

For Lease

# STA Plaza Retail

# NAI Black



## STA Plaza

701 W Riverside Ave  
Spokane, Washington 99201

### Property Highlights

- Located in the Epicenter of Spokane's Class "A" Office Market
- Access to Spokane's Skywalk System
- Type 2 Hood, Gas
- Available Space: Ste. B 907 SF +/-
- On Spokane's Skywalk System
- Modified Gross - Tenant Pays Utilities and 12.84% Leasehold Tax in Lieu of Property Tax
- Approximately 14,000 STA Customers Boarding and Alighting at the STA Plaza on an Average Week Day (2023)
- 10,400 Jobs Within 5 Minutes Walk of STA Plaza
- 28 Routes Serve the STA Plaza
- Citylink Services Browns Addition to Spokane Community College in Spokane Valley
- Eastern, Gonzaga, and Whitworth Universities Provide Bus Passes to Undergraduates
- Lower Level Garage Space Available



For more information

**Stephen Pohl**

Managing Broker Retail

O: 509 622 3568

spohl@naiblack.com

**Lease Rate: \$1,800.00 per month (MG)**

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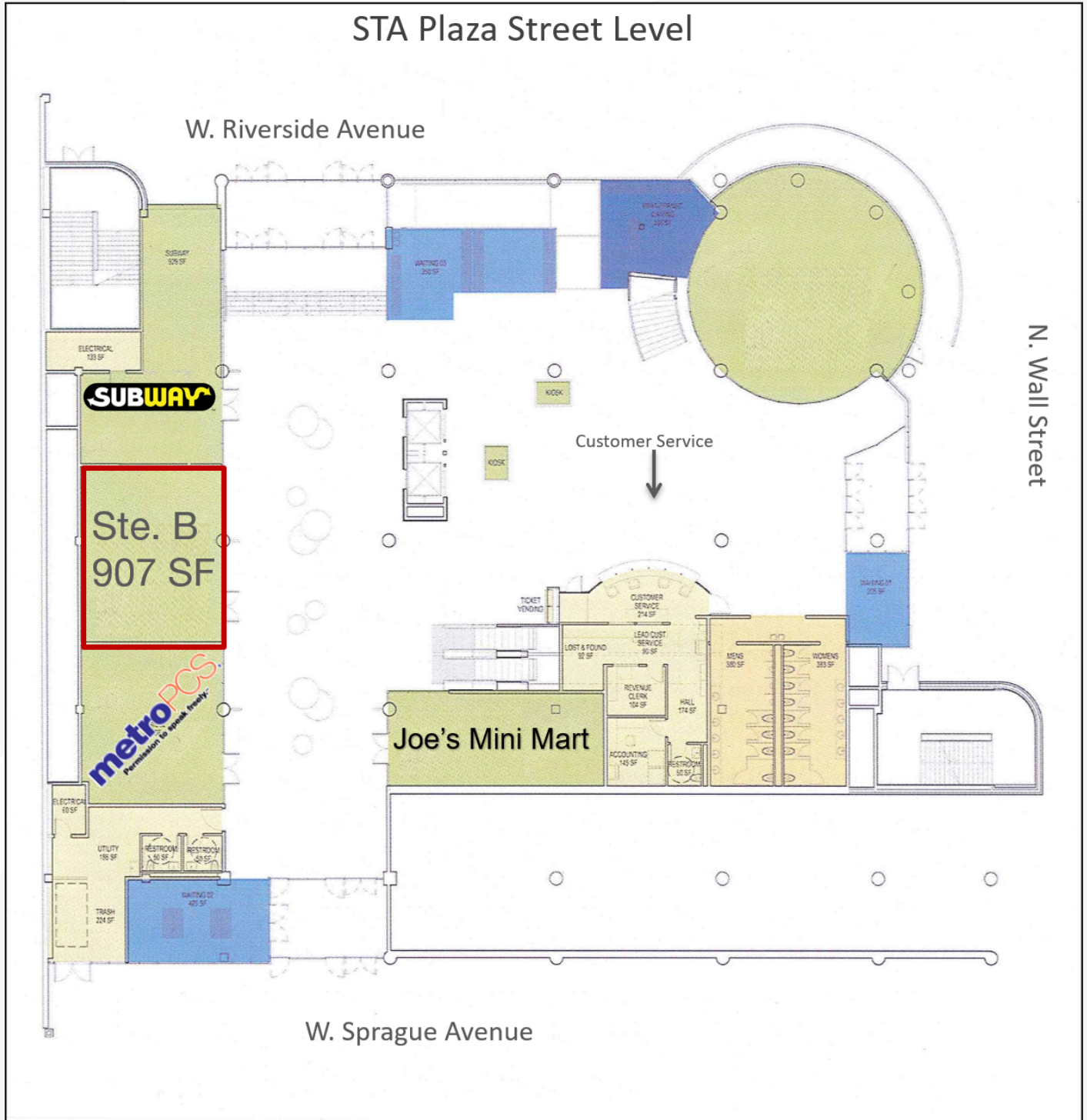
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## STA Plaza Street Level

