

High Traffic Retail Corner

1006 E FRANCIS AVE, SPOKANE, WA 99208

FOR LEASE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR
509.599.6504 208.661.6192
chris@bornhoft.com jordan@bornhoft.com

Executive Summary

1006 E FRANCIS AVE, SPOKANE, WA 99208

FOR LEASE



OFFERING SUMMARY

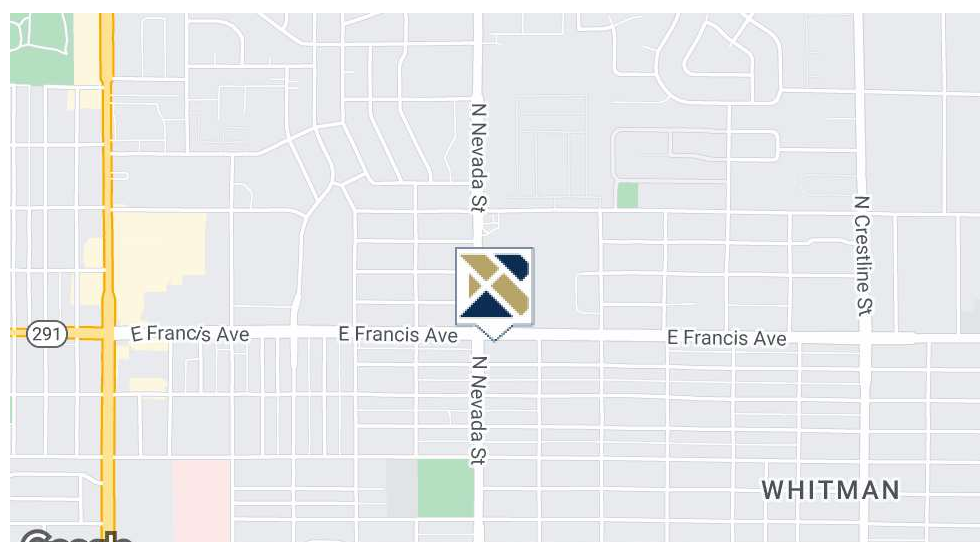
Lease Rate: Negotiable

Combined Available SF: 1.12 Acres

Total Lots: 5 Lots

PROPERTY OVERVIEW

Five total lots combined for lease. Rate is TBD. Ground lease or build to suit. Right on the busy SE corner of Francis & Nevada, with many major retailers nearby. Traffic counts are: 22,418 (East/West) and 21,742 (North/South).



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

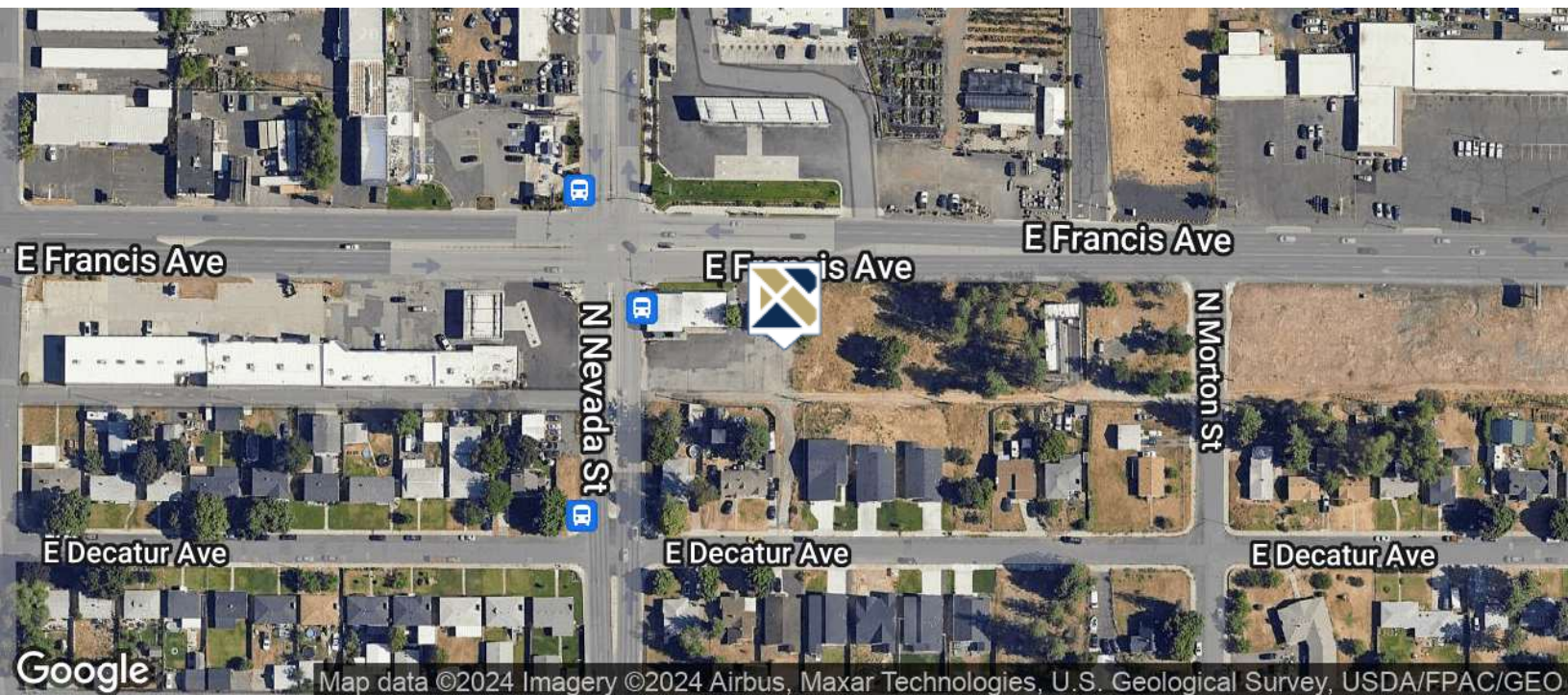
509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Location Map

