



1802 N. Monroe St., Spokane, Washington 99205

Property Features

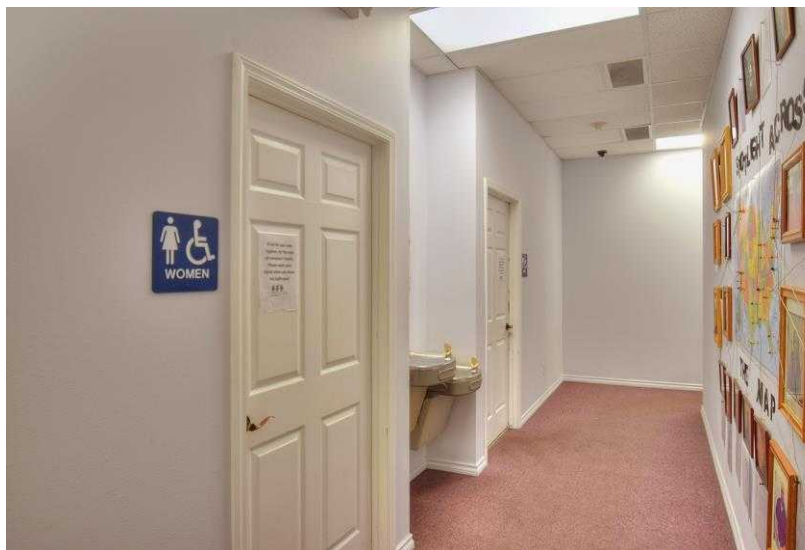
- **Total Space Available:** 14,780 SF ±
 - Lower Level – Space 3,180 SF
 - First Floor – Space 8,420 SF
 - Second Floor – Space 3,180 SF
 - High Visibility Location: Adjacent to McDonalds
(Note – Current Occupied Space Available 10/1/17)
- **Zoning CC2 – DC** (which includes Neighborhood Commercial, Restaurants, Auto Parts, Professional and Medical Offices, Financial, Personal Services, Etc.)
- **Parcel Number:** 35073.6109
- **Traffic Count:** 19,800 Cars Per Day

LEASE RATES:

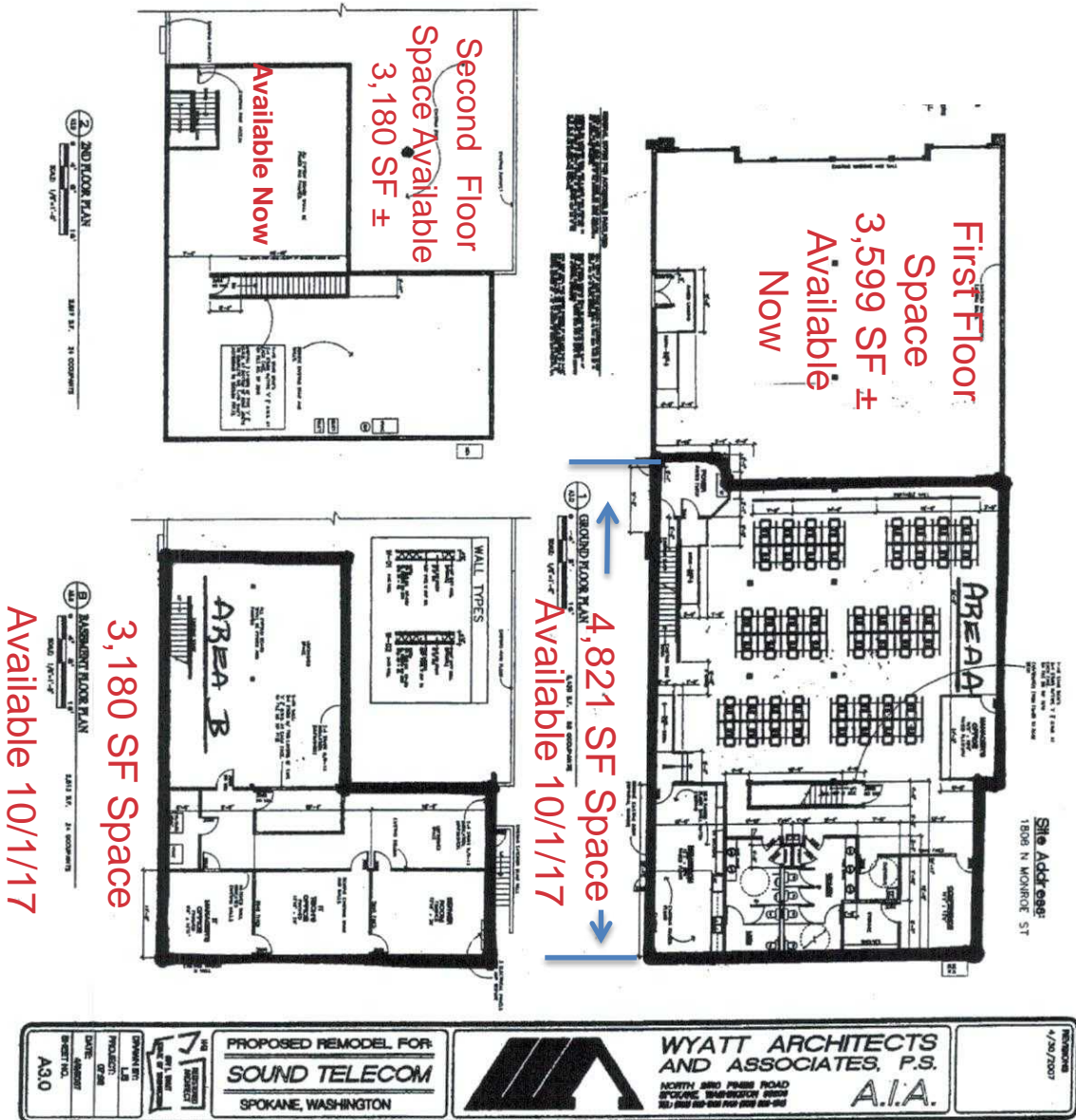
- Lower Level
Lease Rate: \$6.00/SF/NNN
- 1st Floor Space
Lease Rate: \$9.00/SF/NNN
- 2nd Floor Space
Lease Rate: \$4.00/SF/NNN
(Unfinished)

