



FOR LEASE!

5830 N Division St,
Spokane, WA 99207

Ground Lease
Built-to-Suit



**HAWKINS
EDWARDS**

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LOWE'S

SPORTSMAN'S WAREHOUSE

KAISER PERMANENTE

Arby's

DOLLAR TREE

PROVIDENCE Medical Group

Jack in the box

RITE AID

ExtraSpace Storage

**FOR LEASE!
Pad Site A**

Guitar Center

OLD NAVY

**FOR LEASE!
Pad Site B**

BOOT BARN

TRADER JOE'S

ROSS DRESS FOR LESS

ULTA BEAUTY

HWY 2 / HWY 395 (40,800+ VPD)

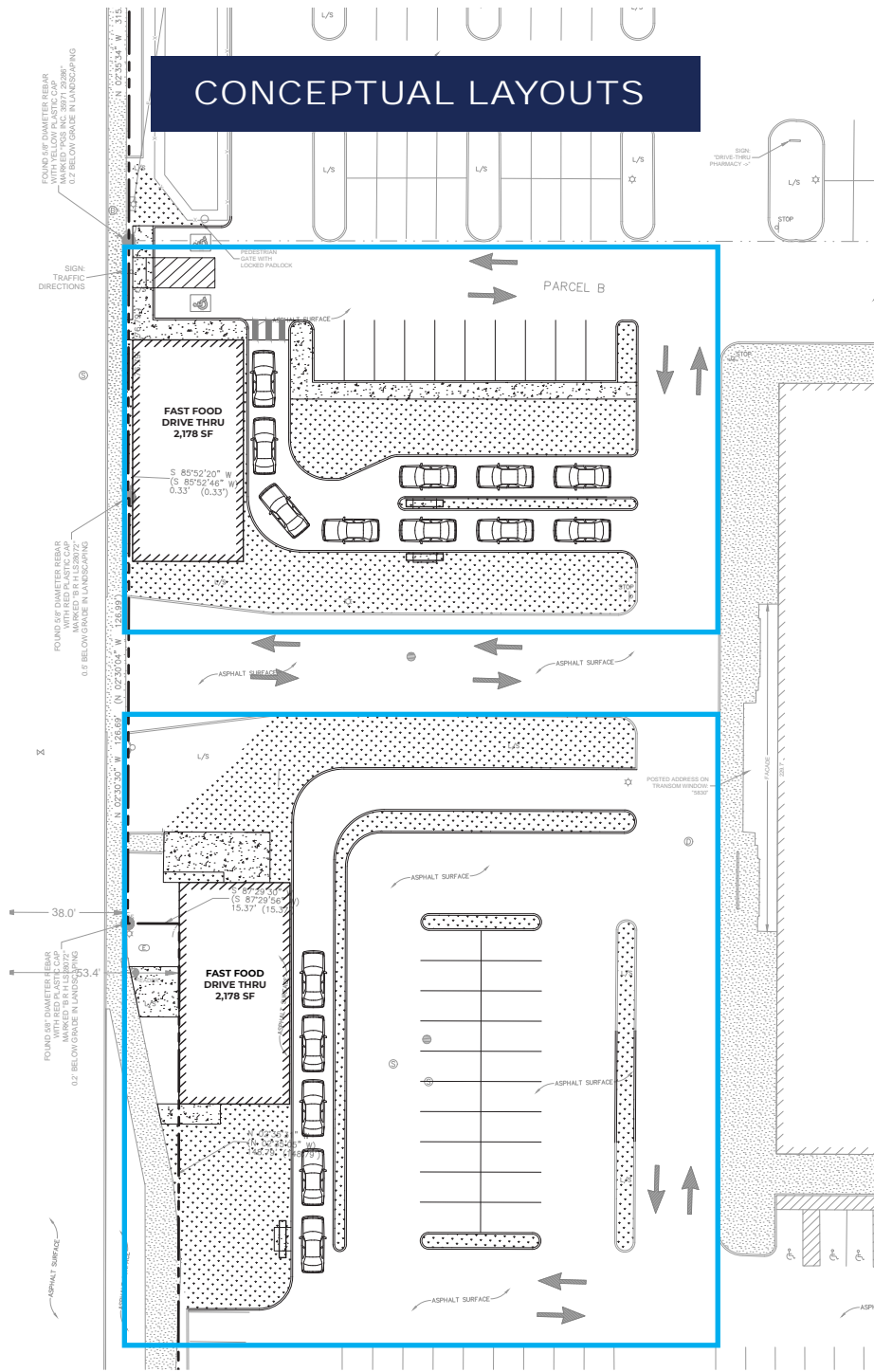
Sharis

CHASE

E ROWAN AVE (4,600+ VPD)

