



FOR LEASE

**118 S DIVISION
122 S DIVISION
12 W PACIFIC
130 S DIVISION**

Spokane Valley, WA 99202

Exclusively listed by:

CLAYTON MCFARLAND

COMMERCIAL BROKER

509.344.4929

CMCFARLAND@G-B.COM

Suites & Pricing

- **118 S Division**
 - Unit 1, \$12/SF, 3,021 SF
 - Unit 2, \$12/SF, 3,756 SF
 - Unit 3, \$12/SF, 1,150 SF
 - Unit 4, \$12/SF, 882 SF
- **122 S Division**
 - \$1,750/mo, 1,750 SF
- **12 W Pacific**
 - \$2,250/month, 4,725 SF
- **130 S Division**
 - \$3,750/month, 4,830 SF



// 118 S Division PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rustic and charming retail, office, warehouse space available in a prime downtown location. Space is demisable and characterized by exposed brick and urban creative potential.

PROPERTY FEATURES

- NNN estimated at \$4.00/SF
- Free Rent with Qualified Lease
- 3 Phase Power Available!
- Rustic Retail/Office/Warehouse Space
- Prime Division Street Exposure with High Visibility
- Great Signage Opportunity
- University District Adjacent
- Free Parking
- Loading Dock Doors
- Tenant Improvements Negotiable

SPACES	LEASE RATE	SPACE SIZE
Unit 1 (Vanilla Shell Retail)	\$12.00 SF/yr	3,021 SF
Unit 2 (Vanilla Shell Retail)	\$12.00 SF/yr	3,756 SF
Unit 3 (Warehouse Storage)	\$12.00 SF/yr	1,150 SF
Unit 4 (Warehouse Storage)	\$12.00 SF/yr	882 SF
Total Space	\$12.00 SF/yr	8,809 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,770	52,375	111,434
Total Population	11,263	120,948	258,717
Average HH Income	\$44,088	\$51,291	\$52,001

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// ADDITIONAL PHOTOS



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// RENDERINGS



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// 122 S Division & 12 W Pacific PROPERTY SUMMARY



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,826	52,285	111,068
Total Population	11,354	120,744	257,808
Average HHIncome	\$43,913	\$51,319	\$52,011

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
12 W Pacific	\$2,250 per month	4,725 SF
122 S Division	\$1,750 per month	1,750 SF

PROPERTY FEATURES

- NNN estimated at \$3.00/SF
- Retail Storefront/Office/Warehouse
- Space Prime Division Street Exposure with High Visibility
- Great Signage Opportunity
- University District Adjacent
- Roll Up Door/Vehicle Bay Area
- VPD: 22,600

Goodale & Barbieri Company
818 West Riverside #300
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// 130 S Division PROPERTY SUMMARY



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,784	52,143	111,257
TOTAL POPULATION	11,273	120,369	258,258
AVERAGE HH INCOME	\$44,285	\$51,298	\$51,940

Highlights



4,830
Square Feet



Retail
Storefront/Office



VPD :
24,187



Prime Division
Street Exposure

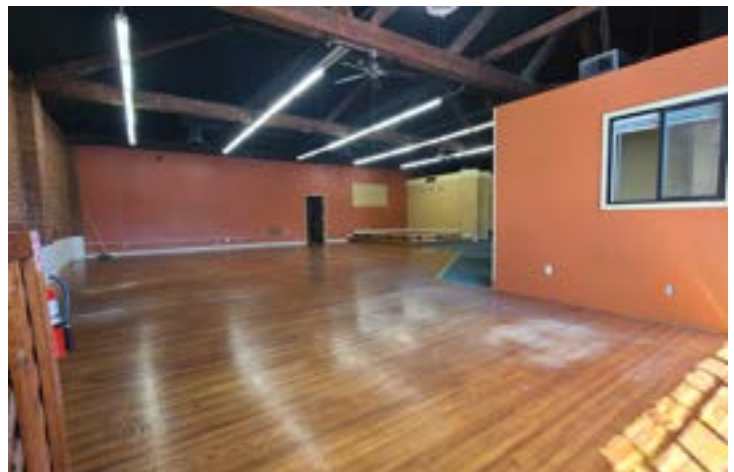
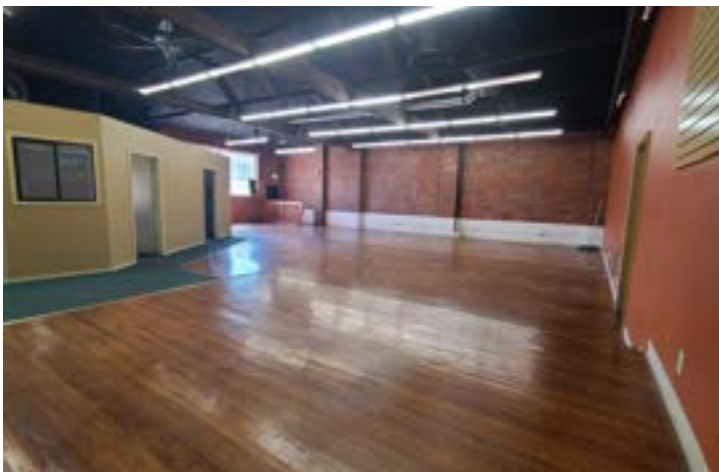


Great signage
opportunity

NNN

4.00/SF

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