



THE COMMONS ON REGAL

5415 SOUTH REGAL STREET
SPOKANE, WA 99223

Guy D. Byrd



Executive Summary

PROPERTY SUMMARY

AVAILABLE SF:	1,200 - 31,000SF
LEASE RATE:	Anchor \$14 - \$16/SF/YR/NNN Strip Retail \$25-30/SF/YR/NNN Corner Pads [2] Land Lease Or Build To Suit
RETAIL CENTER:	8.73 Acres Or 380,278 SF
ZONING:	Commercial Multi-Use
MARKET:	Spokane/South Hill
SUB MARKET:	Regal Retail Corridor
CROSS STREETS:	South Regal Street Between 53rd & 55th Avenues



PROPERTY HIGHLIGHTS

- This corridor will grow from 380,000 SF of existing retail to over 550,000 SF of retail space within the next 1 to 5 years.
- Healthy Grocer's, Lifestyle Retail, Specialty Restaurants and other Premier Tenants
- Across the street from a MUV Fitness with 3,500 members

Additional Photos



Additional Photos



Complete Highlights



LOCATION HIGHLIGHTS

- Regal Retail Corridor is Spokane's fastest developing retail corridor
- 67 high end large lot homes being developed nearby with a value over \$40 million dollars
- On Regal, between 40th Avenue to 57th Avenue is the new commercial growth area for South Spokane.
- Regal at 55th Avenue carries just over 26,000 cars per day with expected increases
- Lighted intersection at Regal Street and 53rd Avenue will be installed
- 660' of frontage on Regal
- 86,000+ SF of Retail Pads/Buildings, Free Standing & Strip Retail
- 12 Apartment communities within a quarter mile
- Above Average Household Income within 1 mile
- Across the street from a MUV Fitness with 3,500 members
- Half a block from a Gold's Gym with 2,000 members

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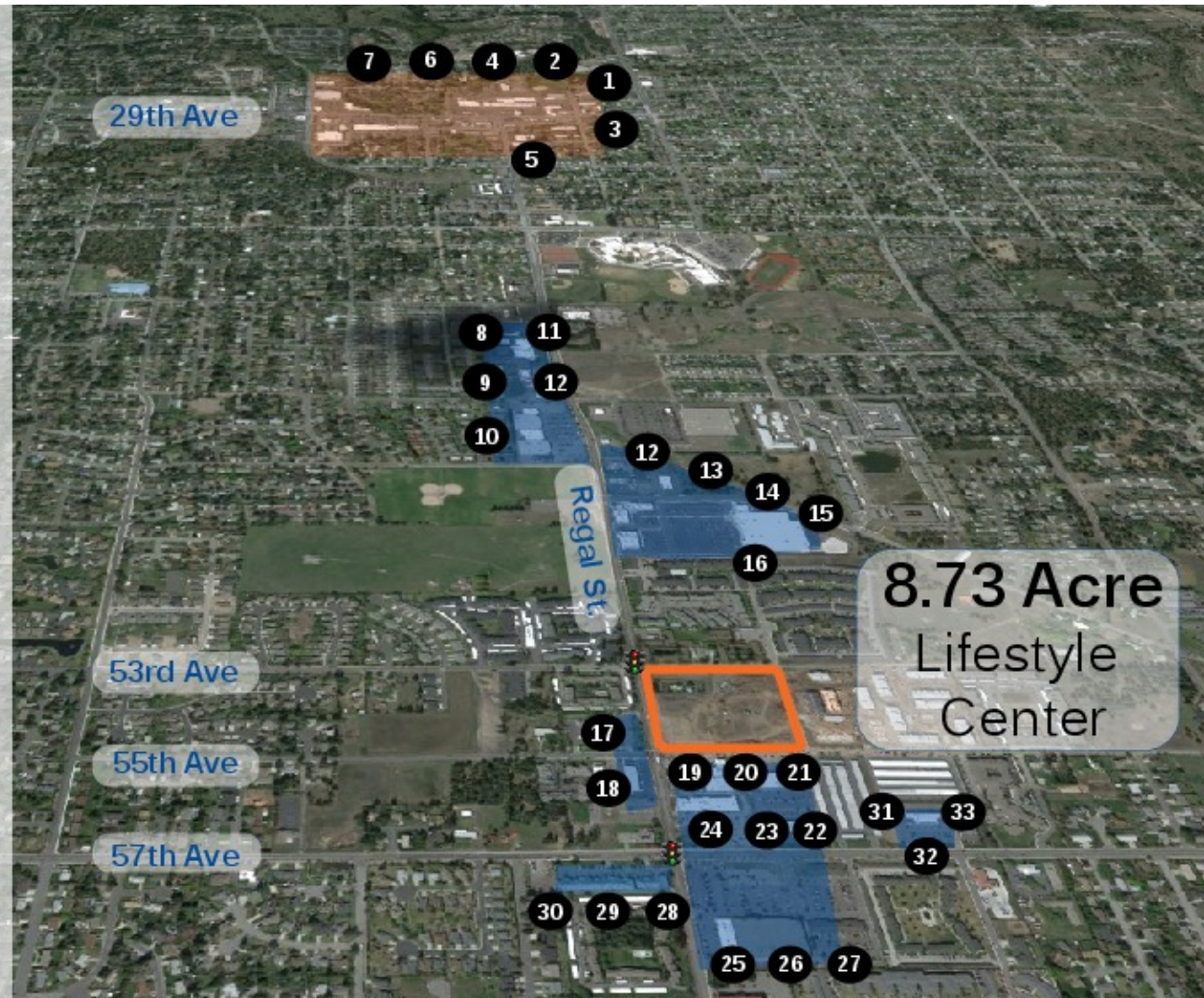
Commons Surrounding Retail 557,000 SF Retail

