

FOR SALE - REVISED OFFERING

BOSTON'S RESTUARANT & SPORTS BAR

BUSINESS, FACILITY & FF&E

14004 E INDIANA AVE

Spokane Valley, WA 99216

PRESENTED BY:

GUY D. BYRD

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JOHN J. HILLIER

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REVISED OFFERING SUMMARY

SALE LEASEHOLD INTEREST & BLG IMPROVMENTS:	\$1,500,000
LAND LEASE BROOKFIELD PROPERTIES	CLA for Terms
BUILDING SIZE:	5,924 SF
LOT SIZE:	6,600 SF
PRICE / SF:	\$253.21
CAP RATE:	6.67%
YEAR BUILT:	2000
ZONING:	Regional Commercial
MARKET:	Spokane Valley

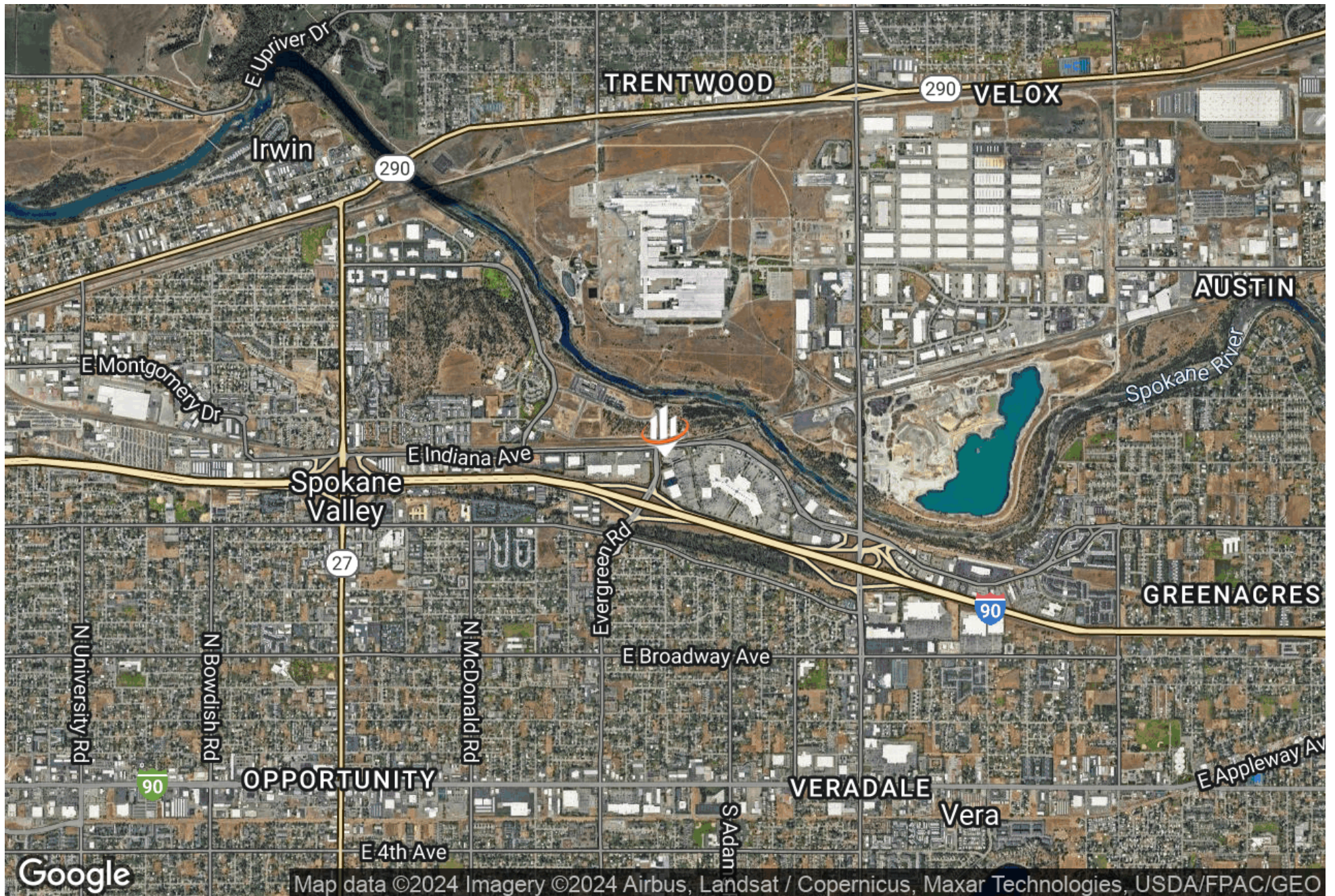
PROPERTY OVERVIEW

Sale of Boston's Restaurant & Sports Bar improvements and leasehold interests. Located adjacent to the Spokane Valley Mall. Strategically located along I-90 on the corner of Evergreen Rd and E Indiana Avenue. The largest Regional Mall between Seattle, WA, and Minneapolis, Minn.

