

4515 S REGAL ST | SPOKANE, WA

# Spokane Shopko



# FOR LEASE

For leasing  
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 **Kidder  
Mathews**

# SPOKANE SHOPKO

4515 S REGAL ST | SPOKANE, WA



GONZAGA UNIVERSITY  
5,000 STUDENTS

SPOKANE



LINCOLN  
HEIGHTS



FERRIS HIGH SCHOOL  
1,800 STUDENTS

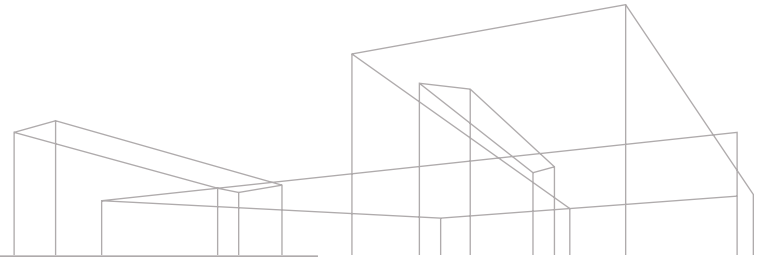


SPOKANE  
SHOPKO



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**100K SF**  
DEMISABLE TO 20,000 SF

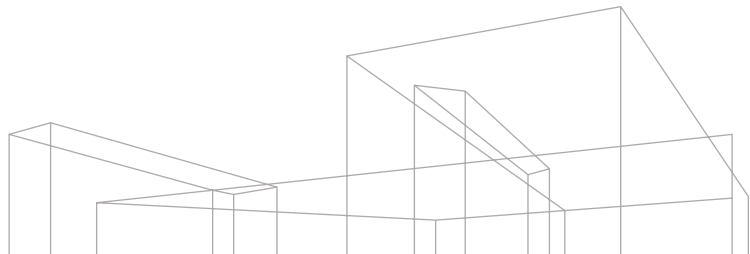
**TWO**  
PAD OPPORTUNITIES

**4.0/1,000**  
PARKING RATIO



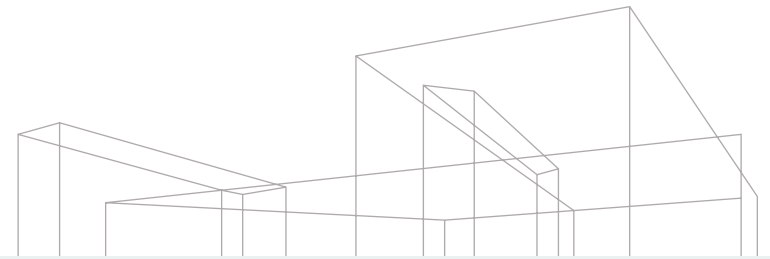
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<b>POPULATION</b>	1 Mile	3 Miles	5 Miles
2021 Estimated Population	17,465	66,832	134,850
2026 Projected Population	18,997	71,652	144,490
2010 Census Population	14,002	59,591	120,715
Projected Annual Growth (2021-2026)	1.8%	1.4%	1.4%
Historical Annual Growth (2010-2021)	2.2%	1.1%	1.1%
2021 Median Age	38.6	39.9	37.9

<b>HOUSEHOLDS</b>	1 Mile	3 Miles	5 Miles
2021 Estimated Households	7,834	28,038	58,019
2026 Projected Households	8,557	30,117	62,328
2010 Census Households	6,142	24,913	51,514
Projected Annual Growth (2021-2026)	1.8%	1.5%	1.5%
Historical Annual Growth (2010-2021)	2.3%	1.1%	0.9%

<b>BUSINESS</b>	1 Mile	3 Miles	5 Miles
Total Business (2021 Est)	379	1,536	10,048
Total Employees (2021 Est)	3,394	11,095	111,595
Employee/Business (2021 Est)	9	7	11

<b>INCOME</b>	1 Mile	3 Miles	5 Miles
Avg HH Income (2021 Est)	\$83,858	\$95,119	\$80,374
Median HH Income (2021 Est)	\$63,836	\$70,913	\$56,732

<b>RACE/ETHNICITY</b>	1 Mile	3 Miles	5 Miles
White (2021)	88.87%	88.47%	87.05%
Black or African American (2021)	2.34%	2.52%	2.86%
Native American (2021)	1.06%	1.27%	1.92%
Est. Asian (2021)	3.38%	3.04%	2.97%
Hawaiian or Pacific Islander (2021)	0.54%	0.40%	0.61%
Other Race (2021)	3.80%	4.29%	4.59%

<b>EDUCATION (AGE 25+)</b>	1 Mile	3 Miles	5 Miles
High School Graduate (2021 Est)	15.59%	14.56%	18.16%
Some College (2021 Est)	32.91%	31.79%	34.40%
Associates Degree Only (2021 Est)	5.30%	5.79%	6.24%
Bachelors Degree Only (2021 Est)	26.22%	25.63%	20.70%
Graduate Degree (2021 Est)	17.23%	18.60%	14.41%

DATA SOURCE: COSTAR