For Lease: 5830 N Division St, Spokane, WA 99207

FOR LEASE!



PRIME NORTH DIVISION STREET PADS FOR LEASE -

HIGH-TRAFFIC RETAIL OPPORTUNITY

Two prime pads are now available for lease on **North Division Street**, one of the busiest commercial corridors in the area, with nearly **41,000 vehicles passing daily**. Positioned at the entrance of a thriving shopping center, these pads offer an excellent opportunity for **fast food or drive-thru tenants** seeking maximum visibility and accessibility.

The adjacent **Burlington store** is set to undergo a **major transformation** into a **climate-controlled self-storage facility**, with construction expected to commence later this year and full completion projected for **late 2026**.

Surrounded by a strong retail mix, this location benefits from national and regional co-tenants, including **Rite Aid, Trader Joe's, Ross, Boot Barn, Guitar Center, Ulta, and Old Navy**. Additionally, the site is just minutes from **Providence Holy Family Hospital** and **NorthTown Mall**, making it a **high-demand trade area**.

Asking Rent: Ground Lease (Contact Broker for Pricing)

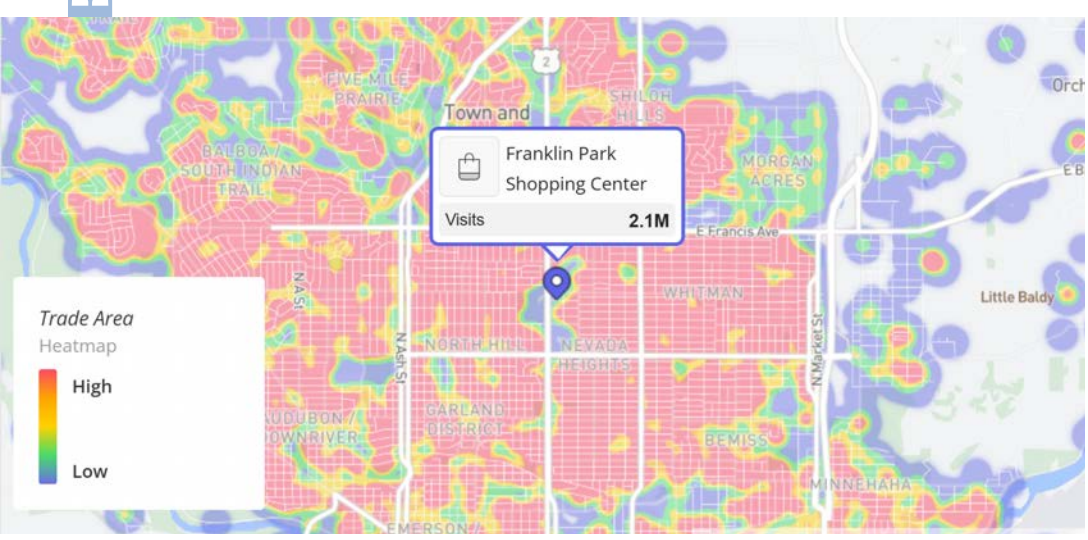
Build-to-Suit

This is an excellent opportunity to secure a **high-visibility** location in a well-established retail hub.

