

OFFICE OR RETAIL SPACE FOR LEASE

HIGH TRAFFIC VALLEY HOSPITAL CORRIDOR

12209 E. MISSION AVE.
SPOKANE VALLEY, WA 99206



I-90
VPD - 100,000



East Wing Available - 09/01/2026

West Wing Available - 03/01/2027

OFFERING SUMMARY

Lease Rate	\$22 SFT/YR/NNN
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Est. NNN	\$6/SFT/MO
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East Wing SFT	2,094 SFT
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West Wing SFT	3,500 SFT
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Total SFT	5,594 SFT
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Floor	2nd Level
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Zoning	RC
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APN	45094.0136
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➡ [**PROPERTY VIDEO - CLICK HERE**](#)

STEVEN DAINES
SETH PETERSON

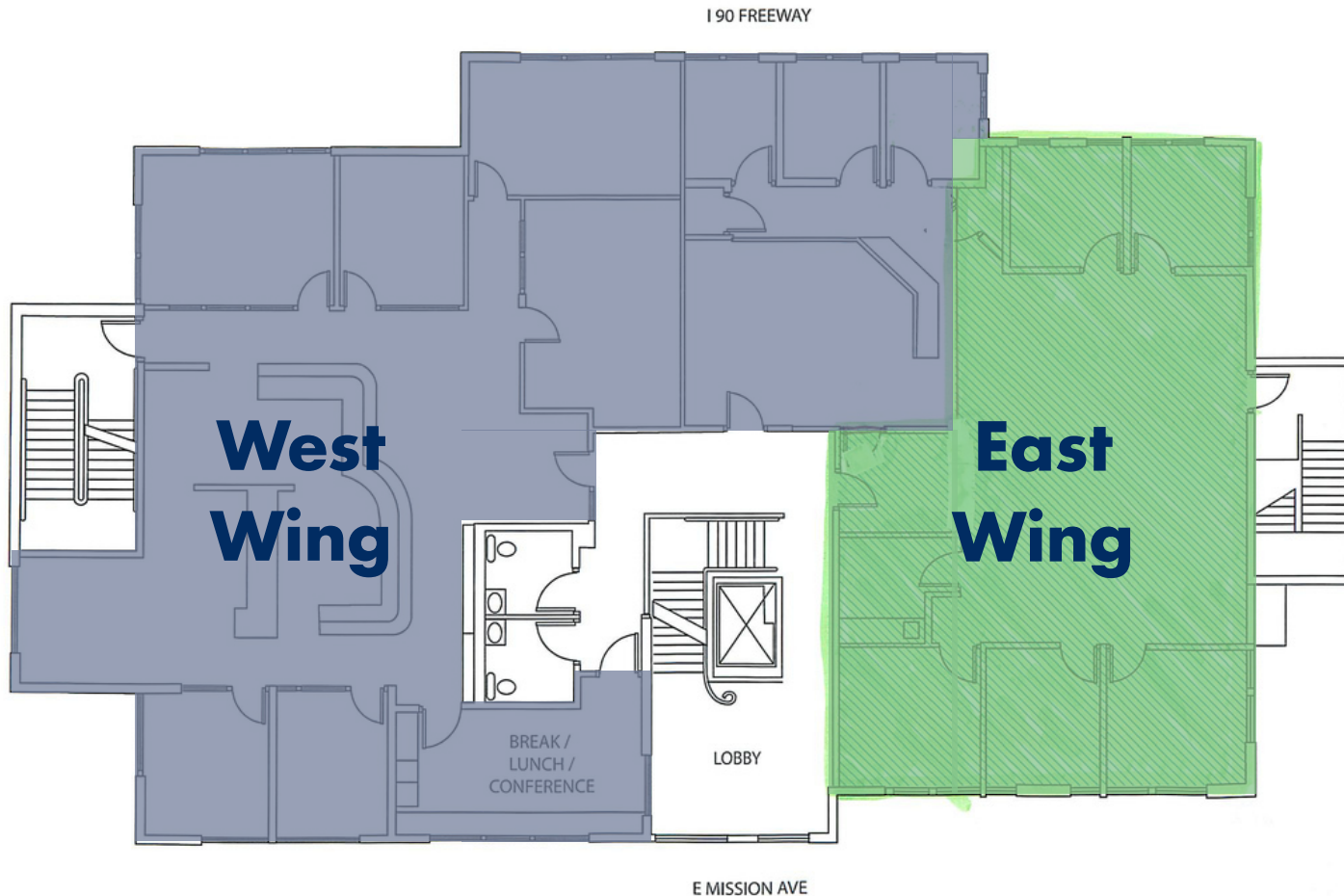
• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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12209 E. MISSION AVE.
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East Wing

- 2,094 SFT
- Available 09/01/2026
- 5 Private Offices
- Conference Room
- Lobby
- Stair & Elevator Access

West Wing

- 3,500 SFT
- Available 03/01/2027
- 9 Large Private Offices
- Break Room or Conference Rooms
- Lobby/Reception Area
- Stair & Elevator Access

Floor SFT: 6,083 SFT

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EAST WING:



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WEST WING:



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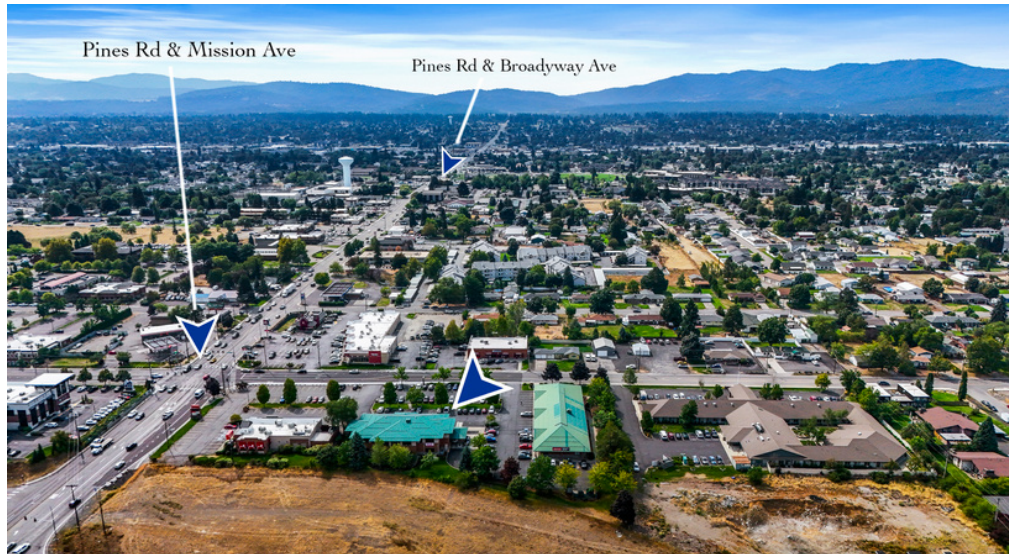
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DEMOGRAPHICS

1 MILE

3 MILE

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

Population

15,646

78,021

I-90

N. Pines Rd. E

101,629

Households

6,984

31,921

I-90

I-90 W

98,912

Median Age

35

39

N. Pines Rd.

N. Pines Rd. E

87,310

Median HH Income

\$58,460

\$70,435

Daytime Employees

6,675

41,072

Population Growth '25 - '30

2.95%

1.99%

Household Growth '25 - '30

2.96%

1.97%

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