REGAL PLAZA RETAIL BUILDING FOR LEASE & FOR SALE

2718 E 57TH AVE
SPOKANE, WA 99223

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Designated Broker
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Regal Plaza - 6,860/SF Retail Building For Lease

OFFERING SUMMARY

Available SF:	
Sale Price:	$2,200,000
Lease Rate:	$18.00 SF/YR (NNN)
Estimated CAMs	$5.21
Lot Size:	0.62 Acres
Parking	27 +
Year Built:	2018
Building Size:	6,860 SF
Traffic Count:	13,125

PROPERTY OVERVIEW

This freestanding retail/office building was formerly Dollar Plus and is For Sale or Lease. Located in Regal Plaza Retail Center as a separate parcel with 6,860 SF and 26 car-parks. This building was designed as a multi tenant building. Situated in a suburban neighborhood with high median income.

Nearby Retailers include: Albertsons, Starbucks, Famous Eds, Mezzo Pazzo Wine Bar, Mackenzie River Pizza Co., YMCA, UPS Store, Subway, Great Clips, Pizza Pipeline, Pampered Pets, Inland NW Bank, Chase Bank, Muv Fitness.

PROPERTY HIGHLIGHTS

- Located in desirable the South Hill neighborhood at 57th and Regal
- Strip Retail with great visibility and easy access
- Space could be leased in smaller increments - Call Listing Agent
- Average Daily Traffic for 57th Ave: 13,125
- Average Daily Traffic for Regal Rd: 6,490
- Contact Listing Agent for more information! Appointment only, please do not disturb current tenant.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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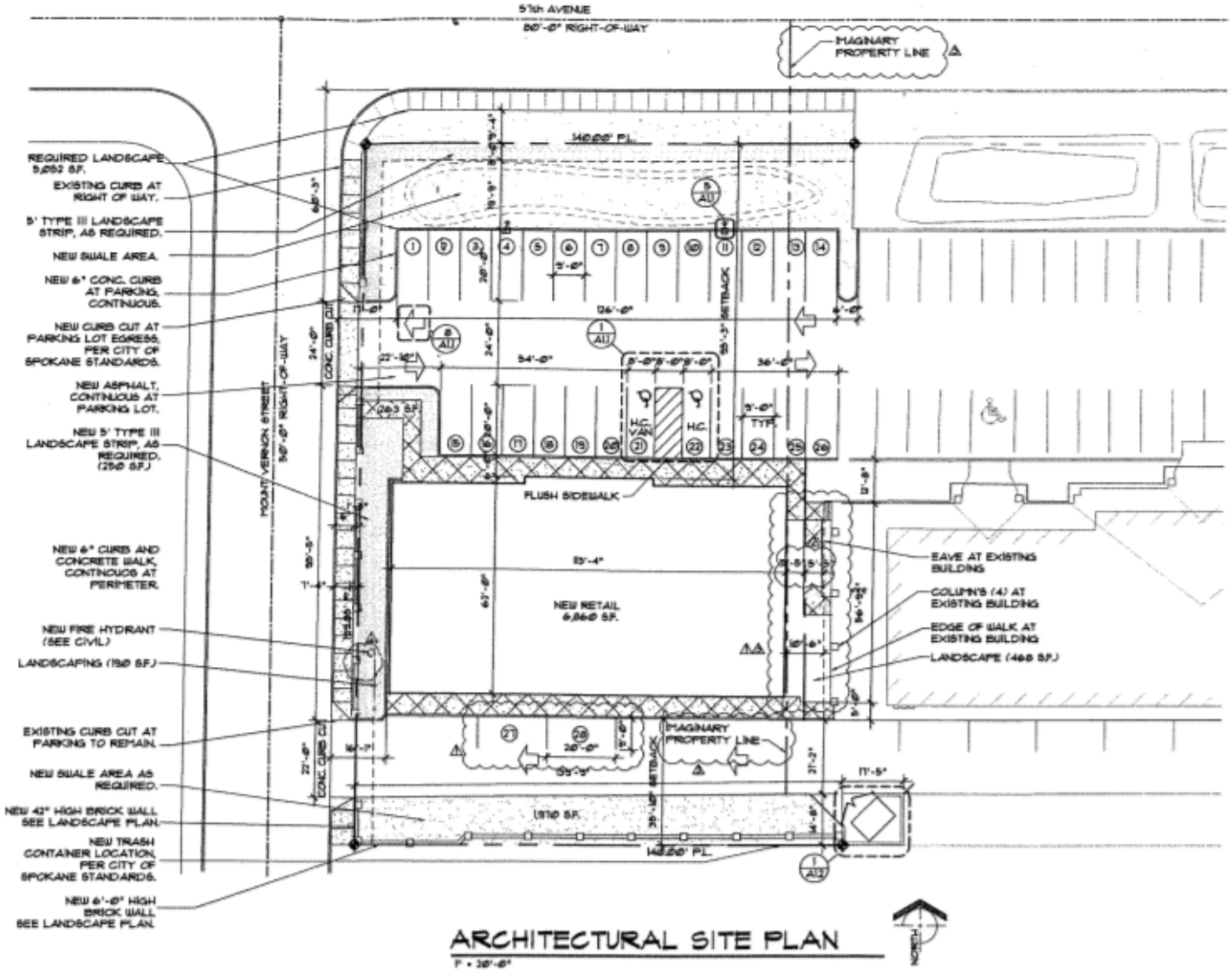
Building And Site Plans - 6,860/SF For Lease



