



Executive Summary - Plnewater Plaza Lease Or Build To Sui



OFFERING SUMMARY

Available SF:

Lot G Lease Rate: 26,612 SF Or .61 Acres

\$53,220/YR/NNN \$4,435/MO/NNN

Lot F Lease Rate: 34,066 SF Or .78 Acres

\$68,136/YR/NNN

\$5,678/MO/NNN

Lot Size: 1.39 Acres

Zoning: Regional Commercial

PROPERTY OVERVIEW

Land lease or Build to Suit Terms of a lease or build to suit will be negotiable Lease rates would be Triple Net

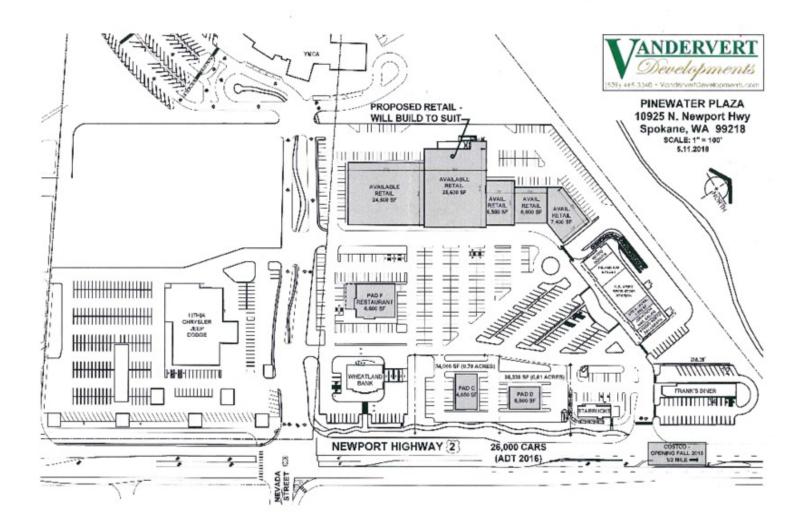
PROPERTY HIGHLIGHTS

- Close to New Costco Location
- Easy Access
- Strong Demographics
- Adjacent to YMCA, RV Park, Barton Jeep, Franks Diner
- Access via Lighted Intersection at Hwy 2 and Nevada

Aerial Map - Pinwater Plaza



Proposed Site Plan - Pinewater Plaza



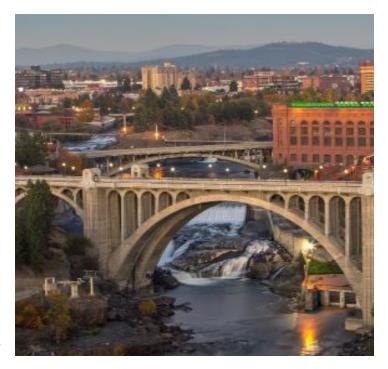
Retail Map - Pinewater Plaza



Area Highlights -Spokane, WA

AREA HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populated state in the West behind California.
- Spokane is Eastern Washington's largest city and the second largest city in the state of Washington. Seattle is 280 miles from Spokane. •
- There are 6 major hospitals and over 1,000 healthrelated businesses in the area employing 35,000.
 This makes healthcare the largest industry in the area and Spokane Metropolitan Area the largest health care network between Seattle and Minneapolis.
- Major employers in the Spokane Metropolitan area include Fairchild Air Force Base, Providence Health & Services, State of Washington, and Kalispel Tribal Economic Authority/Northern Quest Resort & Casino.
- Between Gonzaga University and the Riverpoint Campus (Washington State University, Eastern Washington University, University of Washington, and Whitworth University) the booming University District of Spokane has approximately 20,000 students and growing.
- Research from Moody's Analytics discovered that Spokane's cost of doing business is 18% below the national average. Forbes named Spokane in their Top 25 Cost of Doing Business list.
- Spokane was named in Forbes Top 100 Best Places for Business and Careers



Pinewater Plaza - Location Map





Pinewater Plaza Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,102	46,595	134,549
Median age	33.7	33.8	34.2
Median age (Male)	32.5	32.5	33.2
Median age (Female)	34.4	35.1	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 3,025	3 MILES 19,846	5 MILES 55,738
Total households	3,025	19,846	55,738

^{*} Demographic data derived from 2020 ACS - US Census





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Designated Broker

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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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