

For Lease

Mixed Use Building

NAI Black



206 W Riverside Avenue

Spokane, Washington 99201

Property Description

Space Available:

- 1st Floor Retail Space: 1,902 SF +/-

New Construction Building: Delivery Date September 2022

Easy Access To/From I-90

Excellent Location within Downtown Spokane

139 Unit Market Rate Apartments

Traffic Count:

- Division Street: 23,000 ADT

- Riverside Avenue: 6,400 ADT

Parking: Negotiable

Lease Rate: \$30.00 SF/yr (NNN)



For more information

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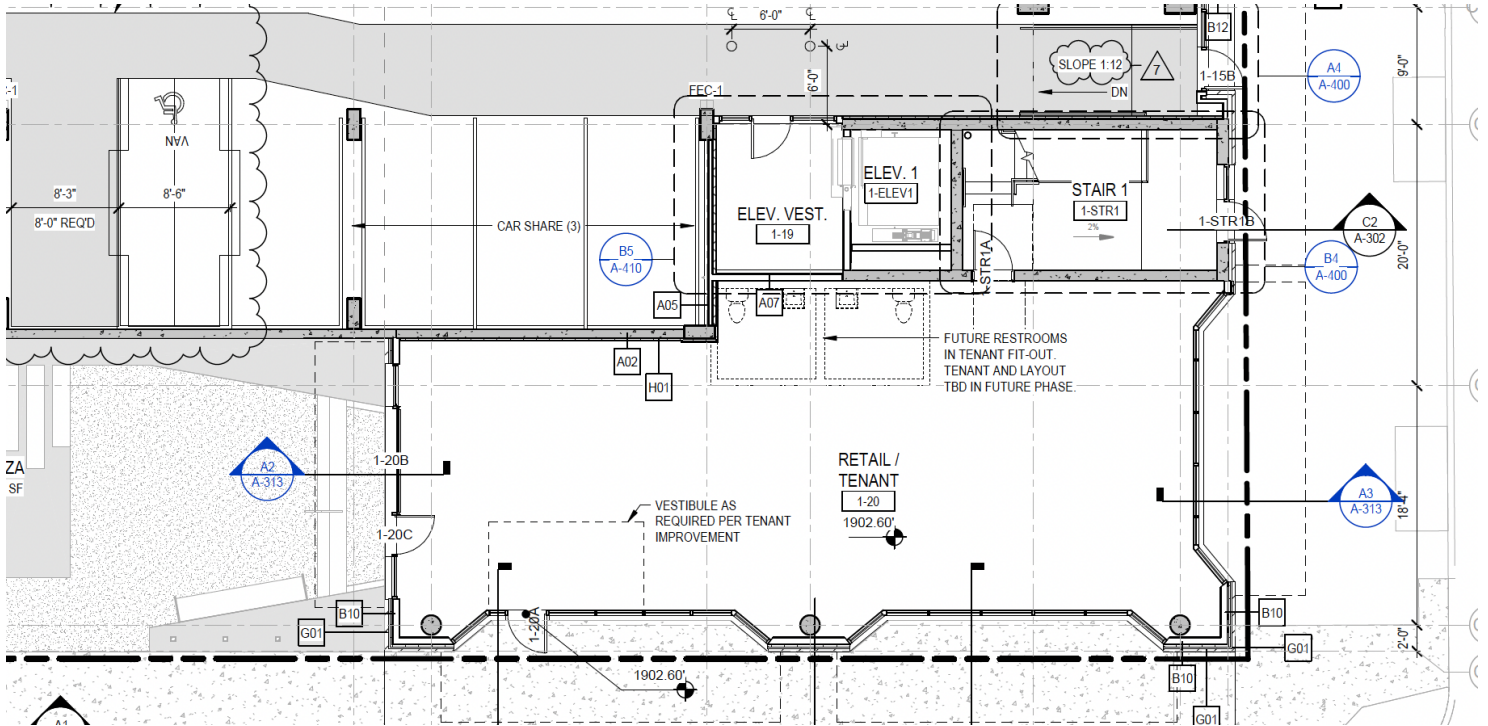
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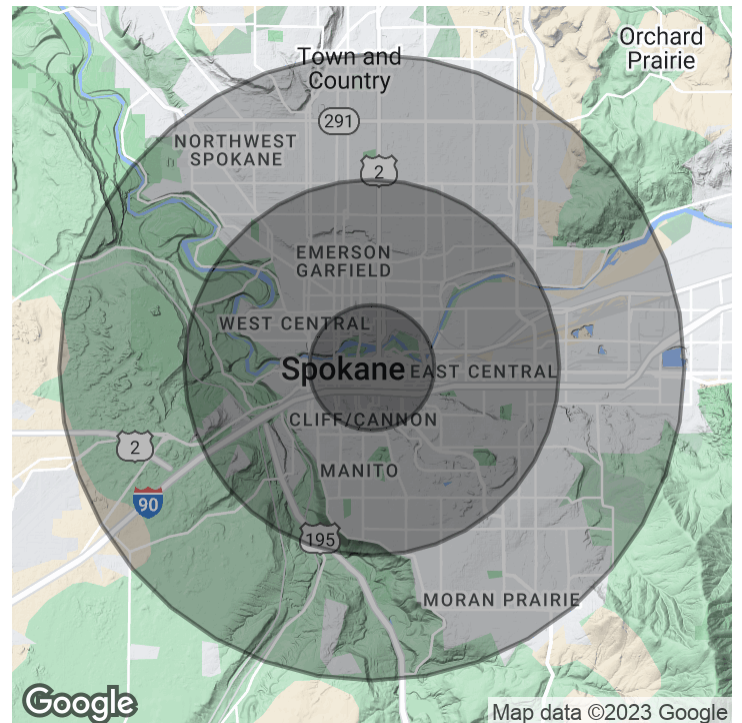
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,823	110,120	218,598
Average Age	36.9	38.0	38.1
Average Age (Male)	36.1	37.1	37.0
Average Age (Female)	37.4	39.1	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,944	52,467	99,989
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$41,098	\$61,403	\$66,387
Average House Value	\$151,542	\$200,053	\$203,224

* Demographic data derived from 2020 ACS - US Census



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