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Aerial Of Regal Plaza

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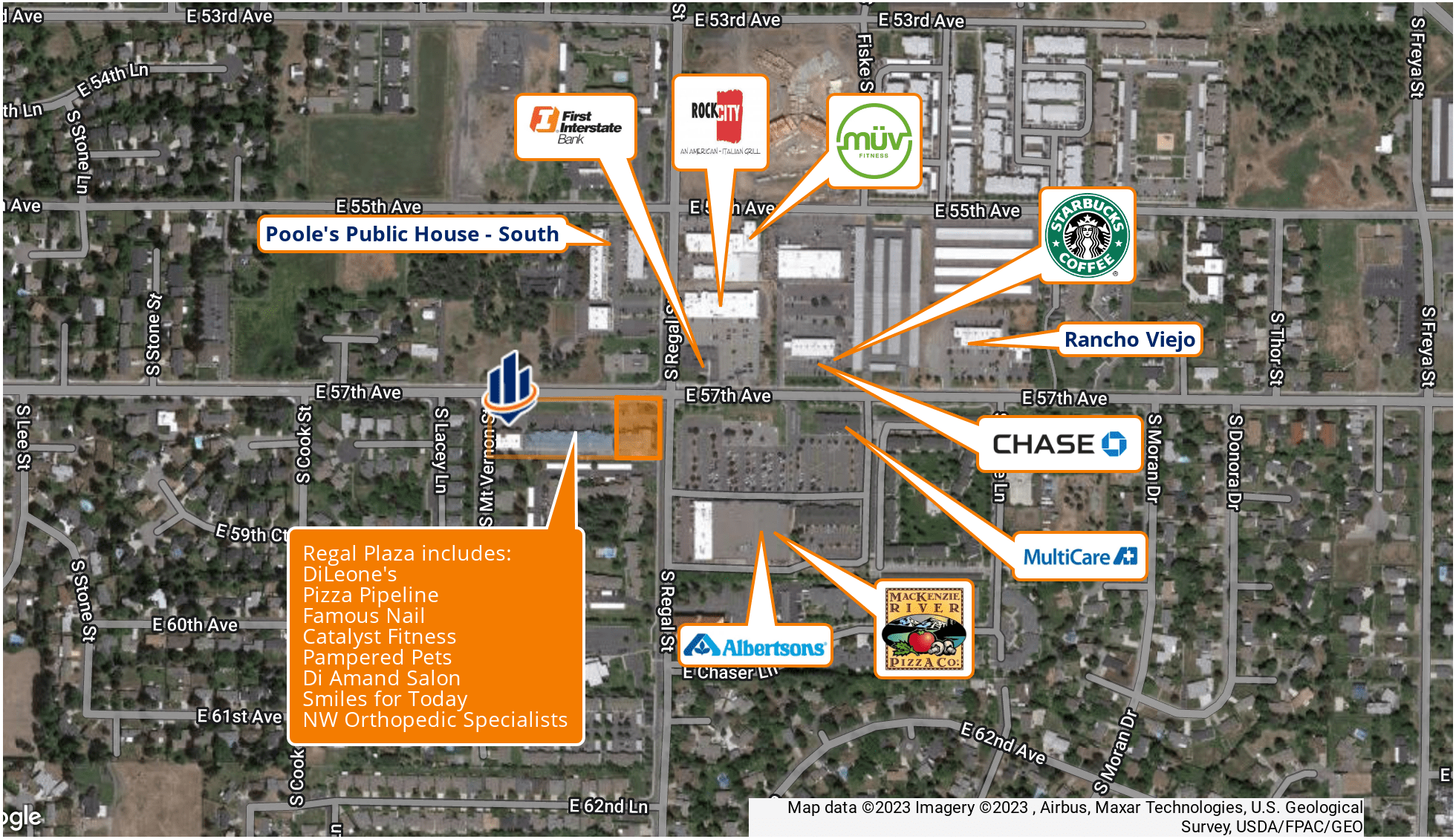
Regal Plaza Retail Map And Tenant Roster



