



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 B: 1,040 SF/\$800 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**
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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	Available	Leased	Available	
\$750 MG	\$800 MG		\$1,250 MG	
95'				

Not To Scale

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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

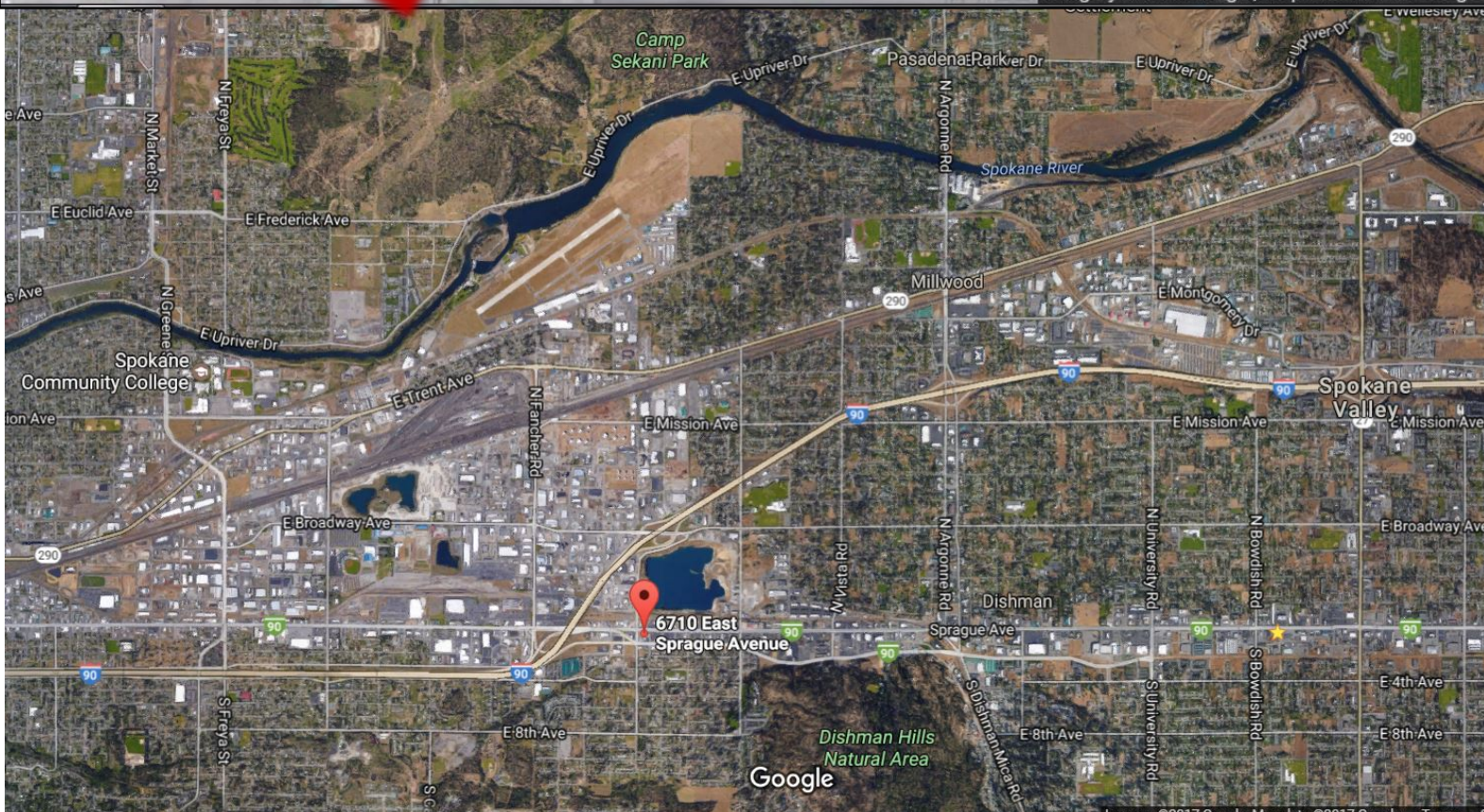
Damas Middle
