



RETAIL FORMER ATV SALES PROPERTY 15,000 SF FOR SUBLEASE

11008 N NEWPORT HWY
99218, WA SPOKANE

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11008 N Newport Hwy - Property Summary



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$9.47 SF/YR/NNN or \$11,892/MO/NNN
Lot Size:	1.5 Acres or 65,370 SF
Year Built:	2005
Building Size:	15,064 SF
Car Parks:	31
Zoning:	Regional Commercial
2020 Taxes:	\$20,968.17

PROPERTY OVERVIEW

Sublease through June 30, 2023

Free Standing High exposure Retail Building on Newport Hwy
Close to new Costco on Newport Highway and North Point Shopping Center
Formerly Roundy's Kawasaki ATV Sales and Repair

PROPERTY HIGHLIGHTS

- Retail Showroom 8,400 SF+/- with 30' Ceiling heights and glass store front
- Warehouse storage 3,600 SF+/- 30' clear with two 16' Overhead Doors
- Mezzanine Storage 1,300 SF +/-
- Office/Meeting area 3,064 SF +/-
- Single Phase [122/40 Volt] and 3 Phase [122/40Volt] is available at the property.
- Lighted Monument Sign
- FAG heating
- Sprinklered Building

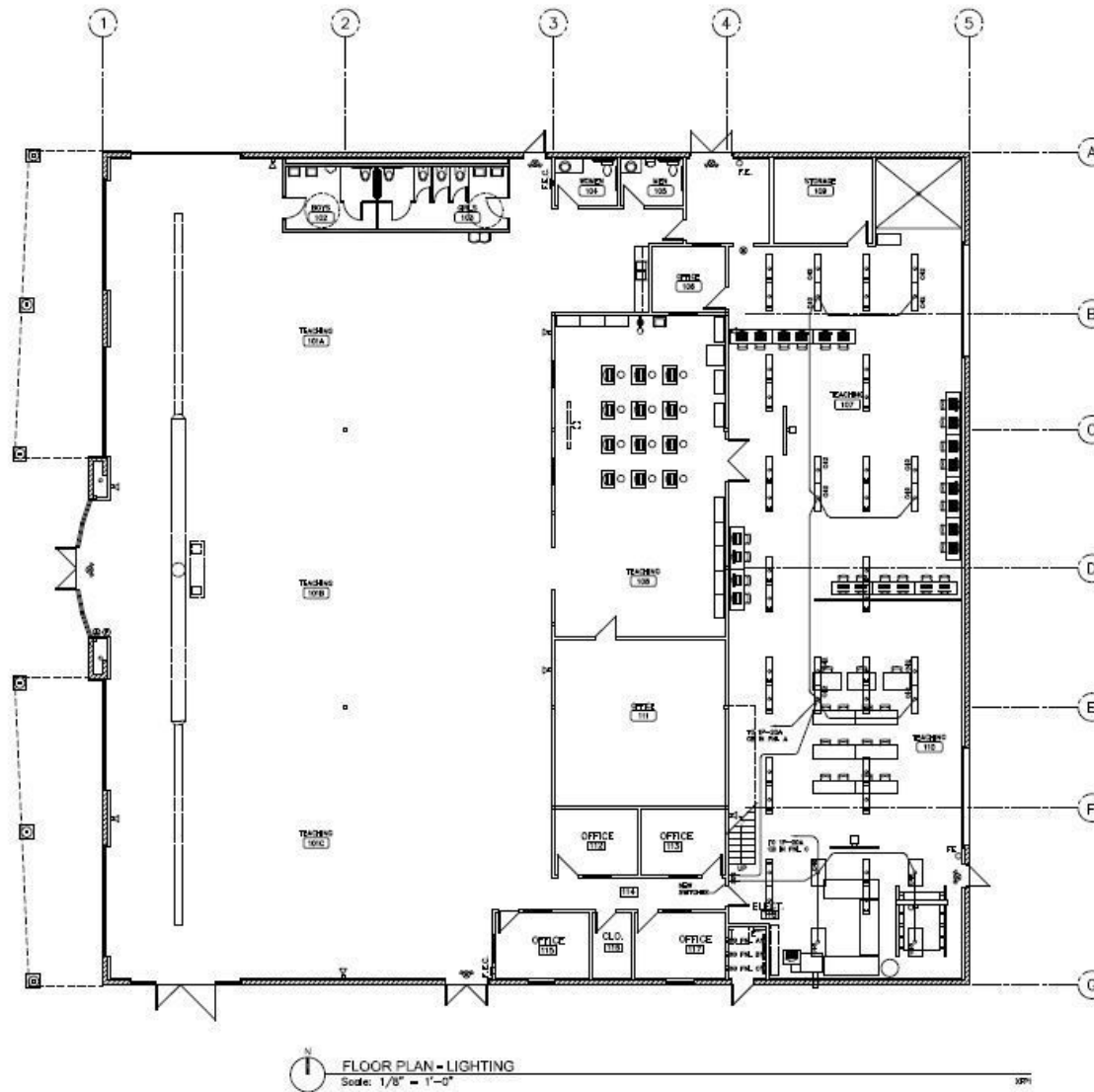
11008 N Newport Hwy - Photos



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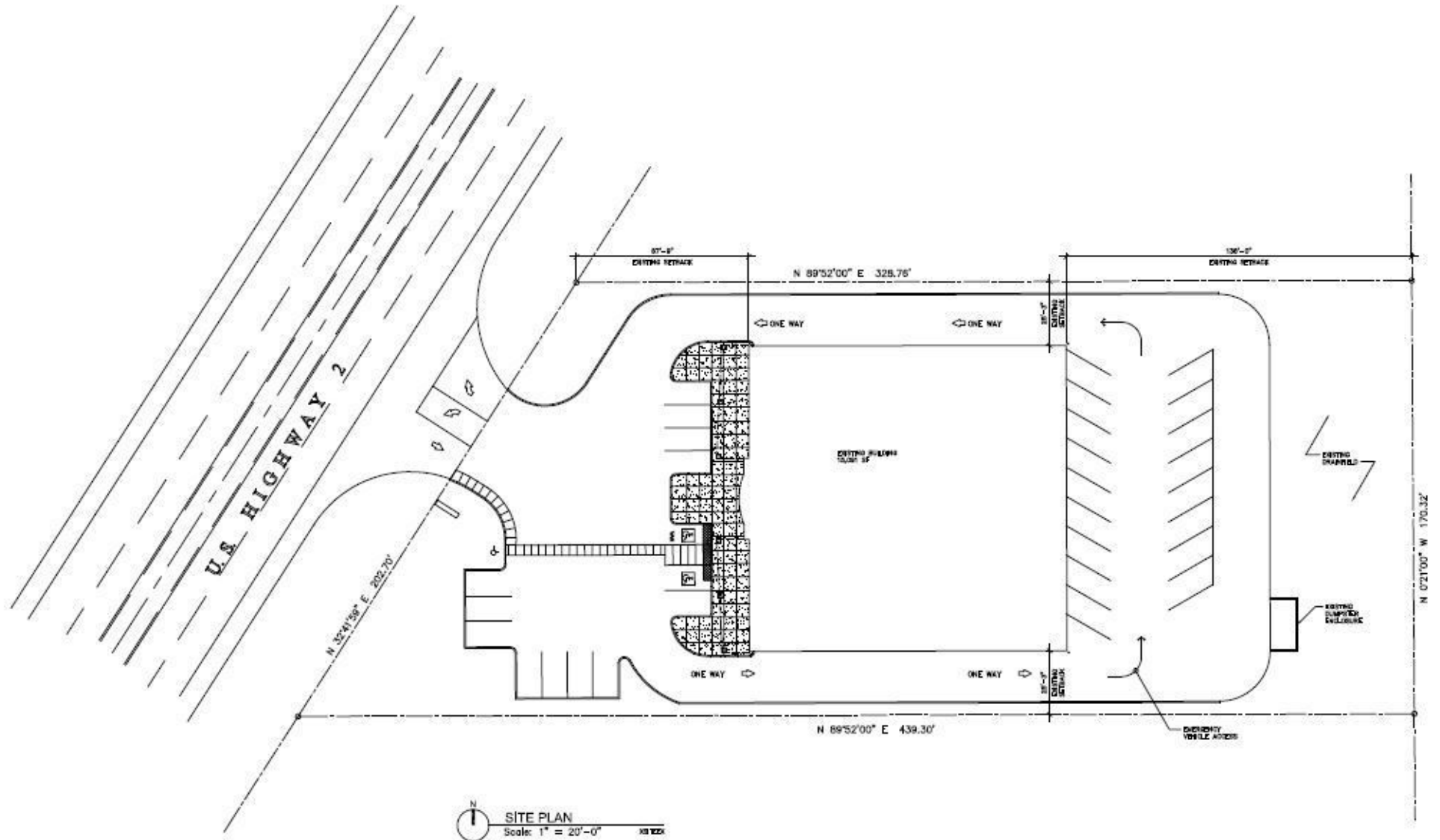
11008 N Newport Hwy - Floor Plan