Contact: **Terry McAleer**
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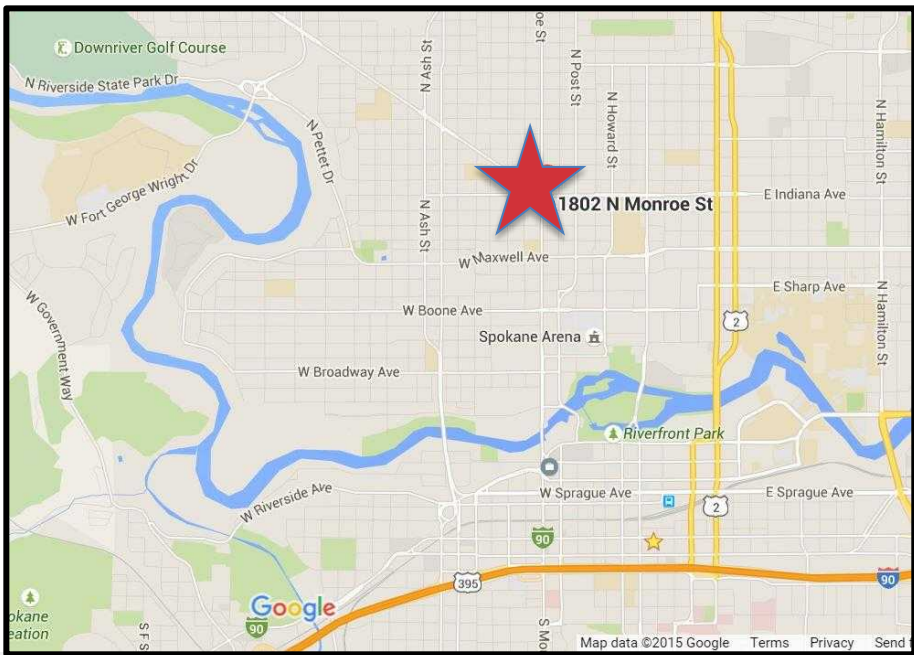








For Lease Commercial Bldg. on Monroe



Neighboring Businesses:

Zips, Subway, Perfection Tire, McDonalds, Baskin Robbins, Aloha Island Grill.

