



REGAL PLAZA RETAIL SPACE FOR LEASE

2718 EAST 57TH AVE
SPOKANE, WA 99223

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Designated Broker
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2718 E 57th Ave - Regal Plaza



OFFERING SUMMARY

Suite 103:	1,015 SF
Lease Rate:	\$20.00/SF/YR/NNN \$1,691/MO/NNN
Estimated CAMs:	\$7.29/SF
Building Size:	15,401 SF
Lot Size:	0.64 Acres
Year Built:	2017

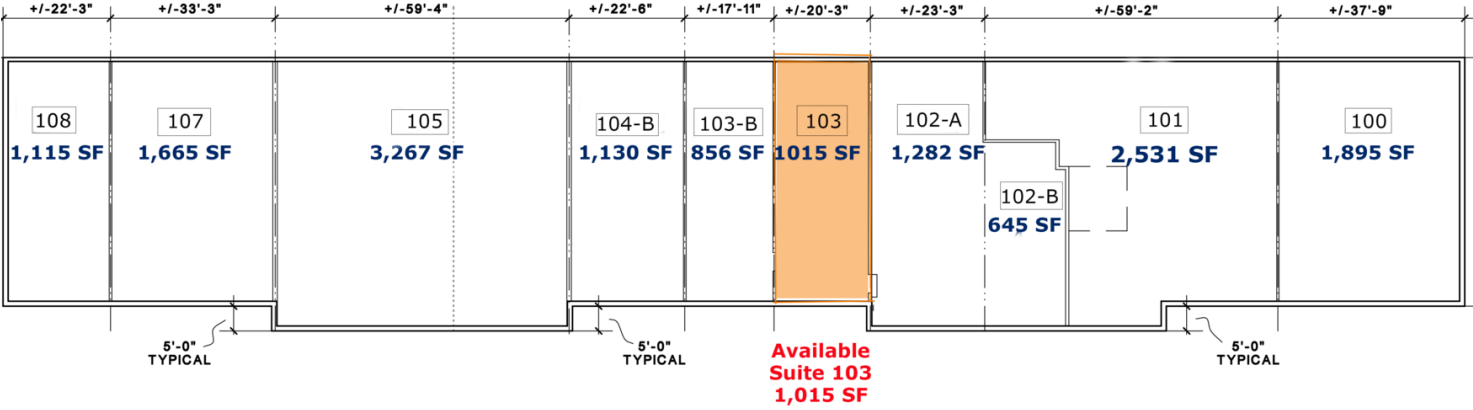
PROPERTY OVERVIEW

Retail suite available at Regal Plaza on the South Hill.

PROPERTY HIGHLIGHTS

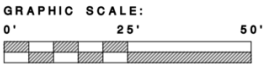
- Located in desirable South Hill neighborhood at 57th and Regal
- Strip Retail with great visibility and easy access
- Average Daily Traffic for 57th Ave and Regal: 19,615
- 77 Car parks
- Regal Plaza tenants include: Pizza Pipeline, Moran Prairie Dentistry, Di'Amand Salon, Pampered Pets, DeLeon's Foods, Catalyst Fitness, Tammy's Nails, Games Workshop, Zip Trip Cenex and NW Orthopedics
- Nearby Retailers include: Albertsons, Starbucks, Famous Eds, Mezzo Pazzo Wine Bar, Mackenzie River Pizza Co., YMCA, UPS Store, Subway, Great Clips, Inland NW Bank, Chase Bank, Muv Fitness

Site Plan-Available Spaces



PRELIMINARY LEASING PLAN

SCALE: 1" = 20'