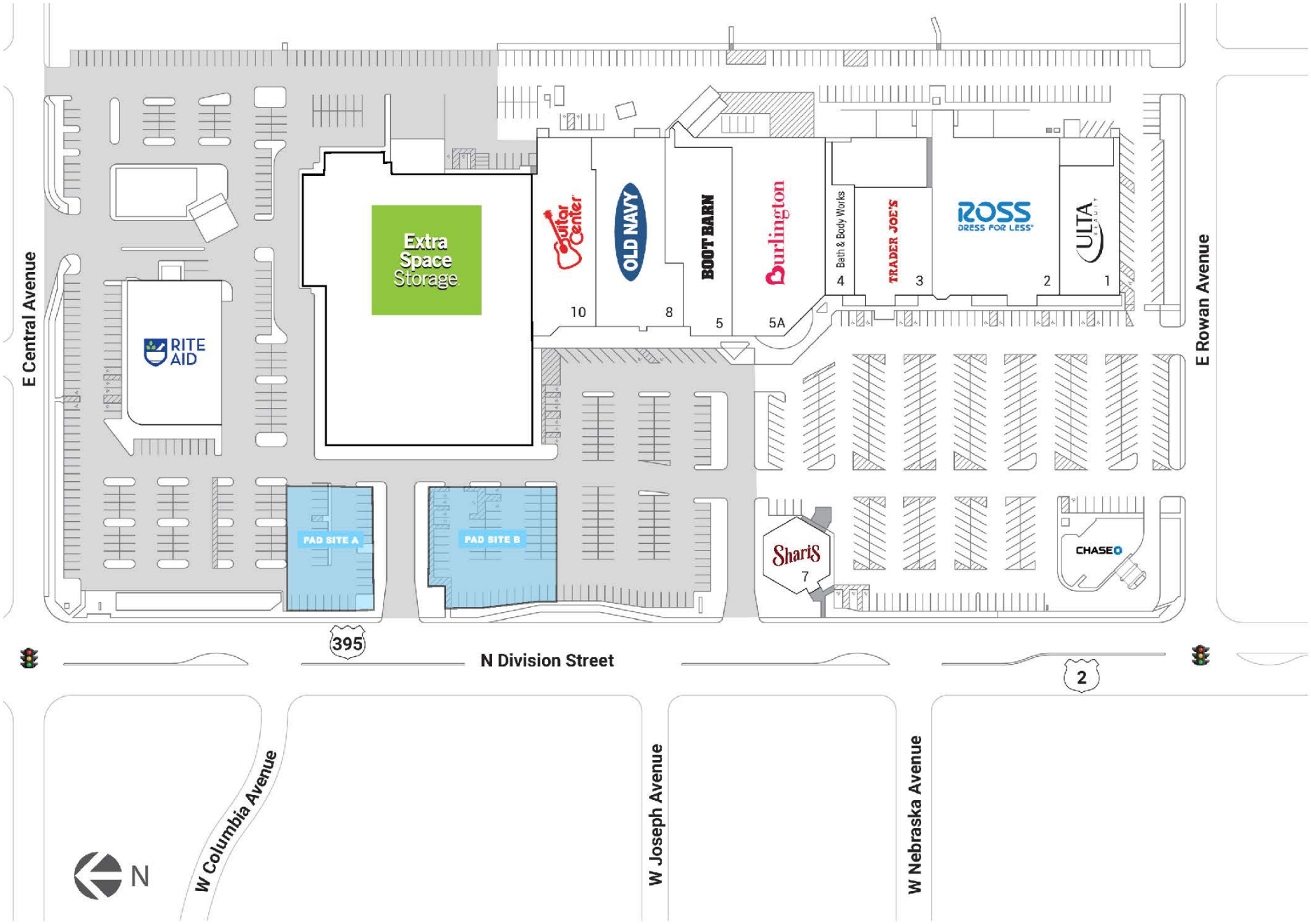
CONTACT US TODAY FOR MORE DETAILS!

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FOR LEASE!