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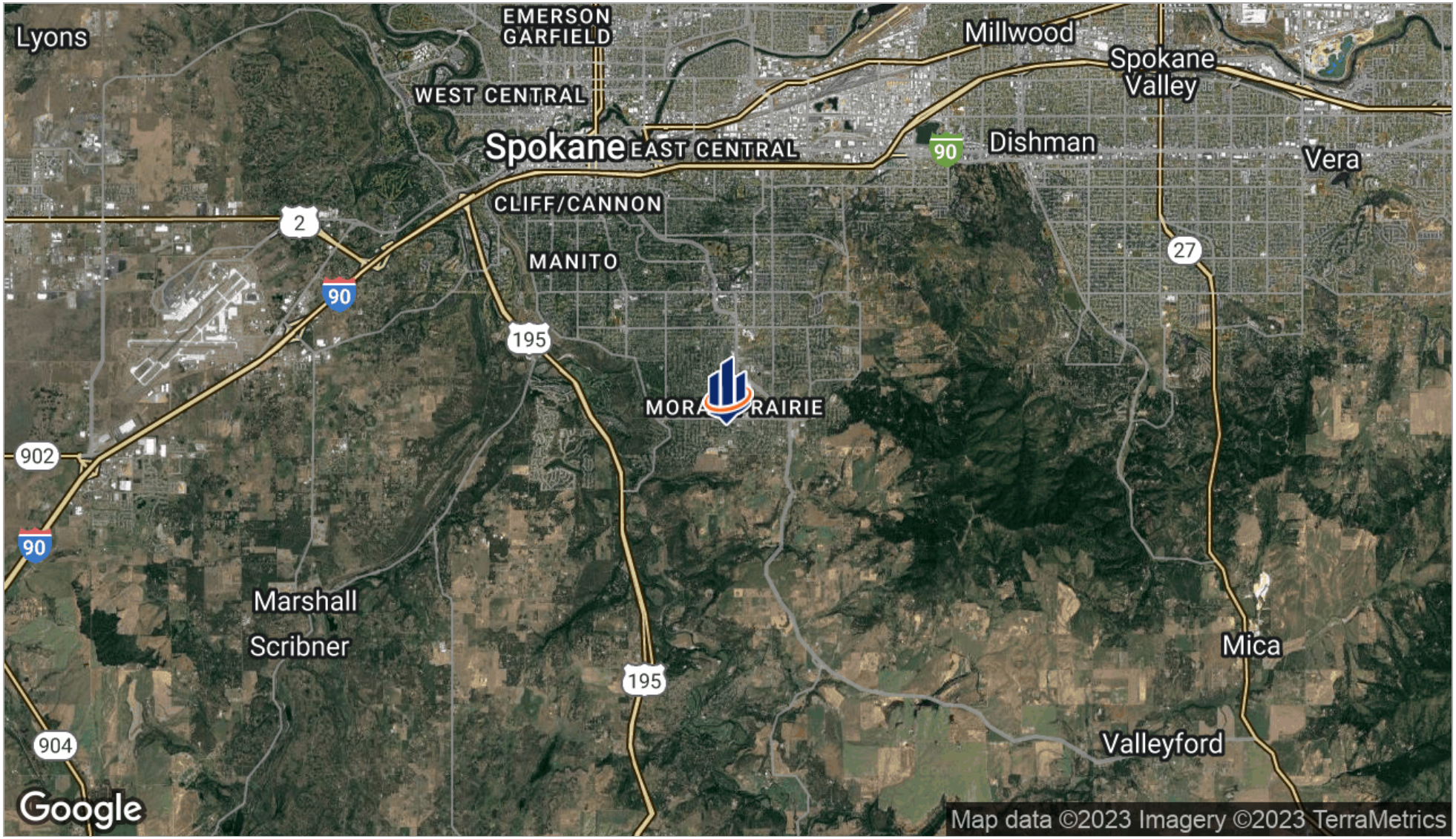
Regal Plaza - South Hill Location Maps



