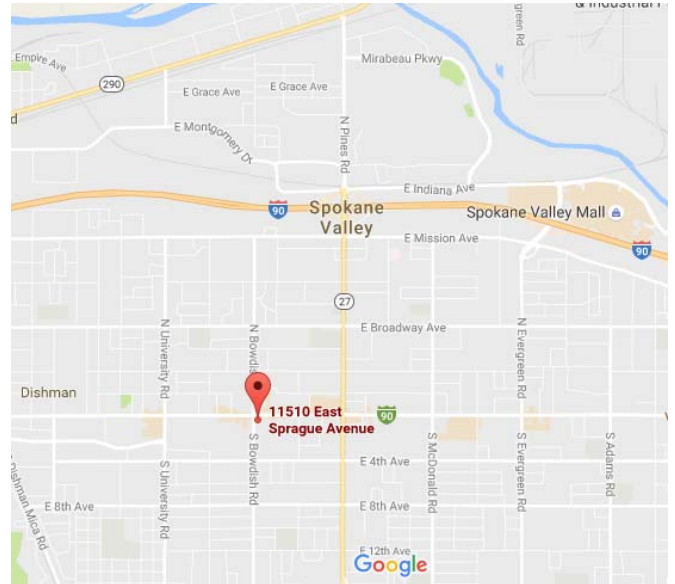




11510 E. Sprague, Spokane Valley, WA 99206

Property Features

- Building Size: 6,000 SF ±
- Suite B Available: 3,500 SF ±
- Lot Size: 22,200 SF ±
- Ample Parking On-Site
- Zoning: CMU
- Parcel Number: 45211.0713
- Located on the Southeast Corner of Sprague & Bowdish



Lease Rate: \$12.50/SF NNN

Chris Bell

+1 509 622 3538 • cbell@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 OR ANY TO BE IMPLIED.

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

11510 E. Sprague



2016 Demographics

Population:

Within 1 Mile: 12,887
Within 3 Miles: 72,051
Within 5 Miles: 117,441

Average Household Income:

Within 1 Mile: \$52,475
Within 3 Miles: \$59,516
Within 5 Miles: \$67,798

Traffic Counts (ADT)

Sprague: 29,865 ±
Bowdish: 7,200 ±

Chris Bell

+1 509 622 3538 • cbell@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 OR ANY TO BE IMPLIED.

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