PROPERTY HIGHLIGHTS

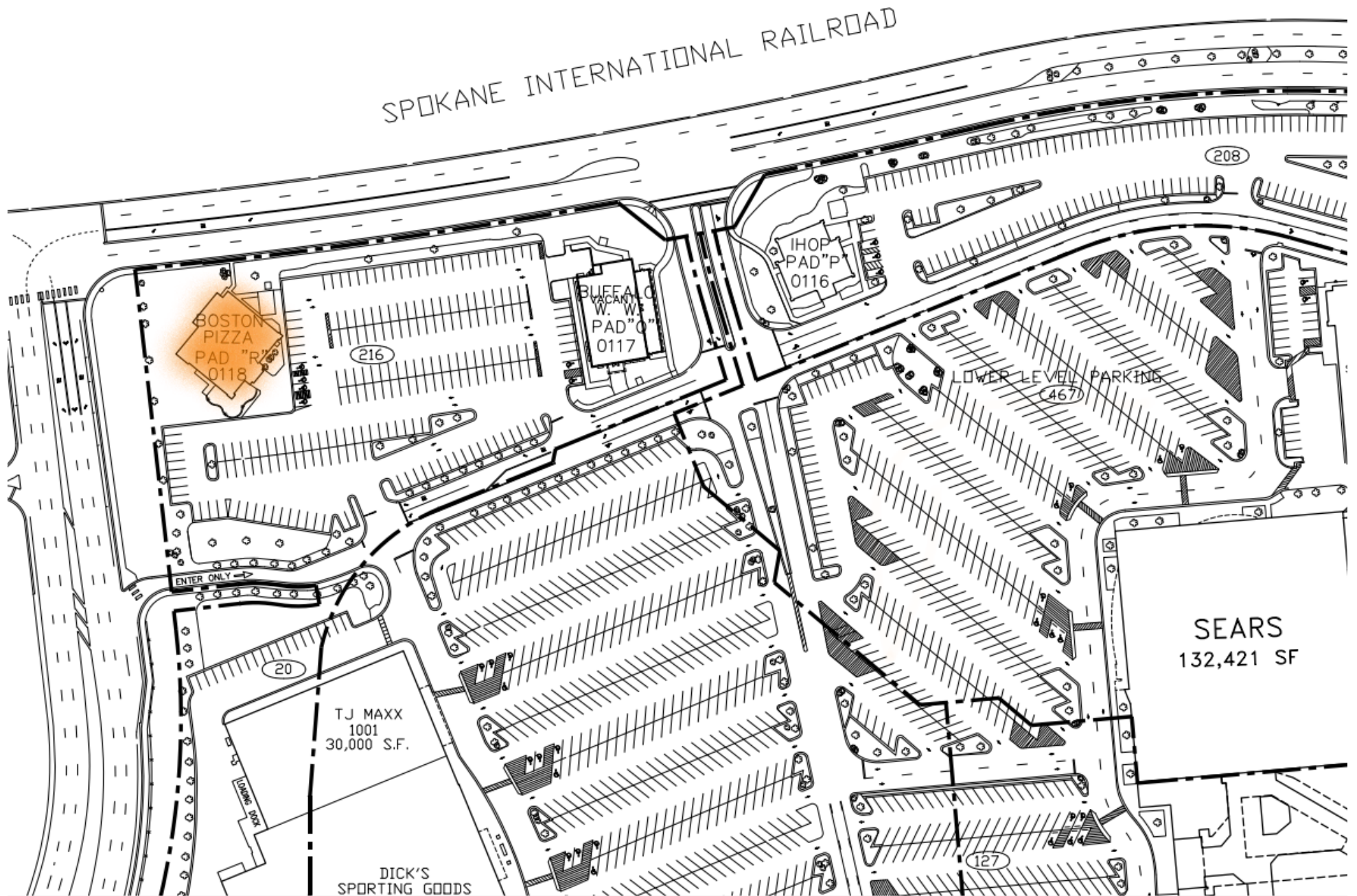
- The seller owns the building, all site improvements, and FF&E
- The pad site is leased from Brookfield Properties Retail (configuration of pad size and location to be verified during feasibility)
- Current pad lease term date: 9/10/2031 (with three [3], five [5] year options to renew)
- Current pad lease rate: \$8,236.50/MO/NNN (through 9/30/2031) to be paid by the Tenant
- Fully equipped restaurant with full bar and seating for 210 patrons
- Outside patio seats 40±
- Traffic counts adjacent to the property on Evergreen Rd & E Indiana Ave: 28,500 ADT
- Traffic counts on I-90: 94,000 ADT