Lincoln Heights Retail

1. Trader Joe's
2. Jimmie John's
3. Cold Stone Creamery
4. Rite Aid
5. McDonald's
6. Starbucks
7. U.S. Bank

Regal Retail

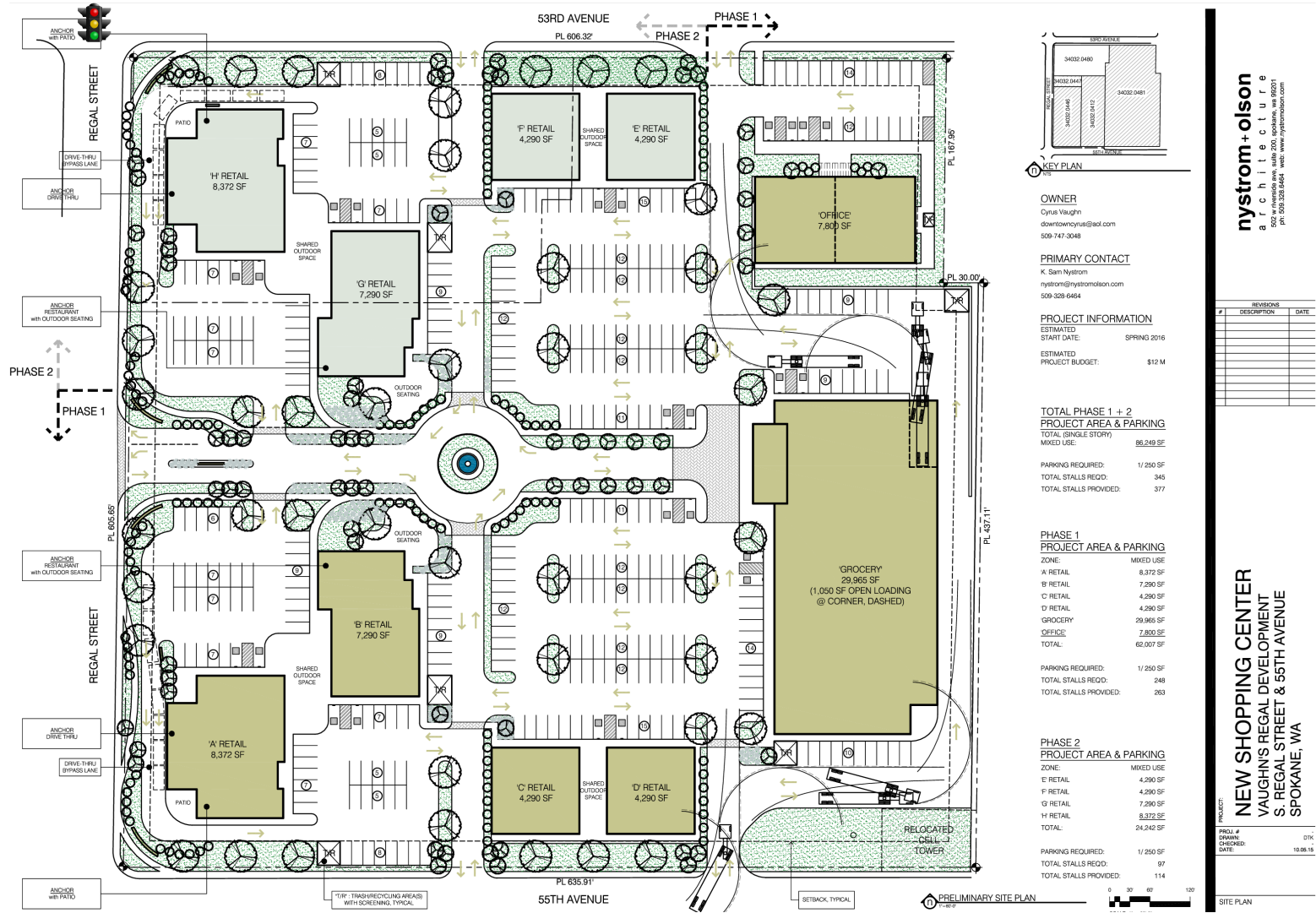
8. Coldwell Banker
9. Group Health
10. Verizon
11. Twigs
12. AT&T
13. Petsmart
14. Numerica
15. Cafe Rio
16. Target
17. U.S. Post Office
18. Dominos
19. Muv Fitness
20. Gold's Gym
21. David's Pizza
22. Chase Bank
23. Starbucks
24. Subway
25. Albert's on's
26. Edward Jones
27. The Body Clinic
28. Cenex Zip Trip
29. Famous Nails
30. Cross Fit Expedition
31. Fitness Together
32. Elements
33. New Expressions Dental