For More Information:

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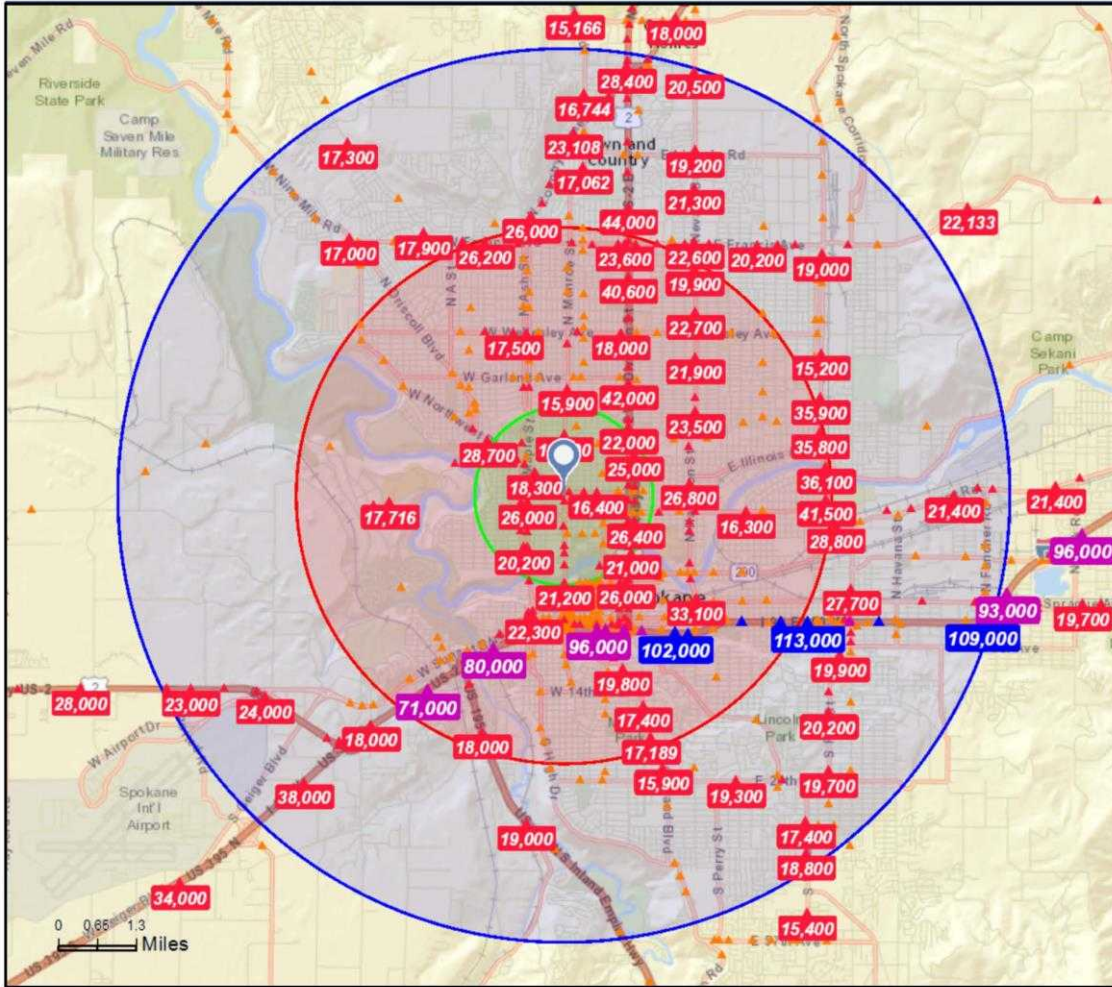
Black Commercial, Inc.
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Traffic Count Map

1802 N Monroe St, Spokane, Washington, 99205
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 47.67414
Longitude: -117.42665



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

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Page 1 of 1

2015 Demographics:

Population:

1 Mile Radius 15,416
3 Mile Radius 116,128
5 Mile Radius 209,621

Average Household Income:

1 Mile Radius \$40,596
3 Mile Radius \$47,059
5 Mile Radius \$54,130

Traffic Counts:

Cars per Day
N. Monroe & W. Sharp:
19,800

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