



FOR SALE OR LEASE

NORTH SPOKANE RETAIL BUILDING

10505 N Newport Highway | Spokane, WA 99218

[KIEMLEHAGOOD

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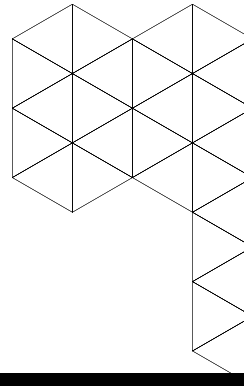
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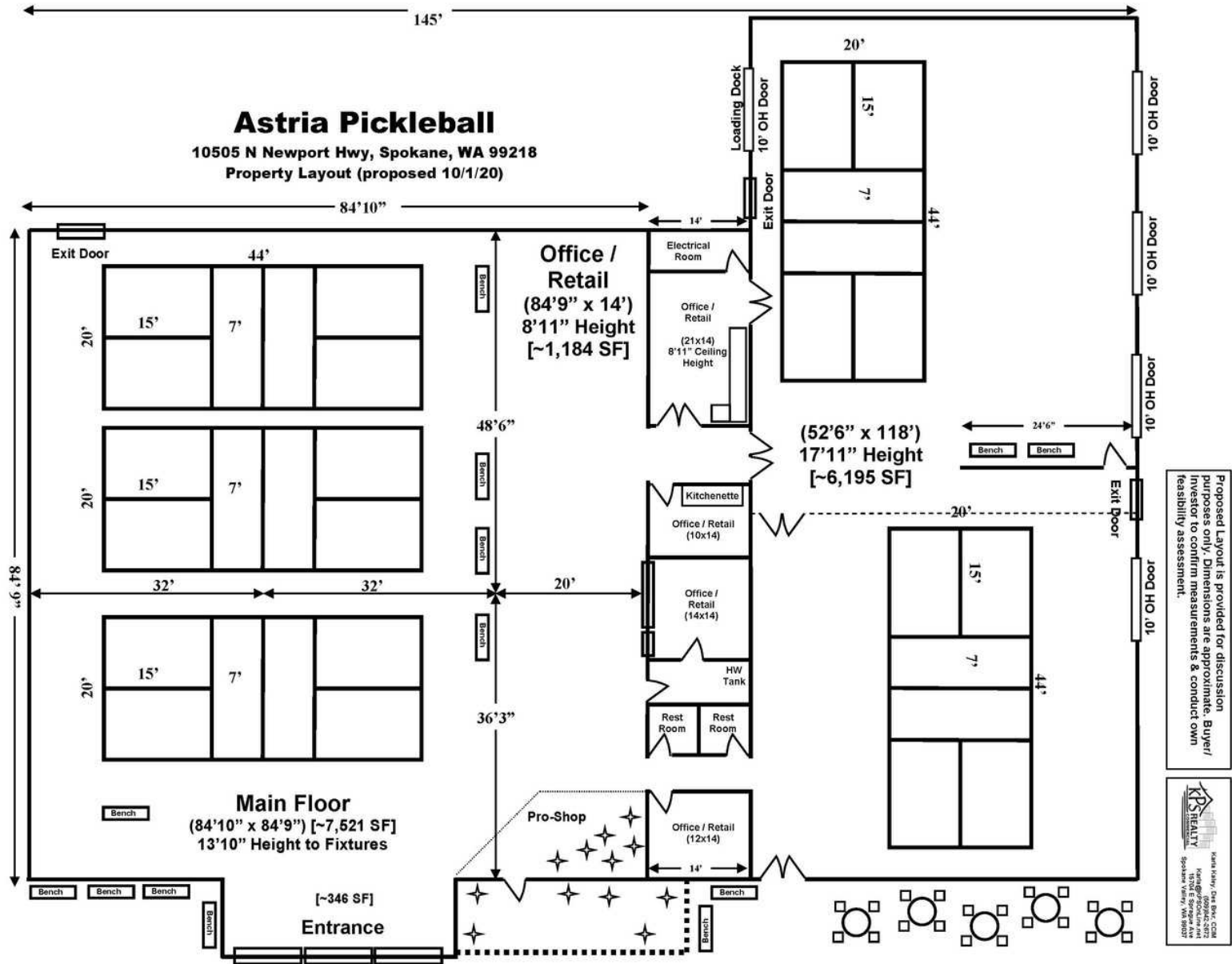
OFFERING PRICE **\$2,865,000**