PAD SITE FEATURES

Ground Lease

Built-to-Suit

- Up to 15,000 SF building
- Drive-Thru Permitted
- Cross access and parking throughout entire center

Strategic Location

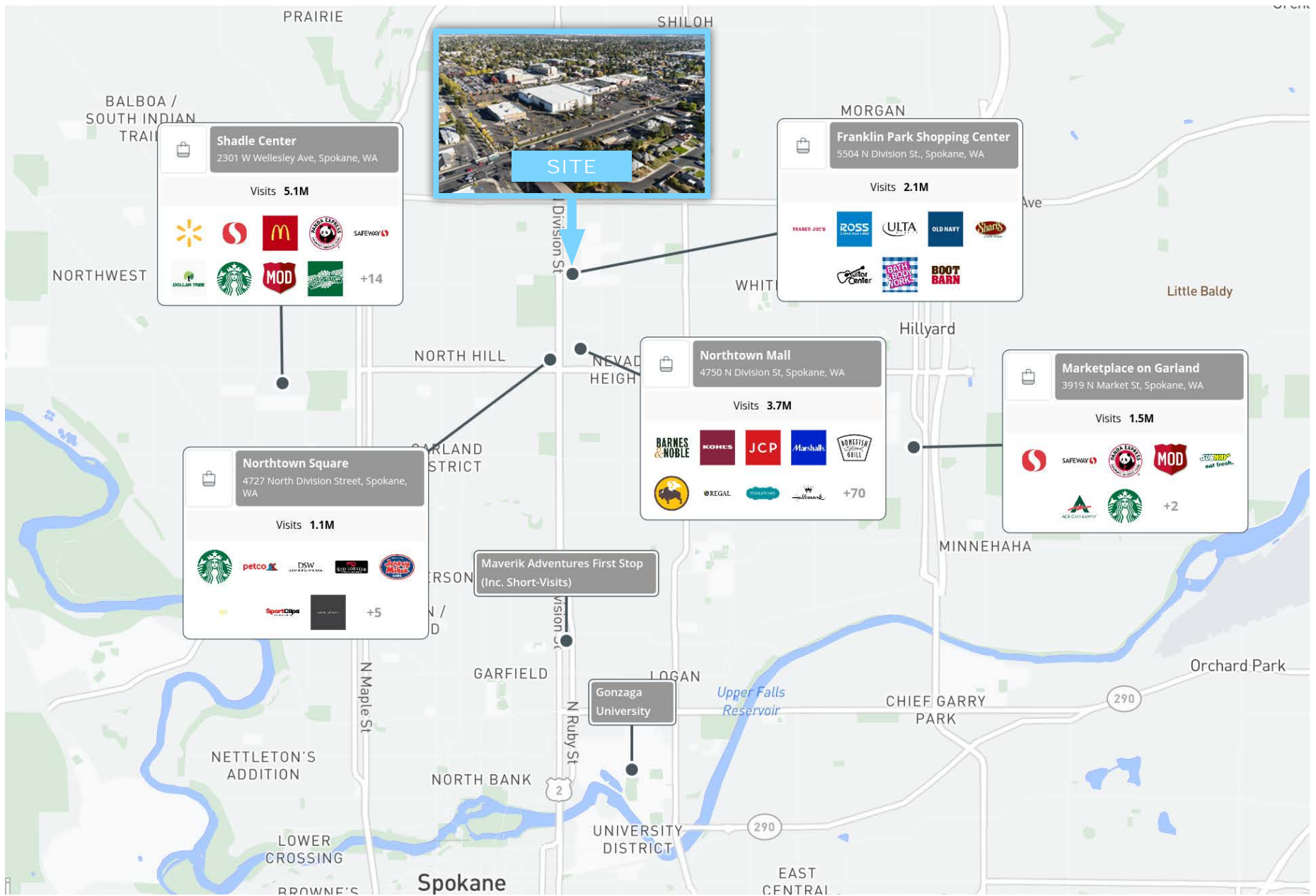
- Anchored by top performing Trader Joe's (top 20% in Washington per Placer.ai)
- Shadow anchored by Rite Aid, Trader Joe's, Ross, Boot Barn, Guitar Center, Ulta, and Old Navy
- 40,800+ VPD
- Adjacent to Providence Holy Family Hospital

Burlington Re-Construction

The adjacent Burlington store is set to undergo a major transformation into a climate-controlled self-storage facility, with construction expected to commence later this year and full completion projected for late 2026.



FOR LEASE!





