

INDUSTRIAL OFFICE FOR SALE OR LEASE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**



[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH TOUR- CLICK HERE](#)

OFFERING SUMMARY

Lease Rate	\$10/SFT/YR/NNN
Est. NNN	\$3 - \$4.50/SFT/YR
Price	\$750,000
\$/SFT	\$183.82/SFT
Bldg. SFT	3,600 SFT
Garage SFT	480 SFT
Total SFT	4,080 SFT
Available	Now

**STEVEN DAINES
SETH PETERSON**

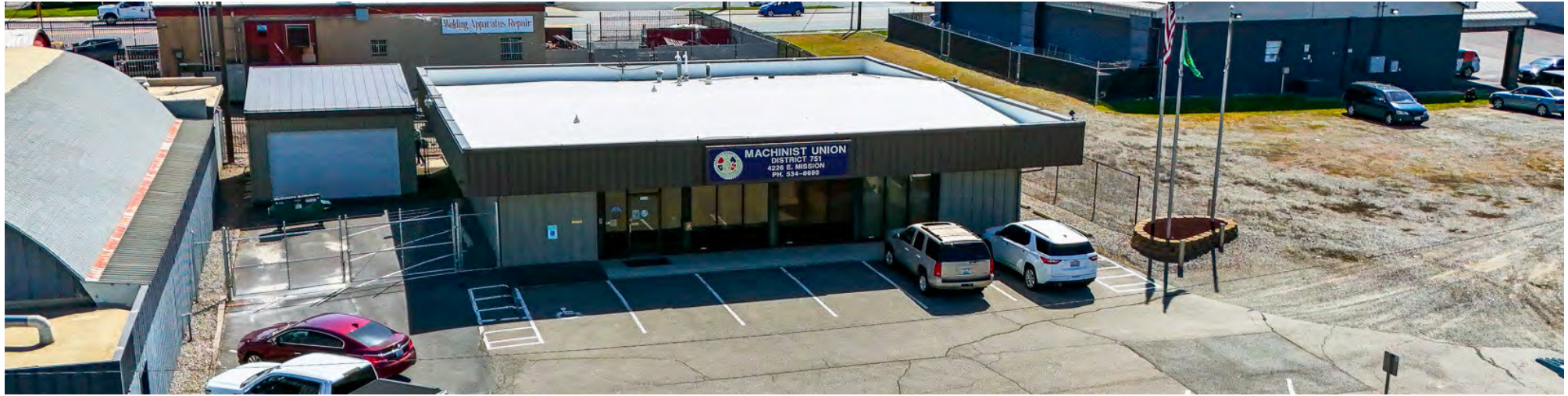
• 509.209.4920 • SETH@DAINESCAPITAL.COM

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PROPERTY DETAILS

LAND AREA	0.29 AC	ZONING	LI	YEAR BUILT	1986
OFFICES	5	APN	35151.0102	CEILING HEIGHT	7'10" - 9'5"
BATHROOMS	3	PARKING	13 STALLS	CLASS	B
CONFERENCE ROOMS	2	PARKING RATIO	3.04/1000	CONSTRUCTION	METAL

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SALES COMPS

**4226 E. MISSION AVE.
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4226 E. MISSION AVE. SPOKANE, WA

Size: 4,080 SFT

List Price: \$750,000

\$/SFT: \$183.82

Land Area: 0.29 AC

Built: 1986



9414 E. 1ST AVE. SPOKANE VALLEY, WA

Size: 2,080 SFT

Sold: \$475,000 (Sept 2024)

\$/SFT: \$228.37

Land Area: 0.75 AC

Built: 1984



25 S. FERRALL ST. SPOKANE, WA

Size: 4,723 SFT

Sold: \$1,000,000 (Nov 2024)

\$/SFT: \$211.73

Land Area: 1.28 AC

Built: 1956



421 N. MULLAN RD. SPOKANE VALLEY, WA

Size: 3,790 SFT

Sold: \$815,000 (Aug 2023)

\$/SFT: \$215.04

Land Area: 0.29 AC

Built: 1978

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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with decorative wavy lines to the left and right.
DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

1 MILE

3 MILE

Population	5,124	85,541
Households	2,047	32,927
Median Age	34	35
Median HH Income	\$62,386	\$55,889
Daytime Employees	7,012	46,050
Population Growth '24-'29	6.1%	6.4%
Household Growth '24-'29	6.2%	6.6%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Mission Ave.	N. Florida St. SW	17,820
E. Trent Ave.	N. Hough St. NW	23,423
E. Trent Ave.	N. Hough St. W	23,318

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