LEASE RATE		\$12.00 PSF /YR + NNN
BUILDING SIZE		±14,900 SF
LOT SIZE		±140,863 SF (±3.23 AC)
YEAR BUILT		2005 / 2008
PARCEL NO		36171.0208
ZONING		Mixed Use
PARKING		±56 Stalls
FRONTAGE		312 Feet on N Newport Highway
SIGNAGE		Monument & Building Signage
LOADING DOCK		Four (4) Overhead Doors One (1) Dock High Door

- Fenced Lot
- Bus Line
- Air Conditioning



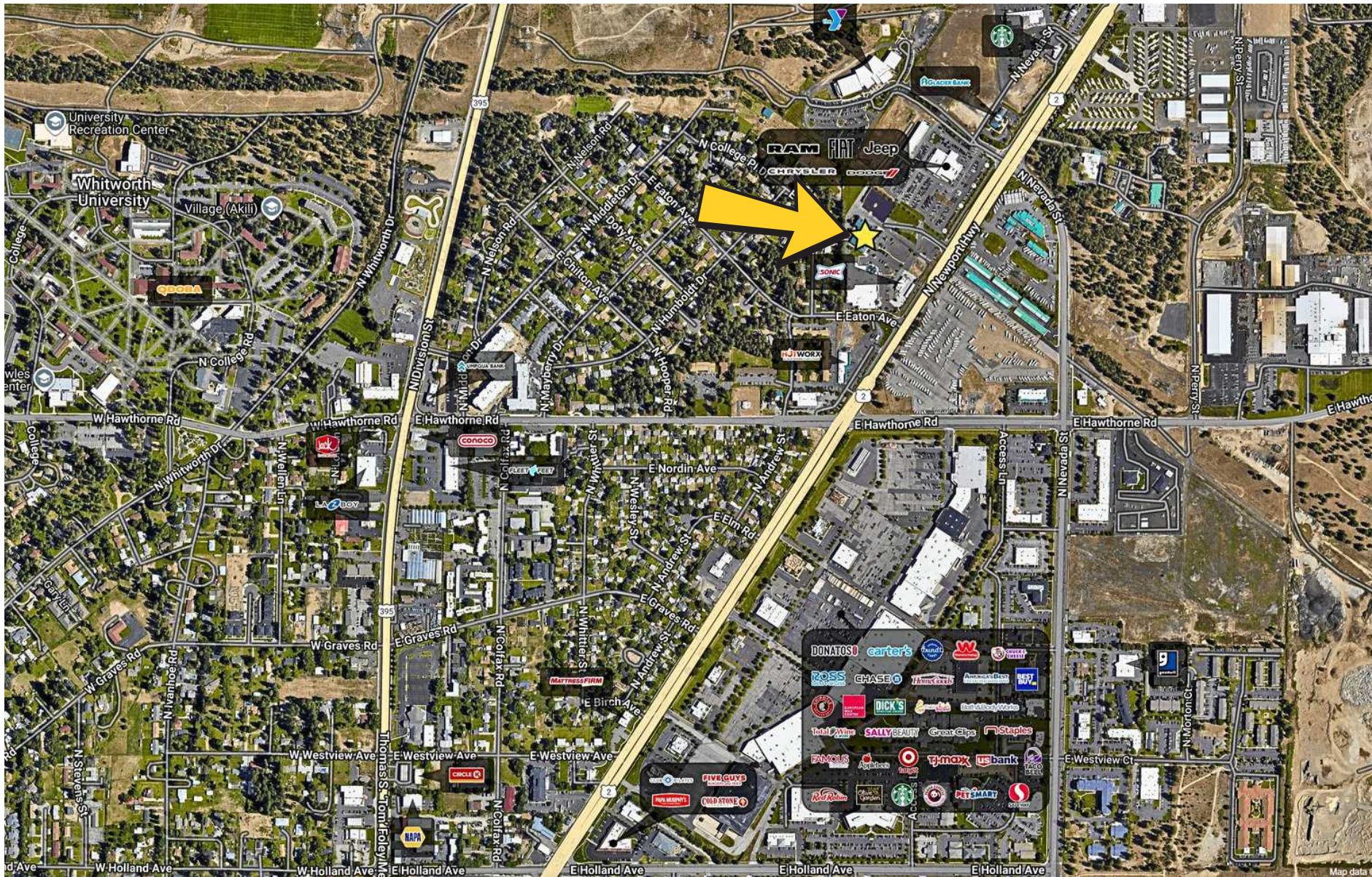
Prime opportunity in a high-traffic North Spokane location! This ±14,900 SF single-tenant building is situated on a generous ±3.23-acre lot, offering excellent visibility and accessibility. The property benefits from strong surrounding retailers, including proximity to the YMCA, Northpoint Plaza, and the North Division Y. Ideal for businesses seeking a prominent location in a well-established commercial corridor with steady traffic and strong neighborhood demographics.

