

# GHOST KITCHEN AND/OR OFFICE FOR LEASE

FREESTANDING RETAIL

5503 N. WALL ST.  
SPOKANE, WA 99205



- Suites can be leased separately or together.
- Kitchen Equipment included.
- Hood Type : Type 1 commercial kitchen hood (grease hood) with an ANSUL R-102 wet chemical fire suppression system.

**Suite 102** - Kitchen

**Suite 103** - Office

## OFFERING SUMMARY

<b>Lease Rate Suite 102</b>	\$2,500/MO/NNN
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<b>Lease Rate Suite 103</b>	\$1,000/MO/NNN
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<b>Lease Rate Combined</b>	\$3,300/MO/NNN
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<b>102 SFT</b>	830 SFT
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<b>103 SFT</b>	700 SFT
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<b>Total SFT</b>	1,530 SFT
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<b>Est. NNN</b>	\$0.20/SFT/MO
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**[PROPERTY VIDEO - CLICK HERE](#)**

**SETH PETERSON  
CAYDEN KERR**

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[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

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DAINES CAPITAL  
COMMERCIAL REAL ESTATE



## PROPERTY DETAILS

\*MULTI-TENANT PYLON SIGN  
DISPLAYED ALONG WALL ST.

<b>LAND AREA</b>	0.23 AC	<b>PARKING</b>	12 STALLS	<b>FLOORS</b>	1
<b>APN</b>	36312.5603	<b>TENANCY</b>	MULTI	<b>CONSTRUCTION</b>	WOOD FRAME
<b>BLDG SFT</b>	3,024 SFT	<b>YEAR BUILT</b>	1953	<b>ZONING</b>	NR

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DEMOGRAPHICS	1 MILE	3 MILE
Population	16,616	129,029
Households	6,914	50,905
Median Age	38	37
Median HH Income	\$69,990	\$65,251
Daytime Employees	9,475	58,783
Population Growth '25 - '30	0.63%	1.27%
Household Growth '25 - '30	0.64%	1.29%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Monroe St.	W. Rowan Ave. N	14,792
N. Monroe St.	W. Central Ave. NE	14,646
N. Wall St.	W. Joseph Ave. S	11,213

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