Retailer Map



Site Plan



Spokane Highlights 1



CITY HIGHLIGHTS

- The City of Spokane is located on the east side of Washington state, 18 miles west of the Idaho state line and 110 miles south of the Canadian border.
- As the largest city between Seattle and Minneapolis, Spokane serves as the hub of the Inland Northwest, a region encompassing Eastern Washington, Northern Idaho, Western Montana, Northeastern Oregon and parts of Alberta and British Columbia, Canada. Spokane is the second largest city in the state, with over two million people in a 36-county area.
- Manito Park, covers 90-acres of green space offering running trails, playgrounds, picnic areas, event spaces, and sled hills. The park, designed by the famous Olmstead brothers of Central Park fame, combines both the best of man's landscaping ideas with Mother Nature's unspoiled beauty. Manito contains six gardens including a Japanese Garden and Duncan Garden which plants some 70,000 annuals each year; making for a colorful scene of begonias, geraniums, marigolds, etc., that serve up those special backdrops for senior pictures and weddings. Manito Park is just one of the beautiful neighborhoods of the South Hill; Lincoln Heights, Cannon's Addition, South Perry, Comstock, Moran Prairie, and Browne's Addition. The leafy west end of South Hill is one of Spokane's oldest residential areas.
- From Downtown, the view of the South Hill is dominated by evergreen trees and two large features: Sacred Heart Medical Center, which is Spokane's largest hospital, and the Cathedral of St. John the Evangelist, a magnificent example of modern English Gothic architecture.

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	8,023	58,583	121,582
Population Density	2,554	2,072	1,548
Median Age	41.7	41.0	39.2
Median Age [Male]	37.9	38.1	37.4
Median Age [Female]	43.7	43.0	40.5
Total Households	3,556	25,610	51,666
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$83,997	\$75,628	\$70,122
Average House Value	\$292,318	\$261,795	\$244,244

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1



Guy D. Byrd

Designated Broker

SVN | Cornerstone

Guy D. Byrd is the Managing Director of SVN Cornerstone in Spokane Washington. He grew up in Spokane and graduated from Montana State University. He is a native to the Northwest with family all around.

He began his Commercial Real Estate career in 1985 and continues to be an active broker and leader for SVN Cornerstone and throughout the region's Commercial Real Estate community. His company SVN Cornerstone office serves clients throughout the Inland Empire and across the country from their home base in Spokane Washington. SVN, Inc. has an International presence and reach.

This reach, combined with Guy's local expertise provides a distinctive advantage to better serve his and SVN Cornerstone clients. Having acquired the SVN affiliation in 2015, he is leading the emergence of the SVN brand and offices throughout Eastern Washington and North Idaho.

With over 32 years of experience, Guy has been able to draw on the invaluable experiences having completed over 2,000 transactions with a total transaction volume exceeding over \$2 Billion in value.

Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. 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.

Guy is an active outdoor enthusiast who enjoys the outdoors, lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

Memberships & Affiliations

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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Advisor Bio & Contact 2

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Disclaimer | Confidentiality

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