



6710 E. Sprague Ave. and 21 S. Thierman Rd.,
Spokane Valley, Washington 99212

Property Features

- 6710 E. Sprague: 1,408 SF ±
 - 1,408 SF / \$1,250 Per Month/MG
- 21 S. Thierman: 4,750 SF ±
 - Suite A: 880 SF/\$750 Per Month/MG
 - Suite D: 1,950 SF (Warehouse)
 - \$1,250 Per Month/MG
 - Intersection of Sprague and Thierman
 - 51,100 Cars Per Day



Lease Rate: \$7.50 - \$12/SF MG

For more information: **Drew Ulrick**
+1 509 622 3562
dulrick@naiblack.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
107 S. Howard; Suite 500
Spokane, Washington 99201
+1 509 623 1000
naiblack.com



**6710 E. Sprague Ave. and
21 S. Thierman Rd.,**
Spokane Valley, Washington 99212



For more information:

Drew Ulrick
+1 509 622 3562
dulrick@naiblack.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Black Commercial, Inc.
107 S. Howard; Suite 500
Spokane, Washington 99201
+1 509 623 1000
naiblack.com

21 S. Thierman Road, Spokane Valley, WA 99212

- 16' -	- 24' -	- 16' -	- 36' -	50'
Unit A	Unit B	Unit C	Unit D	
880 SF	1,040 SF	880 SF	1,950 SF	
Available	Leased	Leased	Available	
\$750 MG			\$1,250 MG	
95'				

Not To Scale

For more information:

Drew Ulrick

+1 509 622 3562

dulrick@naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

• **By e-mail:** commercial@naiblack.com | Subject Line: Copyright Concern

• **By mail:** NAI Black | Attn: DMCA Designated Agent | 107 S Howard St, Ste 500 | Spokane, WA 99201