FRANKLIN PARK

SERENITY DENTAL

CHASE

MADISON ELEMENTARY

ROSS DRESS FOR LESS

ULTA BEAUTY

Sharis

FRANKLIN PARK SHOPPING CENTER (2.1M+ VISITORS ANNUALLY)

PROVIDENCE Medical Group

TRADER JOE'S

BOOT BARN

OLD NAVY

Guitar Center

FOR LEASE! Pad Site B

HWY 2 / HWY 395 (40,800+ VPD)

ExtraSpace Storage

FOR LEASE! Pad Site A

RITE AID

E CENTRAL AVE (2,000+ VPD)

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SPOKANE, WA

Well connected via highways, air, rail, utilities and fiber, Spokane serves as the regional hub of Eastern Washington. The infrastructure network provides a diverse economic foundation for the metro.

DIVERSIFYING ECONOMY

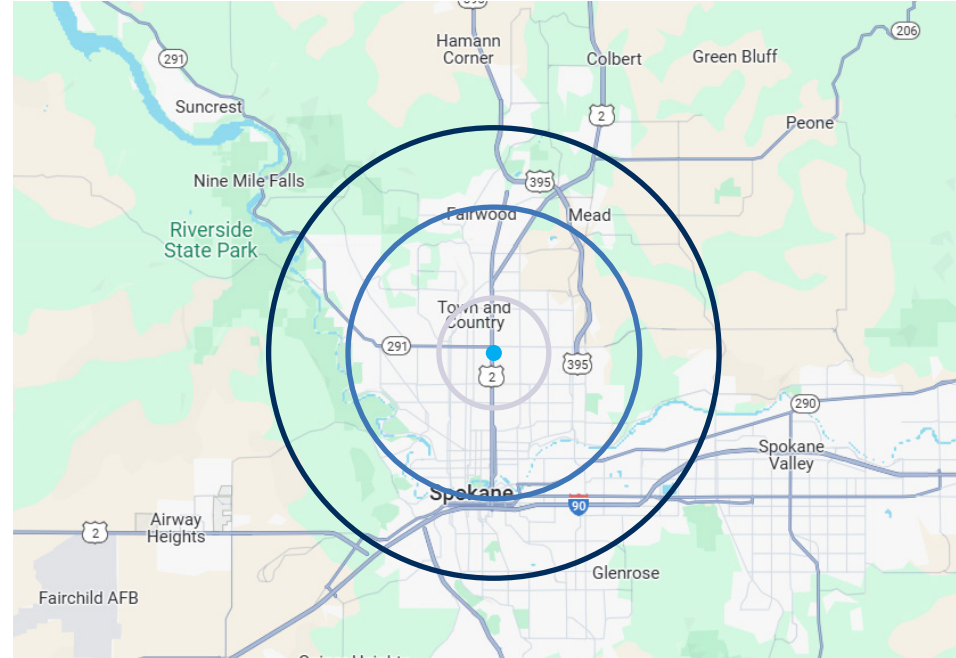
The region is moving away from a natural resources and agriculture-oriented economy to one that is more service and technologically based, expanding the healthcare and health sciences sector.

POPULATION GROWTH

The rate of population growth outpaces that of the nation as a favorable climate, jobs, outdoor activities and cultural amenities attract new residents, including many retirees.

INSTITUTIONS OF HIGHER LEARNING

Washington State University Spokane, Eastern Washington University, Gonzaga University and Community Colleges of Spokane provide an educated and skilled workforce in the region.



POPULATION	1 MILE	5 MILES	10 MILES
2020 Population	19,685	213,126	397,846
2024 Population	20,023	219,562	412,716
2029 Population Projection	21,233	233,345	439,157
Population Growth 2020-2024	1.72%	3.02%	3.74%
Pop Growth Forecast 2024-2029	6.04%	6.28%	6.41%
Average Age	37.3	37.2	38.6

HOUSEHOLDS	1 MILE	5 MILES	10 MILES
Median Home Value	\$225,202	\$297,552	\$344,552
2024 Total Households	8,560	89,489	166,043
2029 Household Projection	9,091	95,371	177,093
Annual Growth 2024-2029	6.20%	6.57%	6.65%
Median HH Income	\$44,466	\$57,196	\$63,928
Avg. HH Income	\$57,159	\$73,730	\$83,254
Avg. HH Vehicles	2	2	2





PAD SITE A

PAD SITE B



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