

# Crosspointe Plaza Big Box Retail Pad

10198 W. SUNSET HWY, SPOKANE, WA 99224

FOR LEASE



**BORNHOFT**  
COMMERCIAL

CHRIS BORNHOFT, CCIM  
509.599.6504  
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# Executive Summary

10198 W. SUNSET HWY, SPOKANE, WA 99224

FOR LEASE



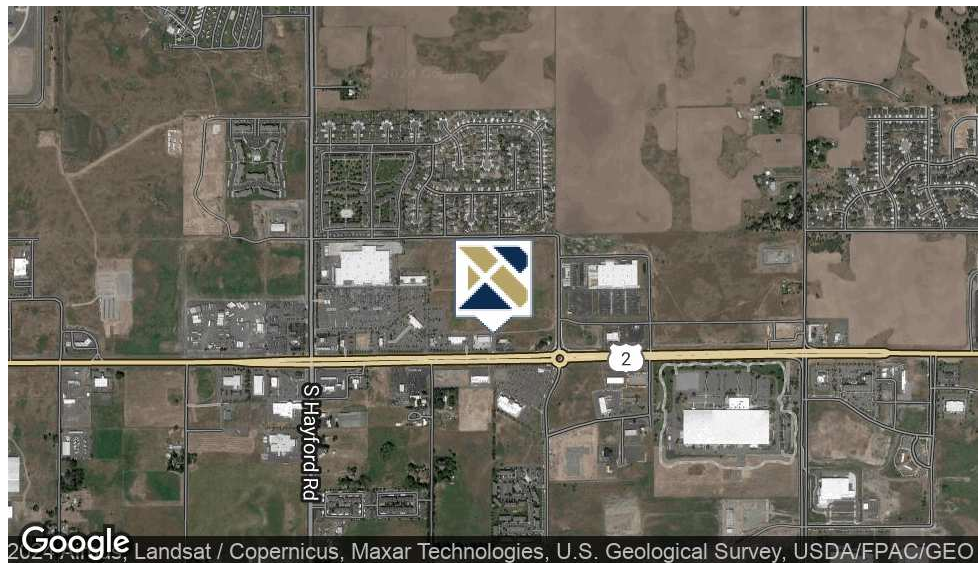
## OFFERING SUMMARY

Lease Rate: TBD

Lot Size: 36.17 Acres

Available SF 10,000 - 120,000 SF

Number Of Units: 4



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



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# Additional Photos

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# Proposed Site

10198 W. SUNSET HWY, SPOKANE, WA 99224

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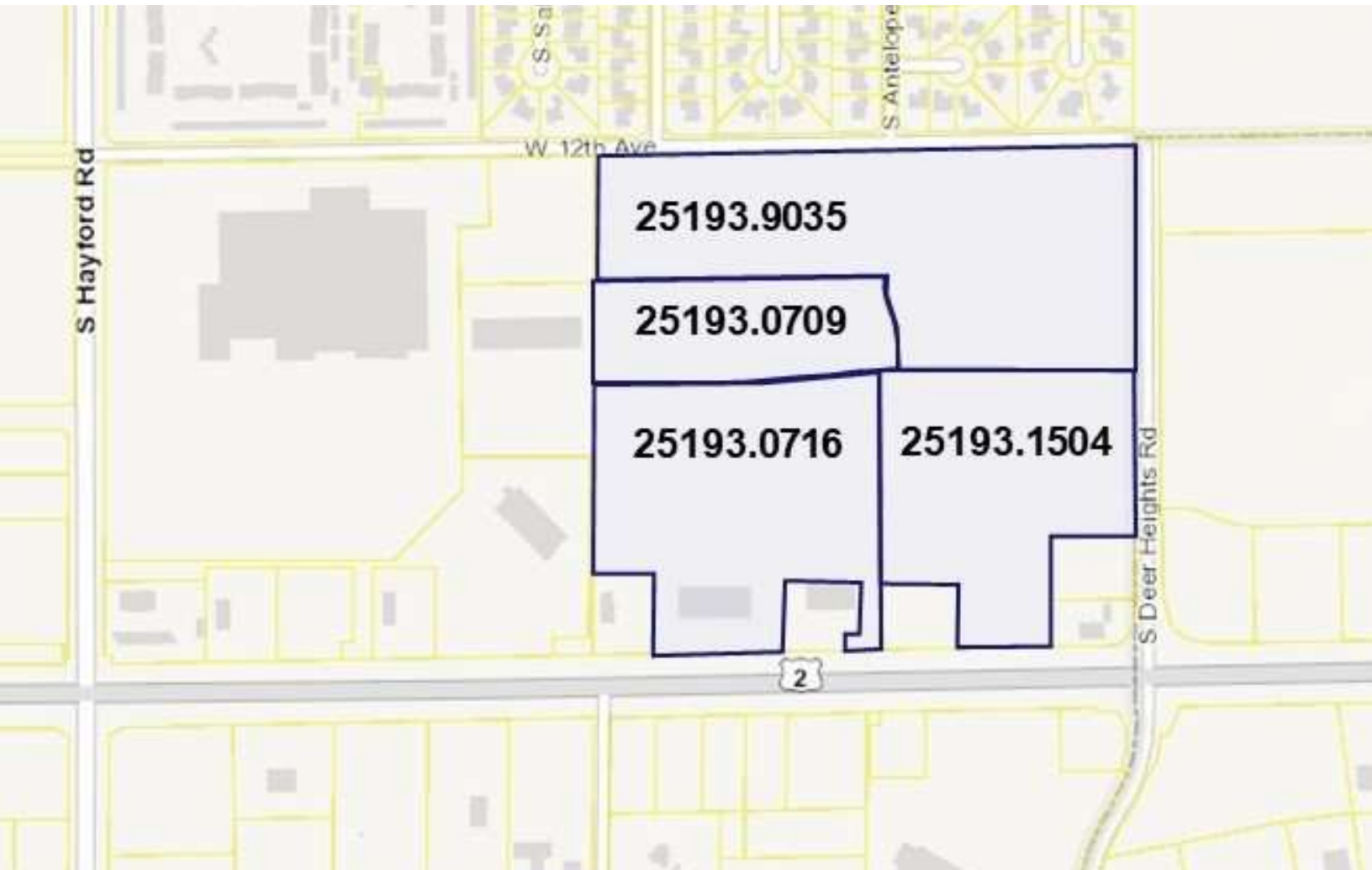
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# Land Lots