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

Retail For Lease

Sprague Ave

Sprague Ave

E. Sprague Avenue/ Traffic Counts: 20,800 VPD

S Thierman Rd

S Thierman Rd

S Thierman Rd

S Elizabeth Rd

S Elizabeth Rd

S Elizabeth Rd

6710 East
Sprague Avenue

Parking
Field

TacoTime

Big Boys Toys Auto Sales

21 S. Thierman

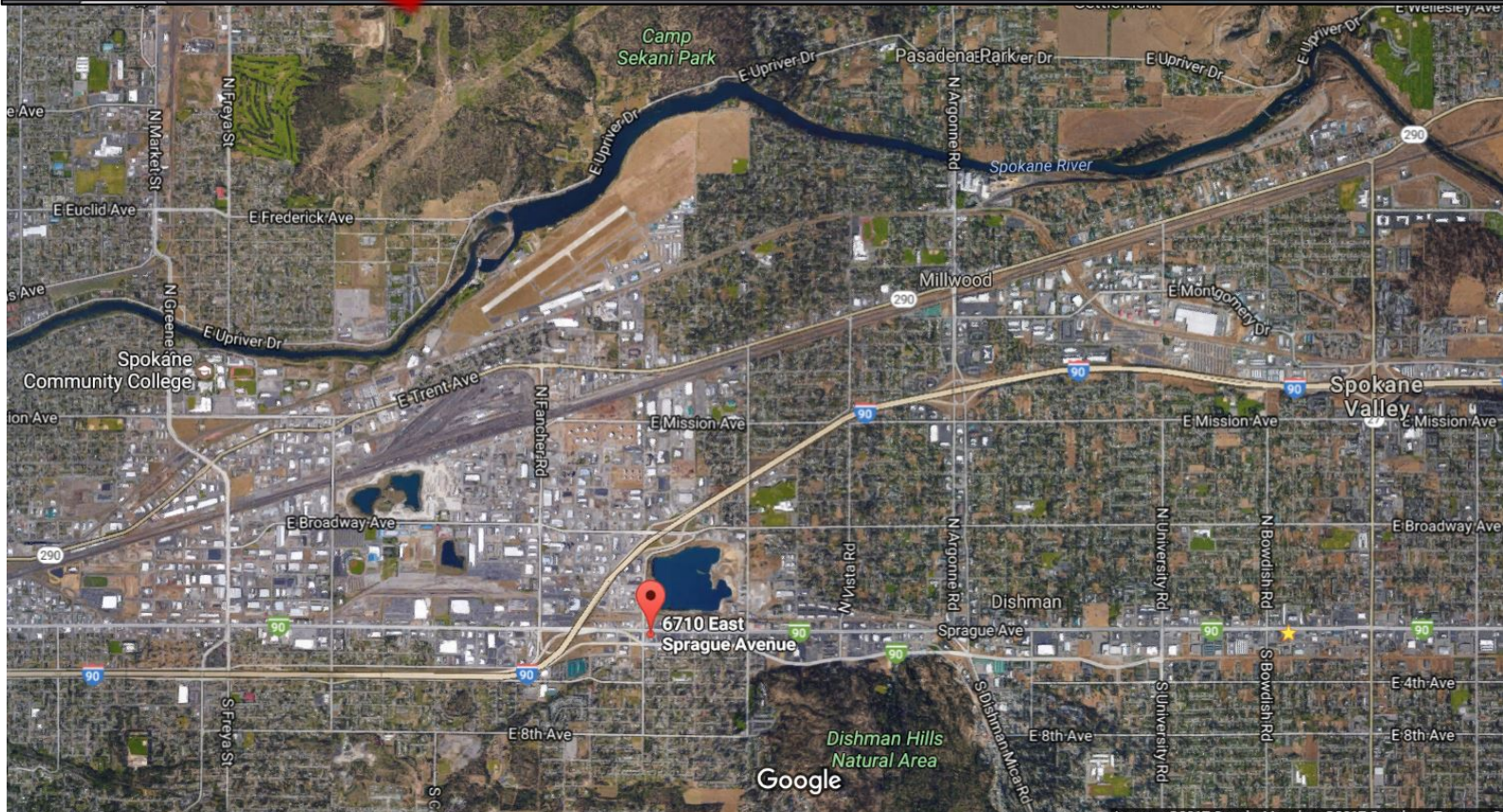
Damas Middle
Eastern Grocery store

Parking
Field

E. Appleway/ Traffic Counts:
30,300 VPD
Sprague Ave

Google

Imagery ©2017 Google, Map data ©2017 Google



Google

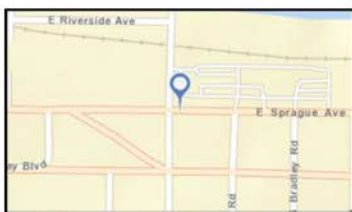
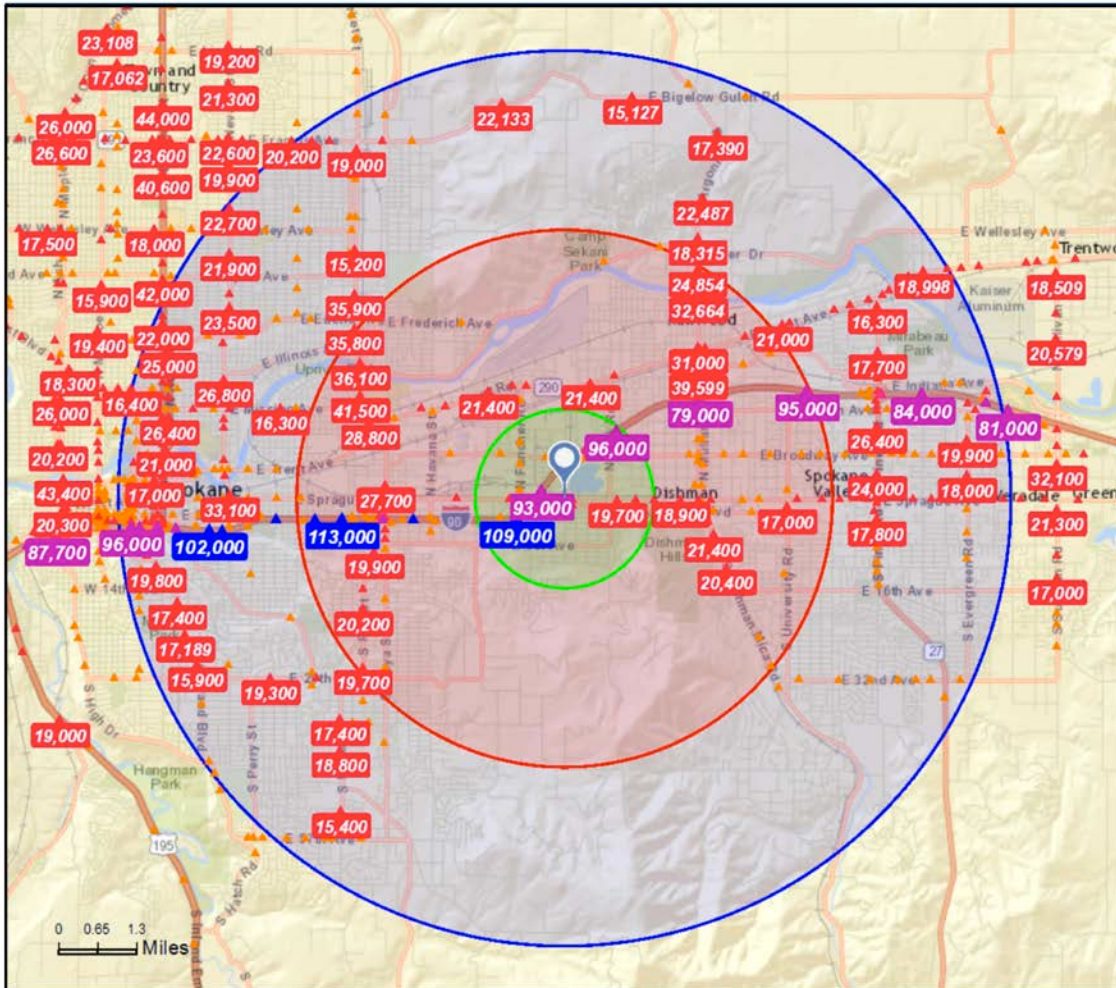
Imagery ©2017 Google, Map data ©2017 Google Terms S



Traffic Count Map

6710 E Sprague Ave, Spokane Valley, Washington, 99212 2
6710 E Sprague Ave, Spokane Valley, Washington, 99212
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 47.65695
Longitude: -117.31464



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

February 23, 2017

©2016 Esri

Page 1 of 1

2016 Demographics

Population:

1 Mile Radius	5,278
3 Mile Radius	53,891
5 Mile Radius	184,518

Average Household Income:

1 Mile Radius	\$52,847
3 Mile Radius	\$58,467
5 Mile Radius	\$62,231

Cars Per Day

Traffic Count:

E. Sprague and N Dyer
Road Count: 27,700

For more information:

Drew Ulrich

+1 509 622 3562

dulrick@naiblack.com