1006 E FRANCIS AVE, SPOKANE, WA 99208

FOR LEASE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Retailer Map

1006 E FRANCIS AVE, SPOKANE, WA 99208

FOR LEASE



Map data ©2022 Google Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Zoning Map

1006 E FRANCIS AVE, SPOKANE, WA 99208

FOR LEASE



Zoning Map of Property. Parcel's 36321.0208, 36321.0207, and 36321.0206 are all zoned CB-55. Parcel's 36321.0205 and 36321.0219 are both zoned O-35. Please see the city's website for zone uses: <https://my.spokanecity.org/smc/?Section=17C.120.100>



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Additional Photos

1006 E FRANCIS AVE, SPOKANE, WA 99208

FOR LEASE



BORNHOFT
COMMERCIAL

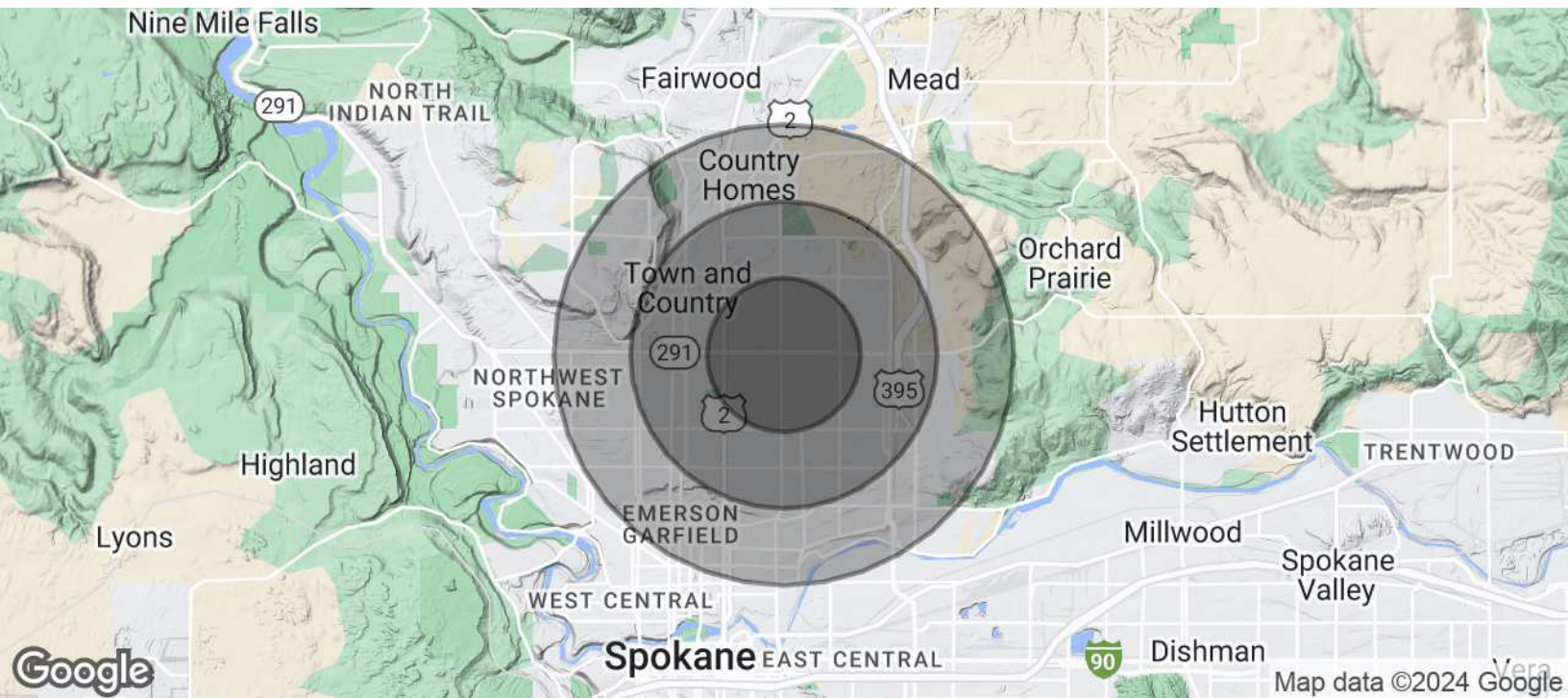
CHRIS BORNHOFT, CCIM JORDAN MACGREGOR

509.599.6504
chris@bornhoft.com

208.661.6192
jordan@bornhoft.com

Demographics Map & Report

1006 E FRANCIS AVE, SPOKANE, WA 99208



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,325	54,175	108,265
Average Age	32.8	32.6	32.1
Average Age (Male)	30.5	31.4	31.4
Average Age (Female)	35.3	34.0	33.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,764	23,565	45,770
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$38,233	\$40,843	\$42,636
Average House Value	\$151,348	\$139,370	\$143,139

* Demographic data derived from 2020 ACS - US Census