Eastern Grocery store

Parking
Field

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

Google

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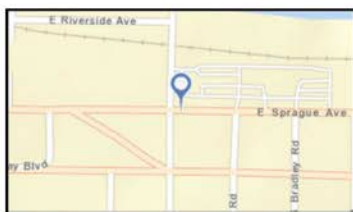
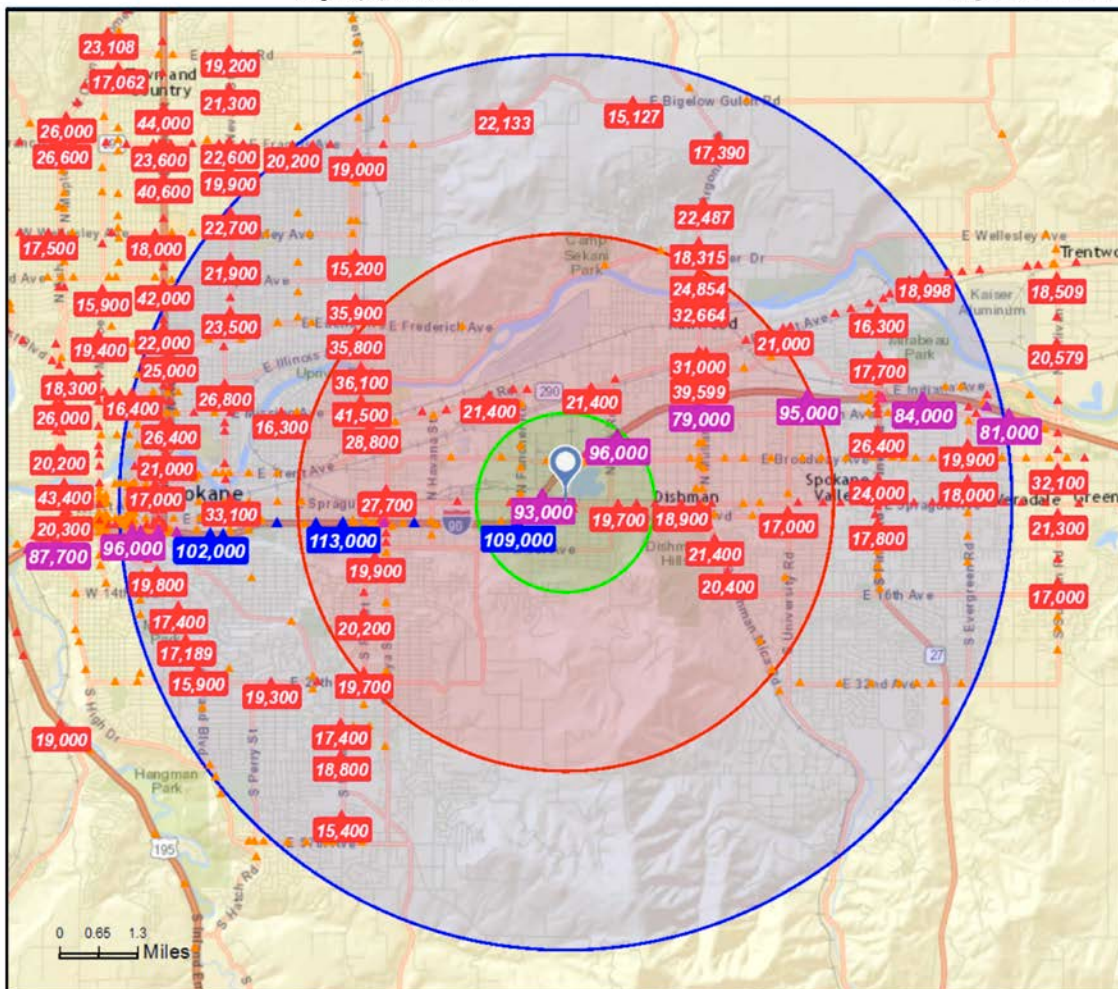




Traffic Count Map

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

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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:

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