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| STATUS    | LOT # | APN        | SIZE        | PRICE | PROPOSED USE        |
|-----------|-------|------------|-------------|-------|---------------------|
| Available | 9035  | 25193.9035 | 15.23 Acres | N/A   | Retail - Big Box    |
| Available | 0709  | 25193.0709 | 4.16 Acres  | N/A   | Multi-tenant Retail |
| Available | 0716  | 25193.0716 | 9.18 Acres  | N/A   | Parking             |
| Available | 1504  | 25193.1504 | 7.6 Acres   | N/A   | Parking             |



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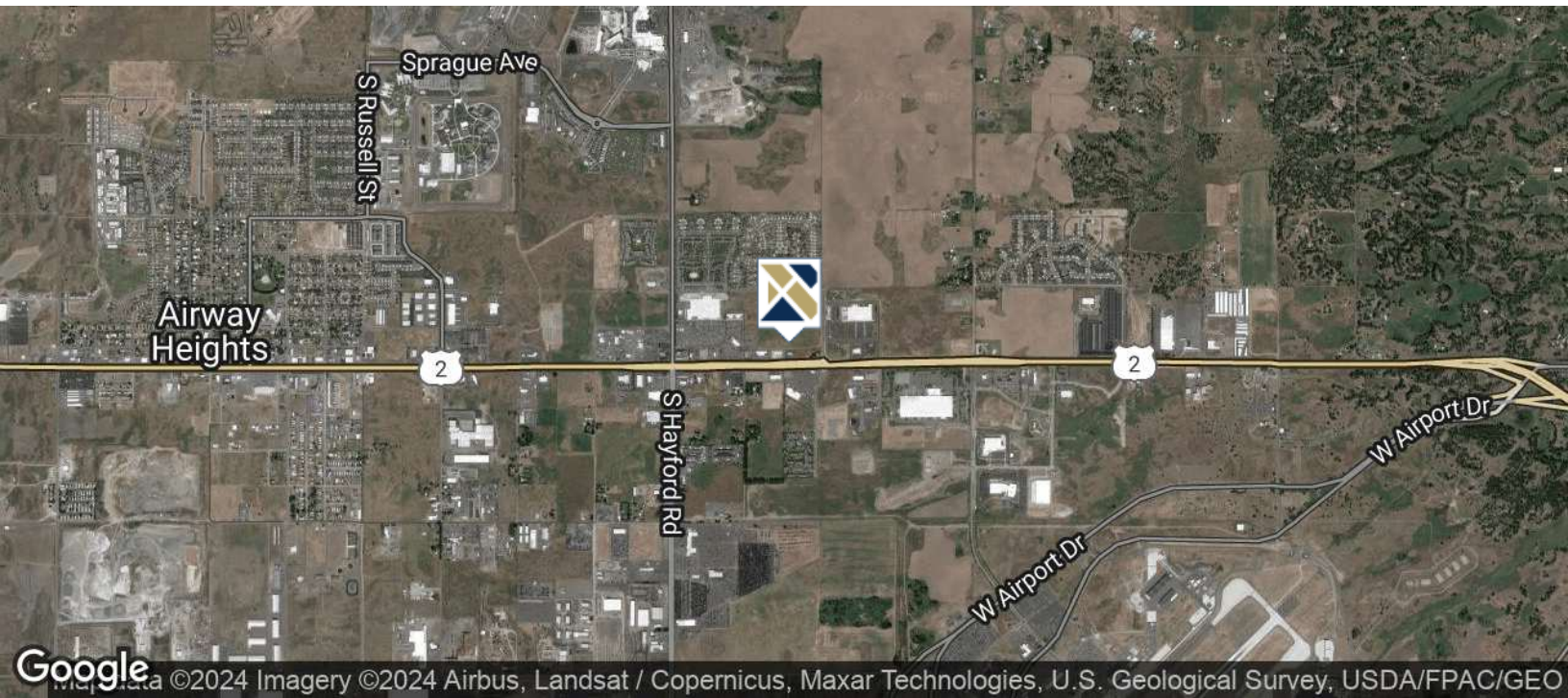
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# Location Maps