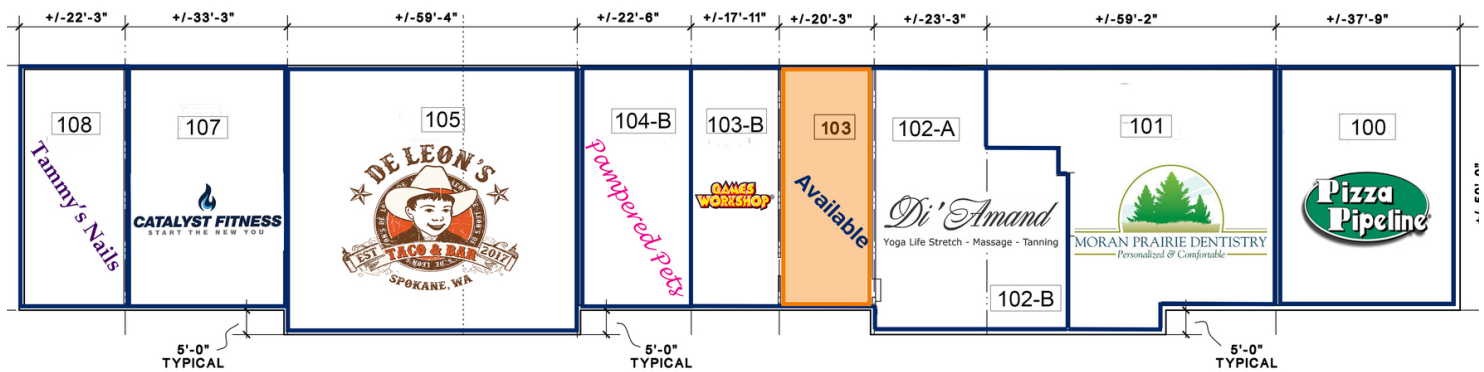
NOTE: THIS DRAWING IS BASED UPON SELECT FIELD MEASUREMENTS TAKEN ON 02/09/2021 - IN SUITES 102 THRU 104 - USING A TRIMBLE HD150 LASER MEASURER. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT.

DRAFTECH PLANNING & DESIGN
LEWIS FICKEN - ARCHITECT
PAM RICH - DESIGNER
(509)-523-4330
P.O. BOX 402 ROSALIA, WA 99170



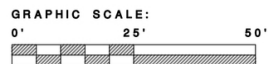
REVISIONS	BY	PROJECT:	DATE
		Regal Plaza	02/09/21
		2720 East 57th Avenue	DRAWN LF
		Spokane, WA 99223	JOB NO 21-004
ISSUED FOR OWNER'S REVIEW	2/10/21		SHEET LP-1
ISSUED			OF 1 SH

Site Plan-Current Tenants



PRELIMINARY LEASING PLAN

SCALE: 1" = 20'



NOTE: THIS DRAWING IS BASED UPON SELECT FIELD MEASUREMENTS TAKEN ON 02/09/2021 - IN SUITES 102 THRU 104 - USING A TRIMBLE HD150 LASER MEASURER. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT.

