

For
LEASE

New Commercial Space Available



513 E. Hastings Road
Spokane WA 99218

High Visibility/High Traffic

Demographics:

	1 mile	3 mile	5mile	10 mile
Est Pop 2017	6,851	38,002	106,642	294,196
Proj Pop 2022	6,992	40,303	113,067	312,610
Proj Growth 17-22	1.2%	1.2%	1.2%	1.3%
Median Age 2017	37.9	36.5	37.0	36.6

Traffic Counts:

Hastings Rd East of N. Division St:	+/- 19,000 ADT
Hastings Rd West of N. Division St:	+/- 12,000 ADT
N. Division St South of Hastings Rd:	+/- 28,000 ADT
N. Division St North of Hastings Rd:	+/- 24,000 ADT

Traffic counts per city of Spokane & other sources

Site Location – Google map:

<https://www.google.com/maps/place/513+E+Hastings+Rd,+Spokane,+WA+99218/@47.7697242,-117.4014886,17.27z/data=!4m5!3m4!1s0x549e1c55b143dcf5:0x3b1bf6e514bc6dbc!8m2!3d47.7695726!4d-117.3999132>

Commercial Space

- Retail
- Medical/Dental
- Professional
- Restaurant
- Coffee house
- Bakery
- Donut shop
- Hair Salon

Suites are provided in “vanilla” shell form to include:

- Finished demarcating interior walls
- Suspended ceilings with LED troffer
- Fire suppression
- Separated utilities
- Restroom (1)
- Concrete floor

Space Available:

- Suite A +/- 2,006 sq ft
- Suite E +/- 1,556 sq ft
- Exterior Patio located behind Suite A +/- 1,300 sq ft

Lease Rate:

- Suite A and E:
\$24 /SF/YR/NNN

Shared Parking: 39 spaces

Buildouts: Tenant expense

Exterior Signage: Space above suite available on building facing

Building is ready for occupancy.

Leasing handled directly by 513 Hastings LLC to Save You Money

For additional information and current suite availability please call 509-863-2400