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# Retailer Map

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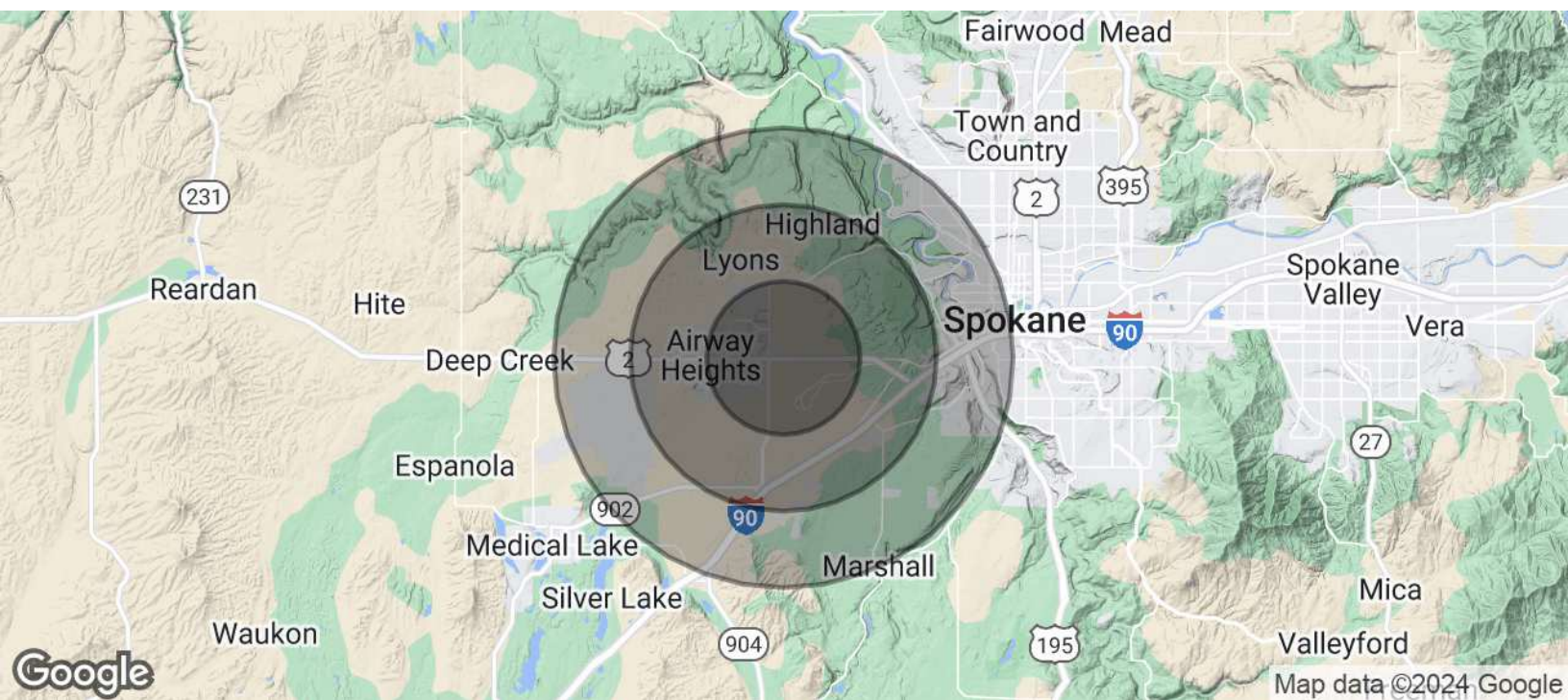
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# Demographics Map & Report

10198 W. SUNSET HWY, SPOKANE, WA 99224



| POPULATION           | 2 MILES | 4 MILES | 6 MILES |
|----------------------|---------|---------|---------|
| Total Population     | 2,379   | 10,462  | 26,029  |
| Average age          | 33.9    | 35.0    | 36.2    |
| Average age (Male)   | 35.3    | 36.2    | 36.1    |
| Average age (Female) | 30.7    | 32.1    | 34.8    |

| HOUSEHOLDS & INCOME | 2 MILES  | 4 MILES   | 6 MILES   |
|---------------------|----------|-----------|-----------|
| Total households    | 709      | 3,090     | 9,301     |
| # of persons per HH | 3.4      | 3.4       | 2.8       |
| Average HH income   | \$49,331 | \$51,864  | \$55,694  |
| Average house value |          | \$305,346 | \$244,784 |

\* Demographic data derived from 2020 ACS - US Census



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