TYPE	MANUFACTURER	MODEL NUMBER	LAMPS	BALLAST	WATT	W	W	W	W
001	UNIVERSAL METAL HID PARCEL CERAMIC	4-100-W	(2) F10T5	(2) 4-LAMP	80	80	SUPPAC	WENT ON BEAM	
002	UNIVERSAL METAL HID PARCEL CERAMIC	4-100-W ~100-W ~100-W ~100-W	(2) F10T5	(2) 4-LAMP	113	113	SUPPAC	WENT ON BEAM	
003		00000	(2) F10T5	(2) 4-LAMP	80	80	SUPPAC	TO BEAM	

LOAD CALCULATIONS
FLOOR A: 100/1000W, 30' x 40'
3-200W WATT BEACON
FLOOR LOAD = 100/1000W = 3.0W (IF FLOOR BEACON)
FLOOR C: 100/1000W, 30' x 40'
3-200W WATT BEACON
FLOOR LOAD = 100/1000W = 3.0W (IF FLOOR BEACON)

11008 N Newport Hwy - Site Plan



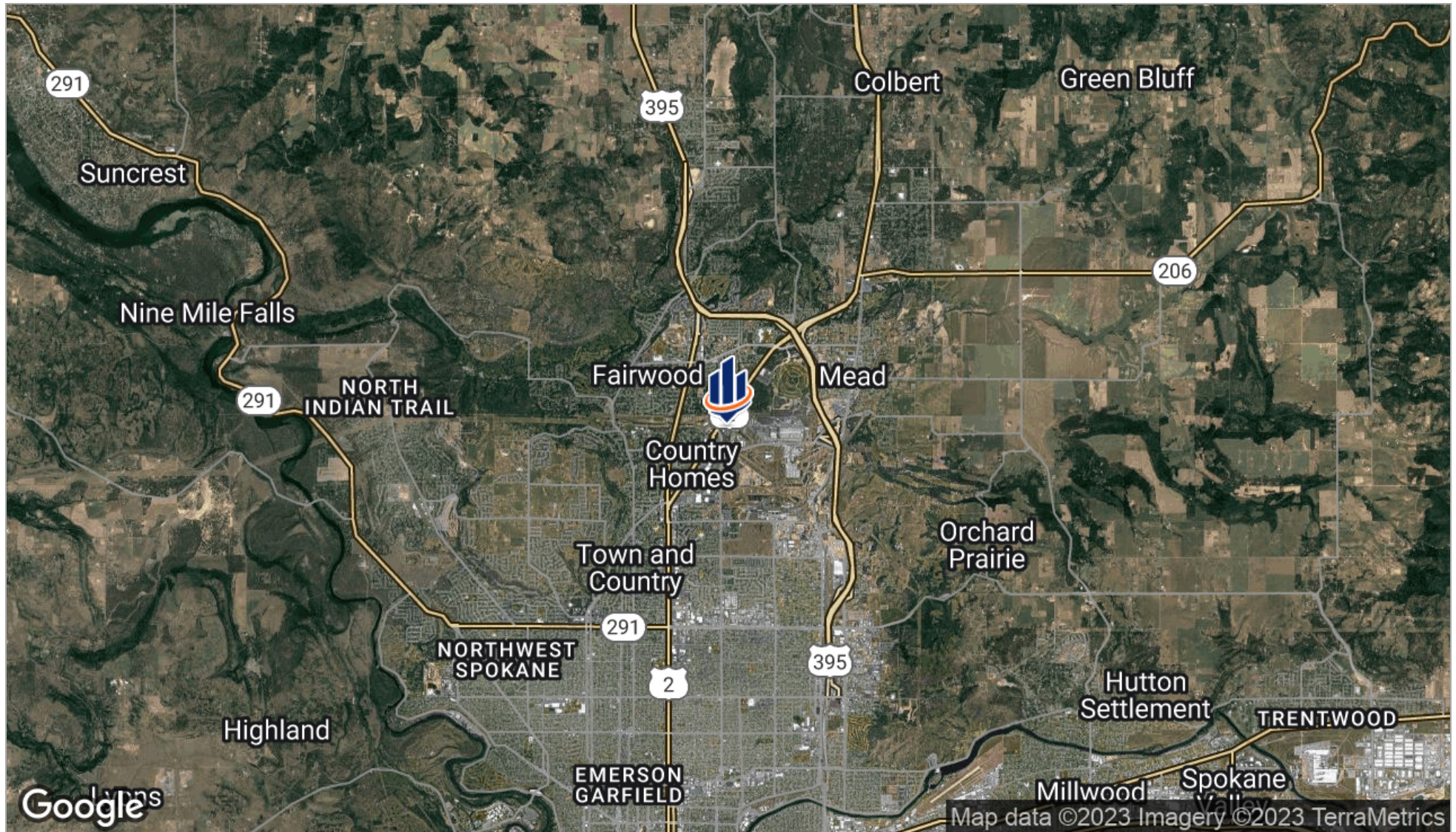
11008 N Newport Hwy - Aerial



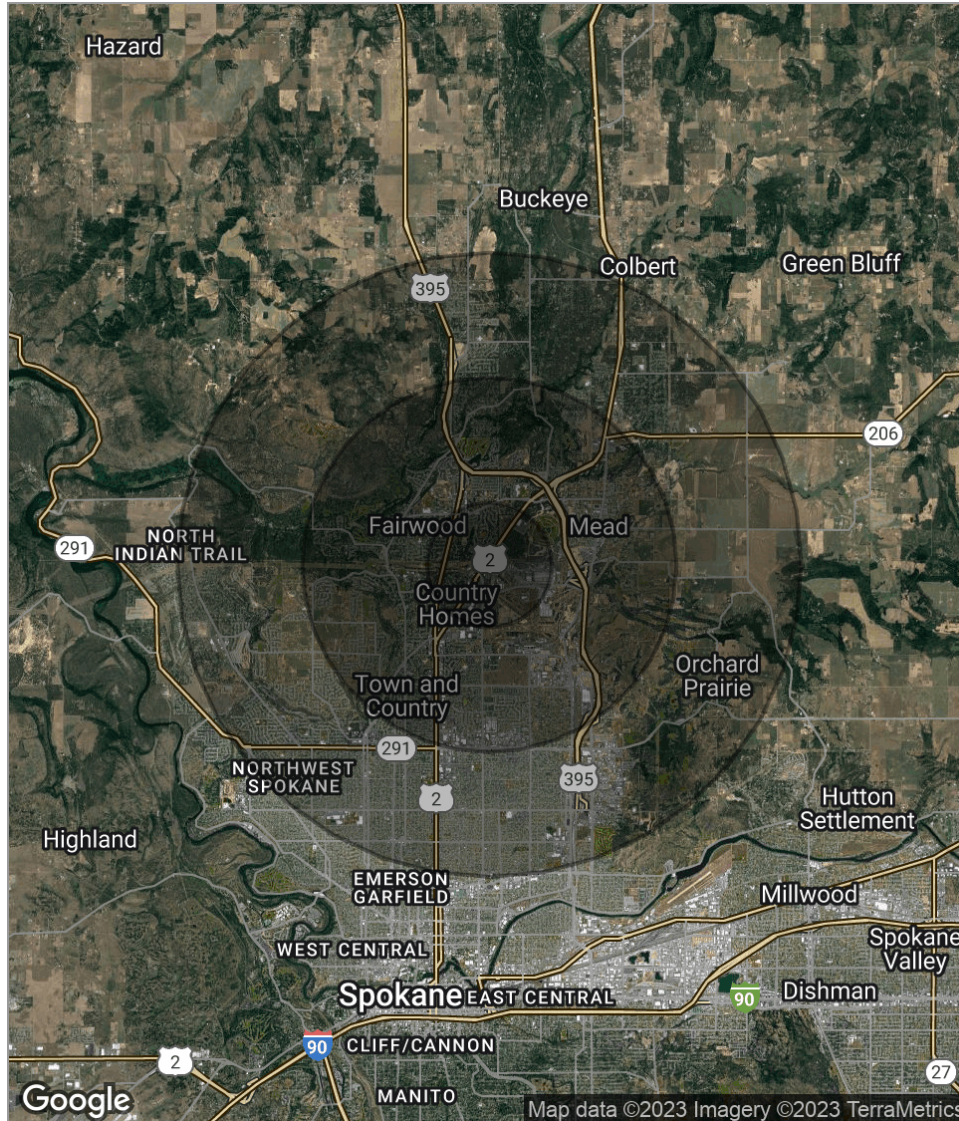
11008 N Newport Hwy - Retail Map



11008 N Newport Hwy - Location Maps



11008 N Newport Hwy - Demographics Map



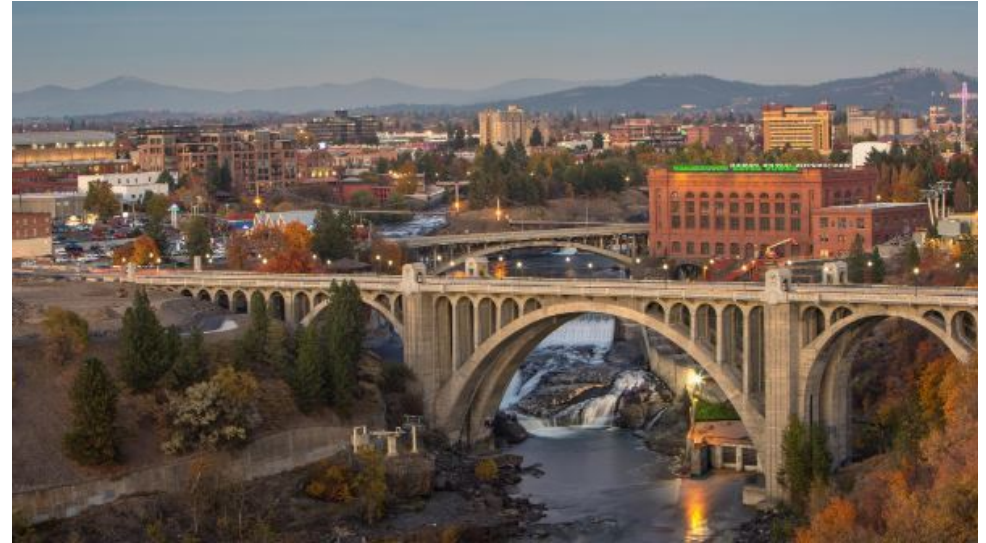
POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,131	43,858	125,824
Median age	34.1	33.8	34.4
Median age [Male]	32.7	32.6	33.4
Median age [Female]	35.1	35.0	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,652	18,787	52,055
# of persons per HH	2.3	2.3	2.4
Average HH income	\$55,943	\$55,327	\$53,275
Average house value	\$236,689	\$216,834	\$174,626

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

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



Advisor Bio



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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

SVN | CORNERSTONE

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee 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.