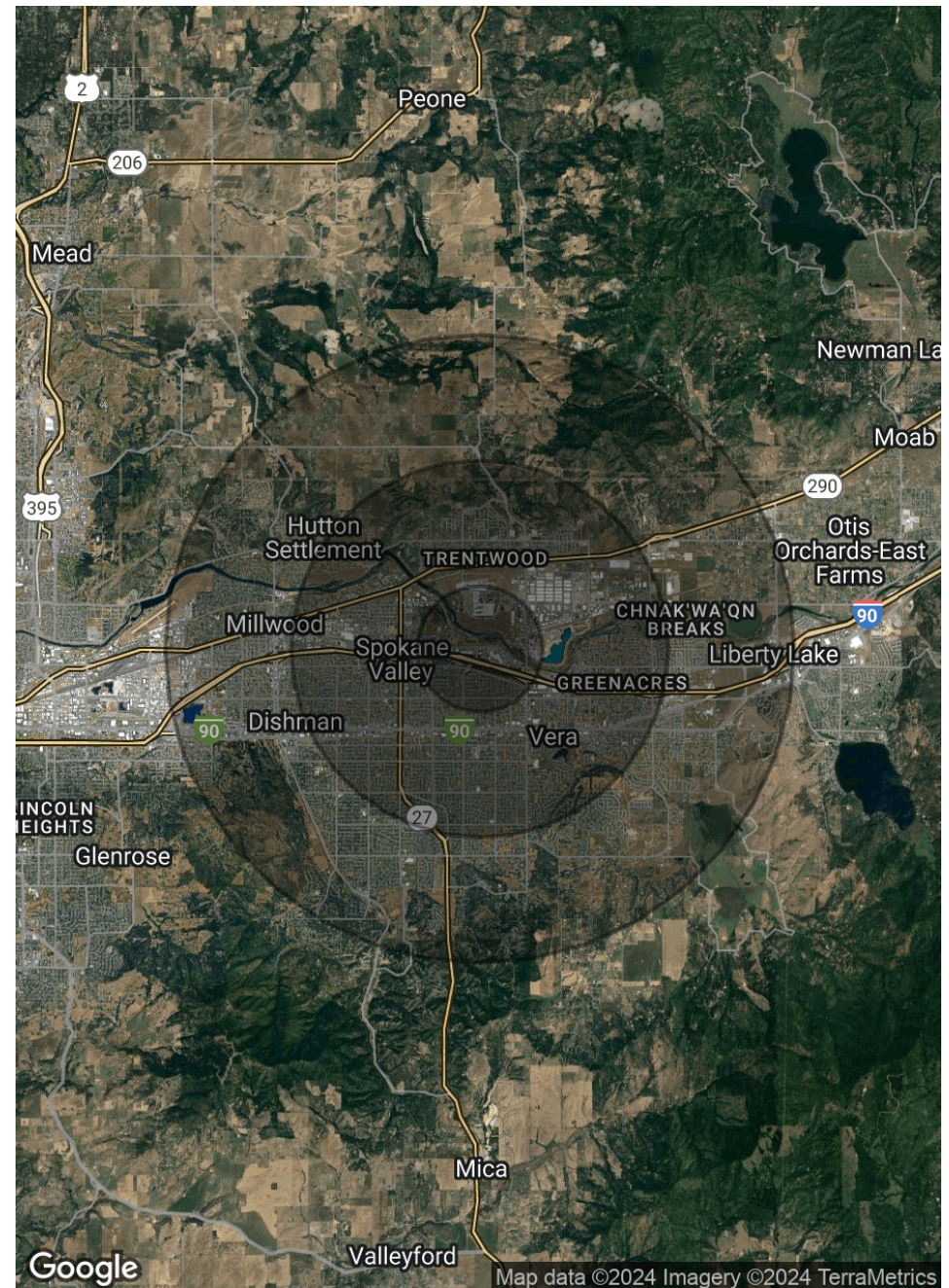




POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,372	52,337	109,516
AVERAGE AGE	33.4	35.4	37.0
AVERAGE AGE (MALE)	30.3	32.2	34.4
AVERAGE AGE (FEMALE)	37.1	38.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,538	21,428	44,591
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$49,099	\$52,393	\$57,270
AVERAGE HOUSE VALUE	\$150,314	\$195,830	\$218,700

* Demographic data derived from 2020 ACS - US Census





Guy D. Byrd

Designated Broker
SVN | Cornerstone

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.

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John J. Hillier

Senior Advisor
SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

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