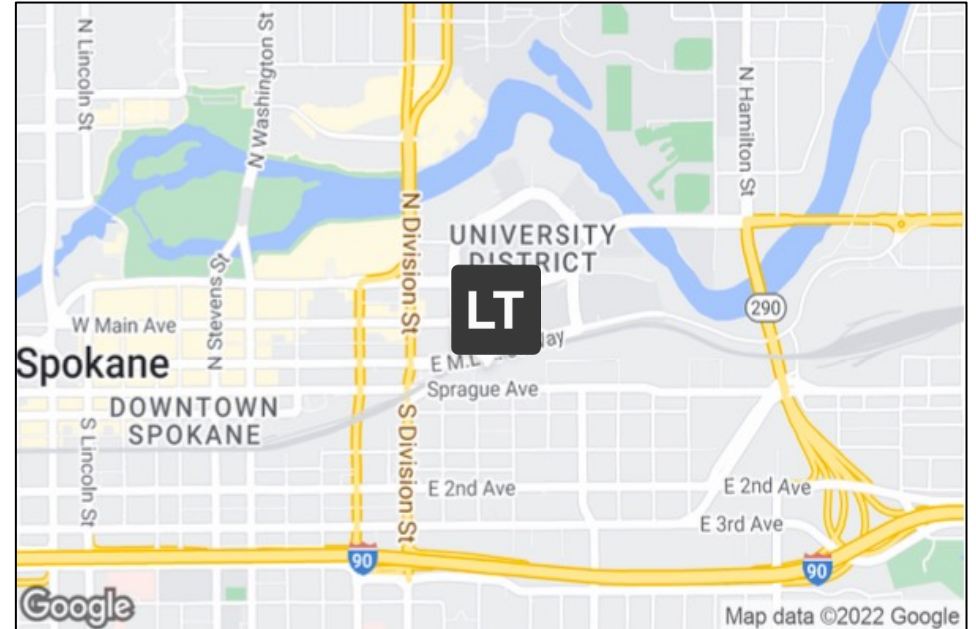


Retail Space For Lease | 213 E Sprague Avenue, Spokane, WA 99202



Property Highlights

- 14' High Ceilings
- Great Location on Sprague
- 1 Designated Parking Space & Street Parking
- Unit is Separately Metered by Avista
- In Suite Restroom




Offering Summary

- Lease Rate: \$1,250/Month (MG)
- Available SF: 1,200 SF
- Lot Size: 6,750 SF
- Building Size: 5,280 SF

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com

LT REAL ESTATE

www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

LOCAL PROJECTS



Courtesy of LMN Architects

UNIVERSITY DISTRICT GATEWAY BRIDGE

The University Gateway Bridge is located in Downtown Spokane, between the University District and the East Sprague neighborhood. Built in 2018, this pedestrian bridge spans 450 feet.

Link Below for More Info

<https://lmnarchitects.com/project/university-place-pedestrian-bridge>



Courtesy of Arch Daily

CATALYST BUILDING

The Catalyst Building is one of the largest zero-energy buildings in North America. The Catalyst and its neighbors use a sustainable shared energy model called an eco-district.

Link Below for more Info

<https://www.catalystspokane.com>

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



www.ltrealestateco.com

509.315.8660

902 W Garland Avenue

LOCAL PROJECTS



206 RIVERSIDE AVE APARTMENT COMPLEX

A \$35 million apartment complex is being constructed on the corner of Browne and Riverside. The 137 unit project is estimated to be completed in the summer of 2022, offering a mix of residential, retail and grocery.

Link Below for more Info

<http://www.dechase.com/spokane-riverside.html>



BOXCAR APARTMENTS

A 7-story mixed-use apartment complex that will feature 136 units. Located southwest of the Gateway Bridge, the \$11 million project spans more than 78,000 feet.

Link Below for more Info

<https://www.spokesman.com/stories/2020/sep/13/the-dirt-plans-progress-for-seven-story-mixed-use/>

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

LOCAL PROJECTS



UNIVERSITY OF WASHINGTON SCHOOL OF MEDICINE

University of Washington and Gonzaga University Regional Health Partnership have teamed up to create a \$60 million center for medical education, health sciences, and innovation.

Link Below for More Info

<https://www.washington.edu/news/2019/09/09/uw-gu-regional-health-partnership-announces-new-center-in-spokane/>



WSU COLLEGE OF PHARMACY

One of two PharmD granting institutions in Washington, the WSU College of Pharmacy and Pharmaceutical Sciences also houses the Elson S. Floyd College of Medicine and College of Nursing.




