

RETAIL / RESTAURANT SPACE FOR LEASE

2020 N MONROE ST
SPOKANE, WA 99205



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NAI Black

Lease Rate \$18.00 SF/Yr. NNN

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FOR LEASE

2020 N MONROE ST
SPOKANE, WA 99205

WAIVED RENT FOR UP TO 12 MONTHS



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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\$18.00 SF/Yr.
Lease Rate



± 17,100
VPD



± 3,396
Square Ft

This property presents an exceptional opportunity for retailers or restaurateurs seeking a modern, high-visibility location within a thriving urban district. Its striking architecture—highlighted by 17-foot ceilings and expansive storefront glass—creates an inviting and contemporary presence that appeals to both vehicle and foot traffic. The space's adjacency to brand-new, high-density apartments ensures a consistent stream of nearby residents and walk-in customers.

Strategically located among Spokane's most recognizable local brands—Indaba Coffee, Uno Mas Mexican Restaurant, and Bellwether Brewery—the property sits at the center of an energetic and walkable node known for creative, community-focused businesses. The combination of daily neighborhood activity and steady commuter traffic, averaging 17,100 vehicles per day, offers exceptional exposure and access for tenants.

Designed for flexibility, the space can accommodate a range of uses, from boutique retail to full-service dining, with options for a Type I hood and outdoor patio. Tenant improvements are negotiable, allowing users to tailor the environment to their brand vision. With NNN expenses estimated at only \$4.00/SF annually, this property offers strong value and visibility in one of Spokane's most active commercial corridors.



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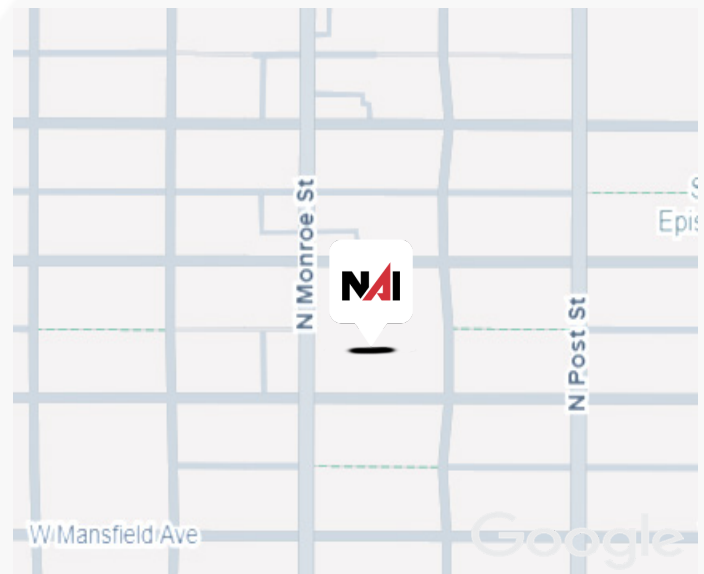
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PROPERTY OVERVIEW

- ±3,396 SF of high-visibility retail or restaurant space
- High-end storefront exposure along a busy, pedestrian-friendly corridor
- Adjacent to new Class A, market-rate apartments driving strong daily traffic
- Prominent modern glass façade and 17' ceilings for open, bright interiors
- Type one hood availability and flexible tenant improvement options
- Outdoor patio opportunity for expanded customer seating
- Neighboring tenants include Indaba Coffee, Uno Mas Mexican Restaurant, and Bellwether Brewery
- Average daily traffic count of ±17,100 vehicles per day
- NNN expenses estimated at \$4.00/SF annually

Positioned adjacent to newly constructed Class A apartments and surrounded by popular local establishments such as Indaba Coffee, Uno Mas Mexican Restaurant, and Bellwether Brewery, the property benefits from built-in synergy and a vibrant customer base. The site's outdoor patio potential and optional Type I hood further enhance flexibility for food, beverage, or experiential concepts.



LEASE RATE \$18.00 SF/Yr. NNN

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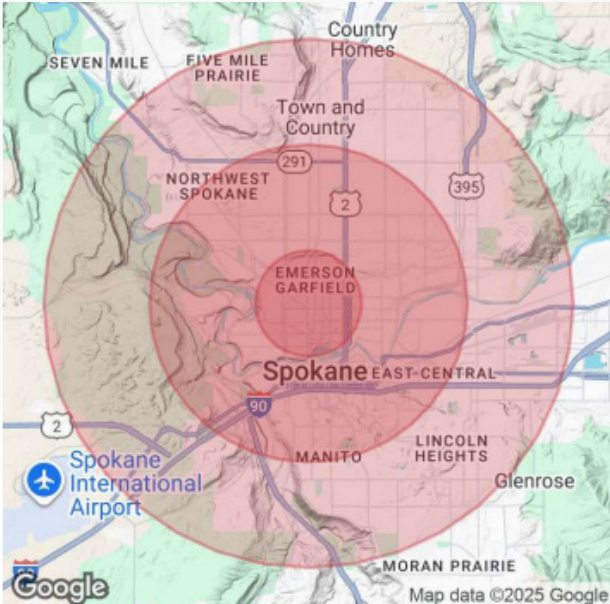
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	17,610	129,760	233,070
Avg. Age	38	39	40
Avg. Age (Male)	37	38	39
Avg. Age (Female)	38	39	40
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	7,232	54,581	96,255
# of Persons per HH	2.26	2.25	2.33
Avg. HH Income	\$71,043	\$76,187	\$88,135
Avg. House Value	\$437,921	\$382,779	\$412,297



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