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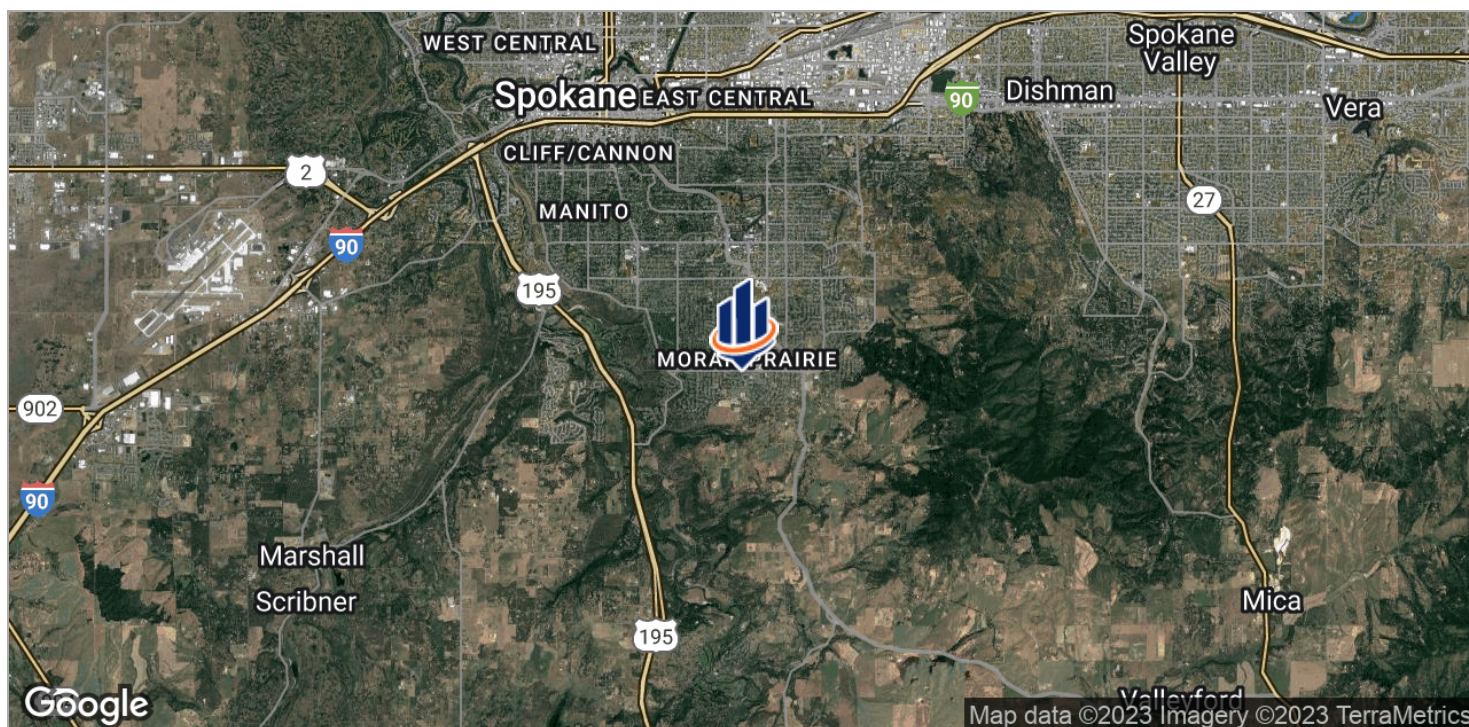
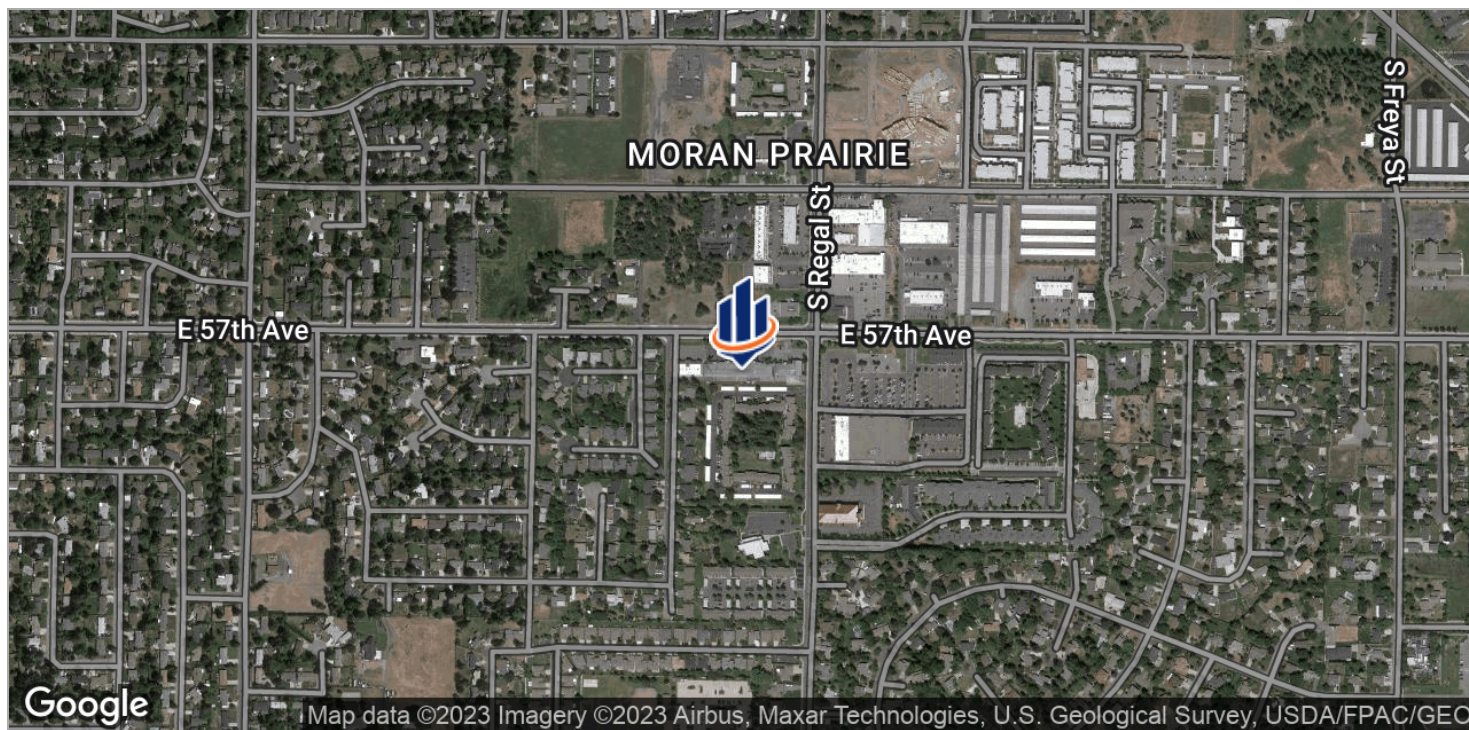
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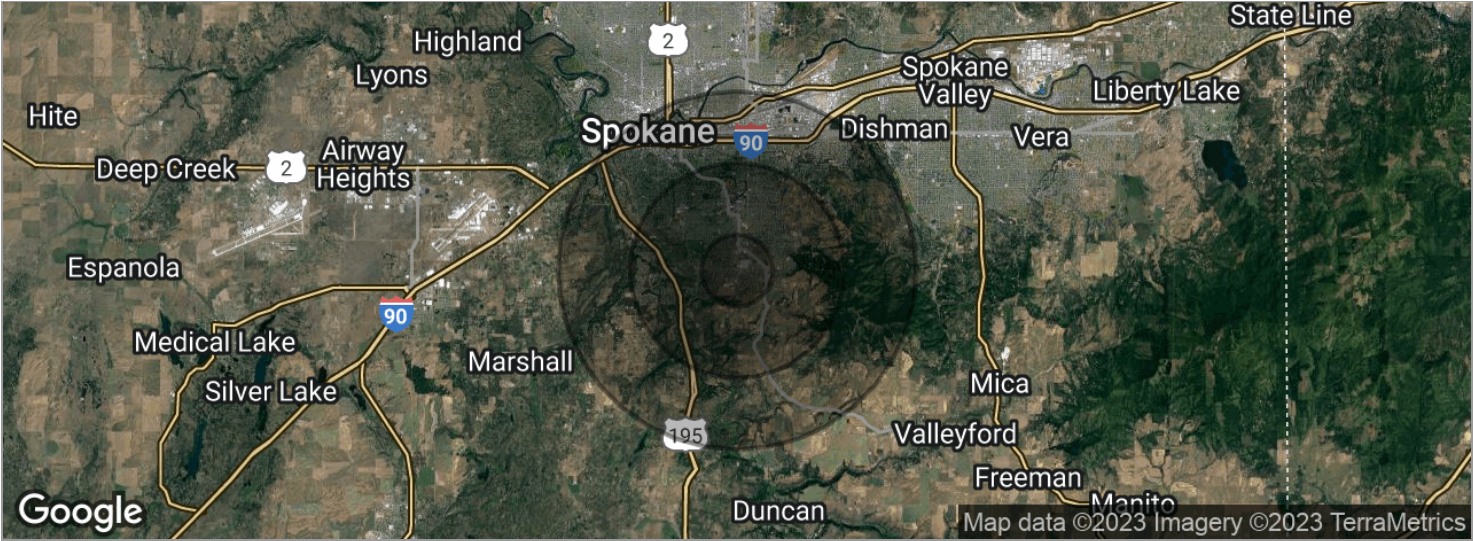
2718 E 57th Ave - Location



2718 E 57th Ave - Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,066	55,076	117,430
Median age	42.3	41.3	39.5
Median age [Male]	37.8	38.2	37.6
Median age [Female]	44.6	43.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,154	24,234	49,945
# of persons per HH	2.2	2.3	2.4
Average HH income	\$86,864	\$76,473	\$71,308
Average house value	\$301,375	\$272,503	\$246,851

* Demographic data derived from 2020 ACS - US Census



Disclaimer

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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.

Advisor Bio 1



GUY D. BYRD

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

SVN | Cornerstone

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