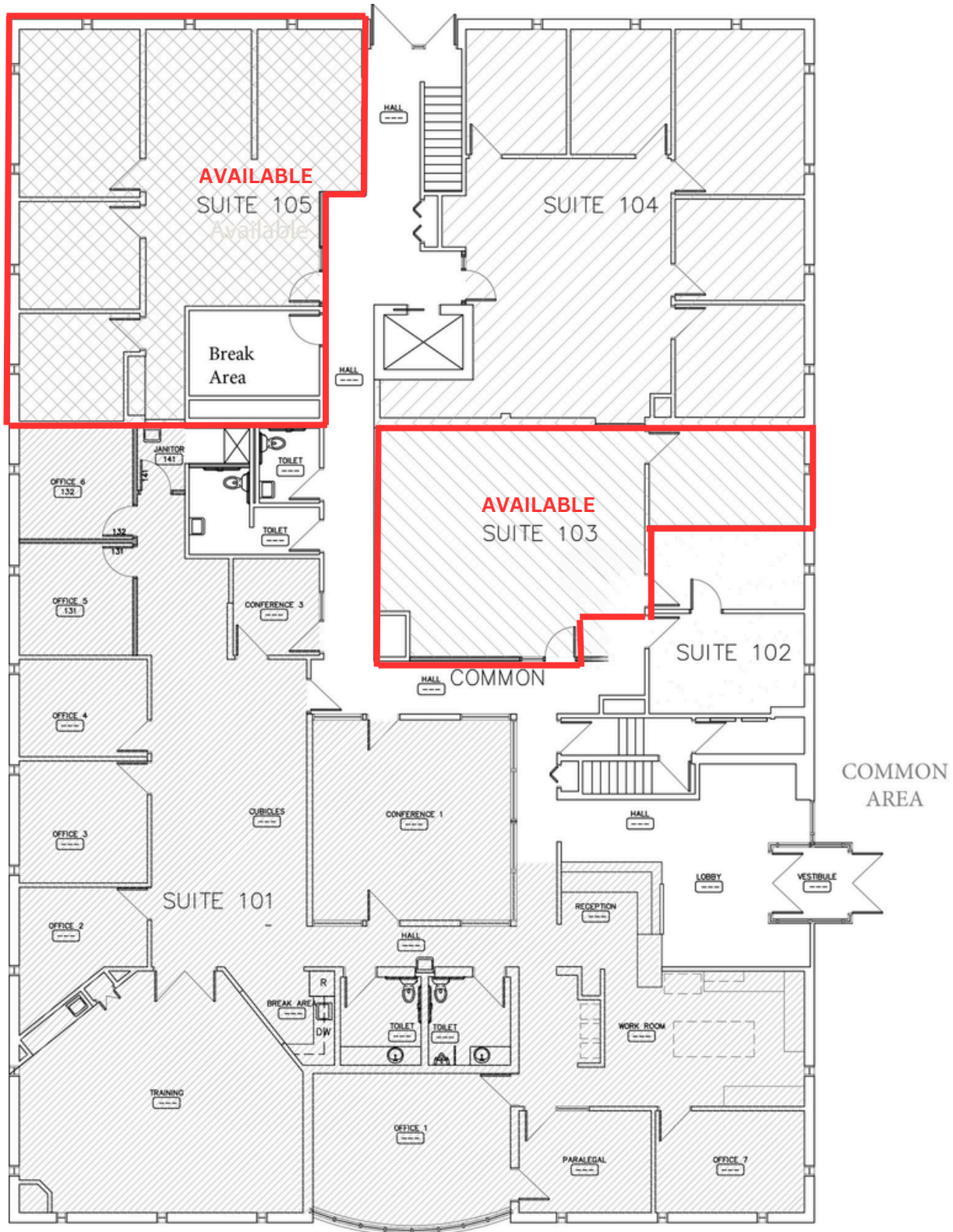
Convenient Location between Spokane and Spokane Valley



Modified Gross Lease
Contact broker for more info

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LOCATION OVERVIEW

Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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AERIAL MAP

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