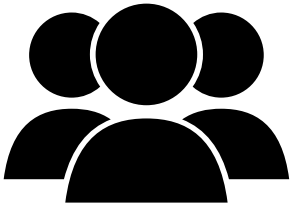






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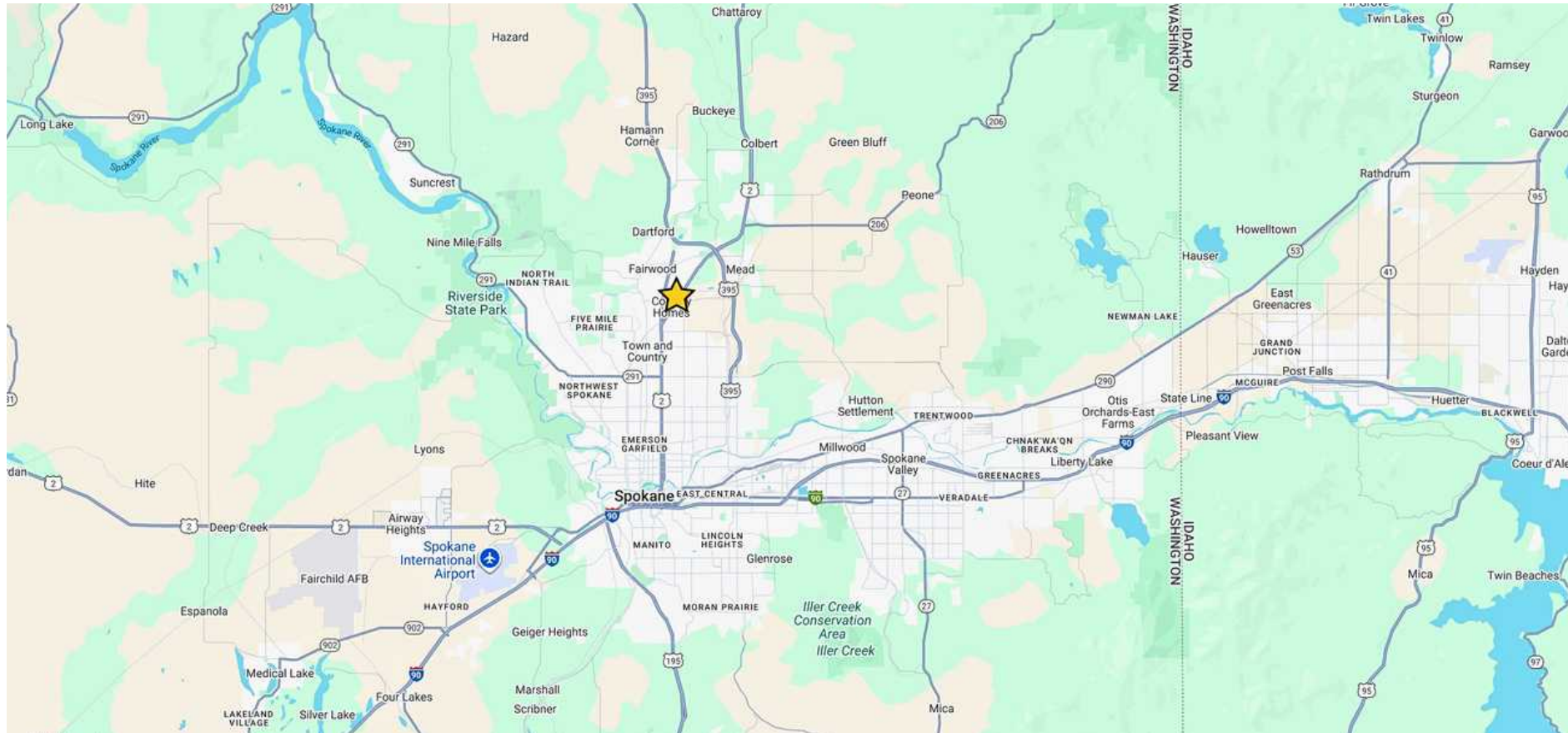
	1 MI	3 MI	5MI
EST POPULATION 2025	7,521	57,735	150,230
PROJ. POPULATION 2030	7,815	57,226	148,793
MEDIAN AGE	32.8	37.6	37.6
2025 AVERAGE HHI	\$110,961	\$108,511	\$108,534
2025 MEDIAN HHI	\$78,805	\$79,981	\$82,021



VIEW LOCATION



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