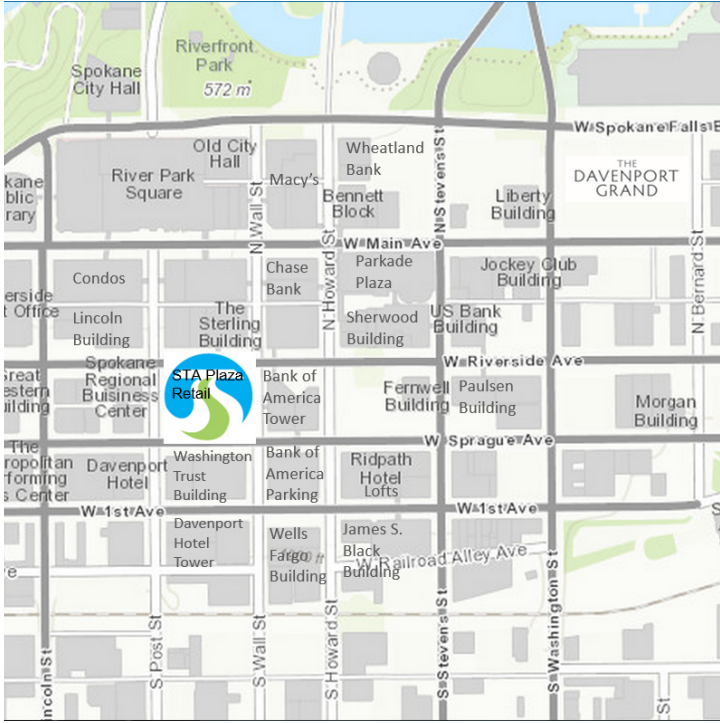


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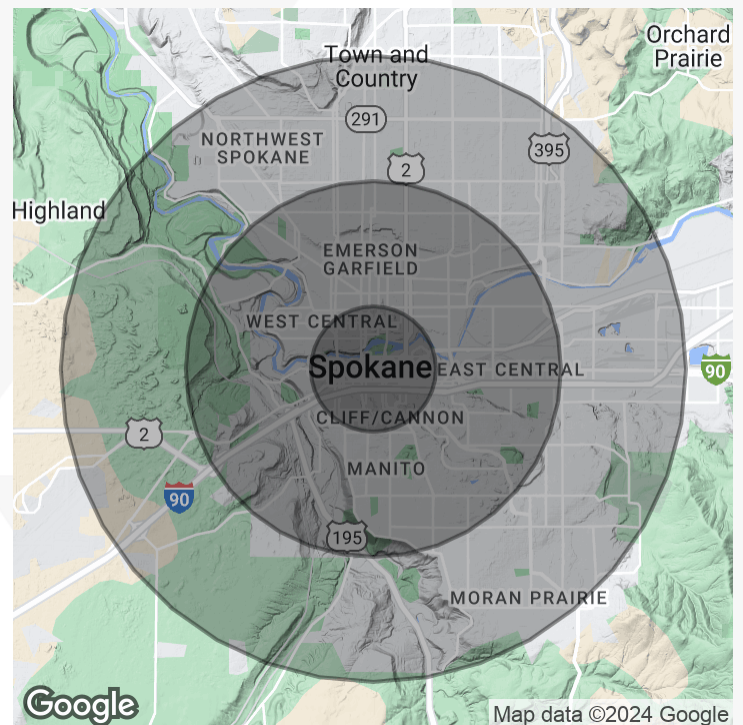
# STA Plaza Retail



Population	1 Mile	3 Miles	5 Miles
Total Population	14,510	111,980	229,403
Average Age	35.1	35.4	35.7
Average Age (Male)	34.0	33.9	34.4
Average Age (Female)	36.2	36.7	36.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,225	48,732	97,141
# of Persons per HH	1.58	2.19	2.29
Average HH Income	\$43,959	\$66,259	\$69,327
Average House Value	\$195,726	\$188,569	\$194,760

\* Demographic data derived from Esri forecast for 2023



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