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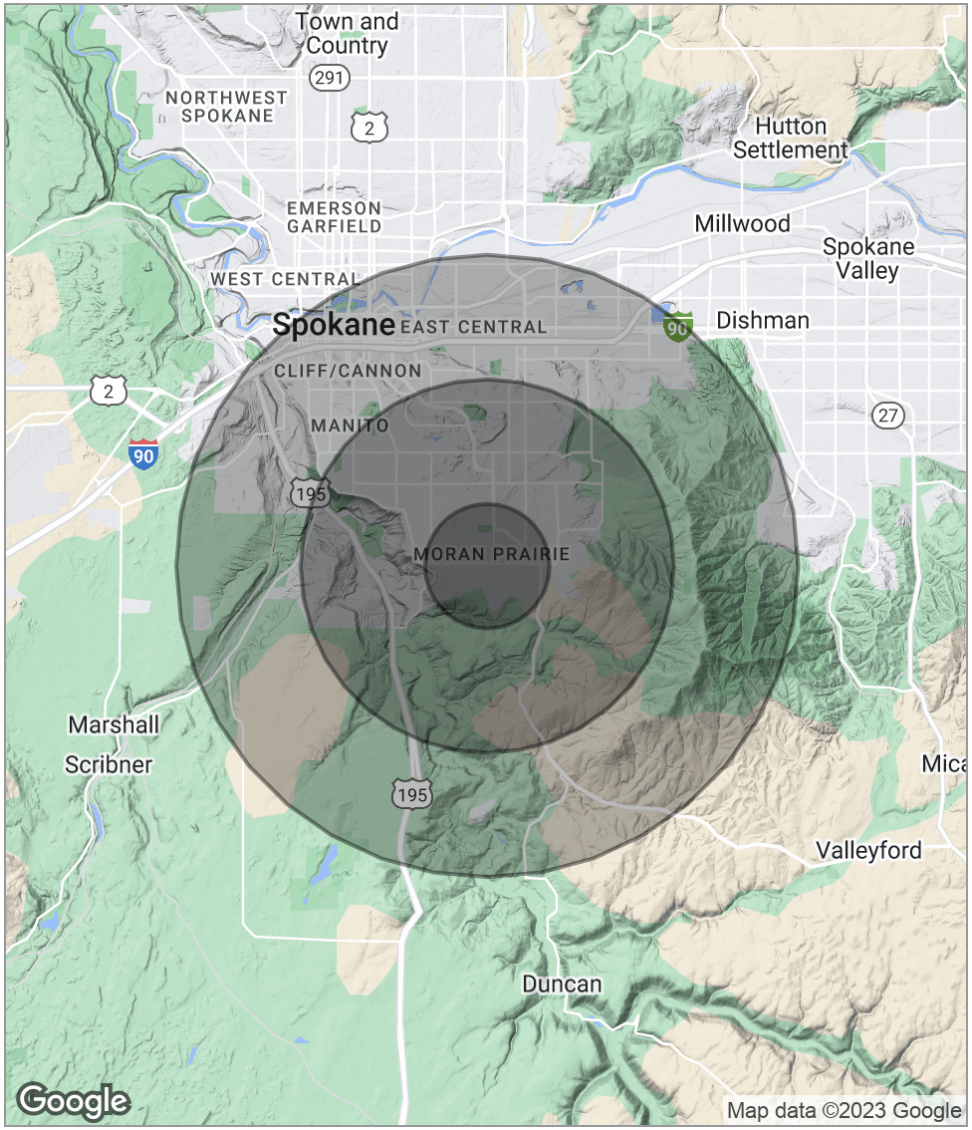
Regal Plaza - Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,302	55,106	118,920
Median age	42.1	41.2	39.5
Median age (Male)	37.4	38.1	37.6
Median age (Female)	44.5	43.3	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,256	24,222	50,702
# of persons per HH	2.2	2.3	2.3
Average HH income	$86,568	$76,516	$71,008
Average house value	$304,173	$273,730	$249,005

** Demographic data derived from 2020 ACS - US Census*

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Regal Plaza - Listing Agent

GUY D. BYRD

Designated Broker

guy.byrd@svn.com
Direct: *509.953.5109* | **Cell:** *509.953.5109*

WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lesse should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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