Link Below for more Info

<https://pharmacy.wsu.edu>

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

MAP LOCATION



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com

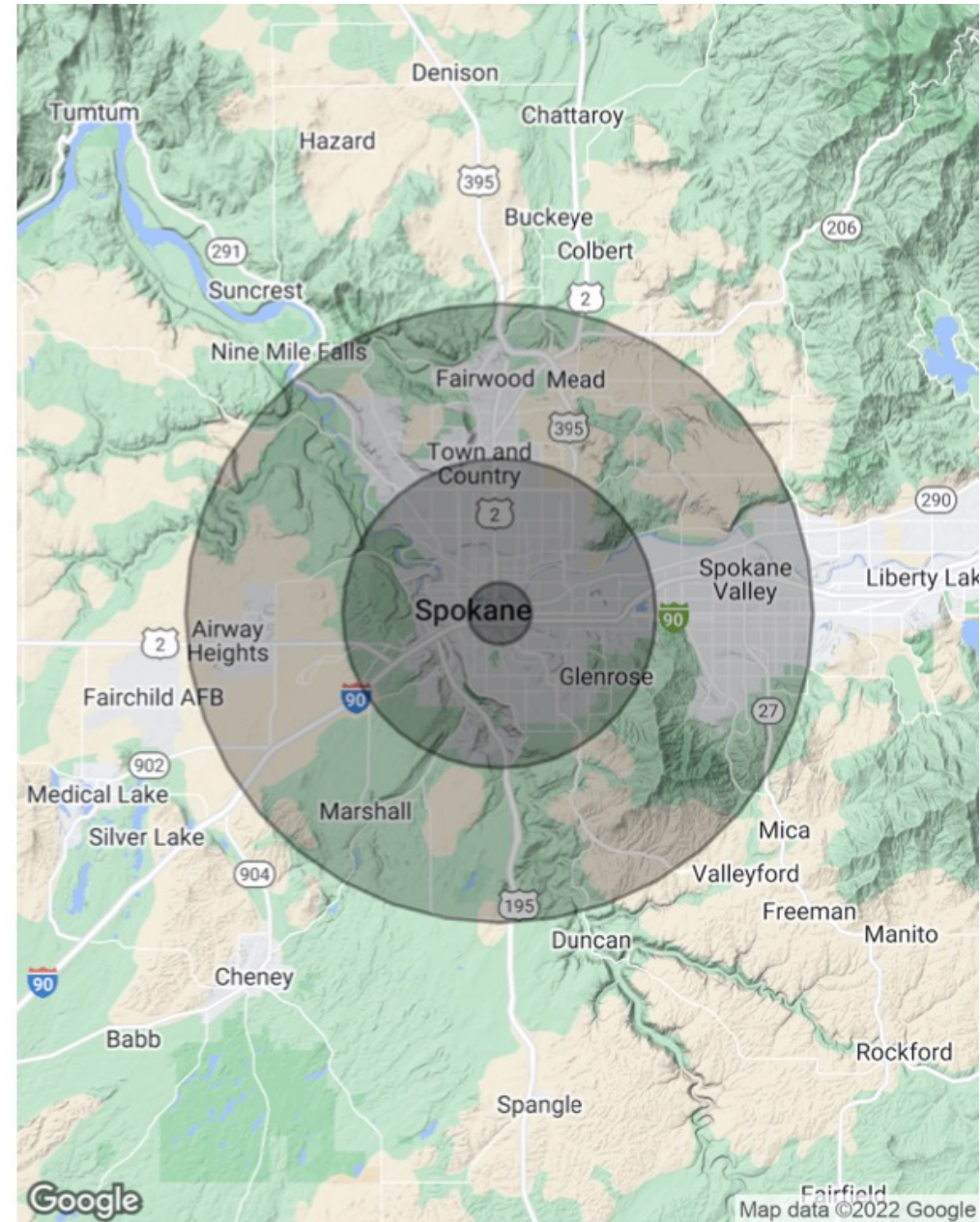


www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,530	261,709	415,776
Average Age	36.3	35.4	36.8
Average Age (Male)	35.9	34.0	35.7
Average Age (Female)	37.4	36.6	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,380	112,715	174,874
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$40,215	\$51,928	\$58,383
Average House Value	\$225,578	\$190,703	\$210,467

* Demographic data derived from 2020 ACS - US Census



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

Disclaimer

All materials and information received or derived from LT Real Estate & Property Management its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither LT Real Estate & Property Management its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LT Real Estate & Property Management will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. LT Real Estate & Property Management makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. LT Real Estate & Property Management does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

