



Central Business
District

519 EAST NORTH FOOTHILLS DR

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SPOKANE, WA 99207

Guy D. Byrd

Subject
Property

Executive Summary

PROPERTY SUMMARY

SALE PRICE: \$1,050,000 / \$11.82 Per SF

LOT SIZE: 2.04 Acres Or 88,862 SF

PARCEL #: 35082.4105

ZONING: GC 70, CC3-EC Overlay, Land Use Commercial

MARKET: Central Spokane

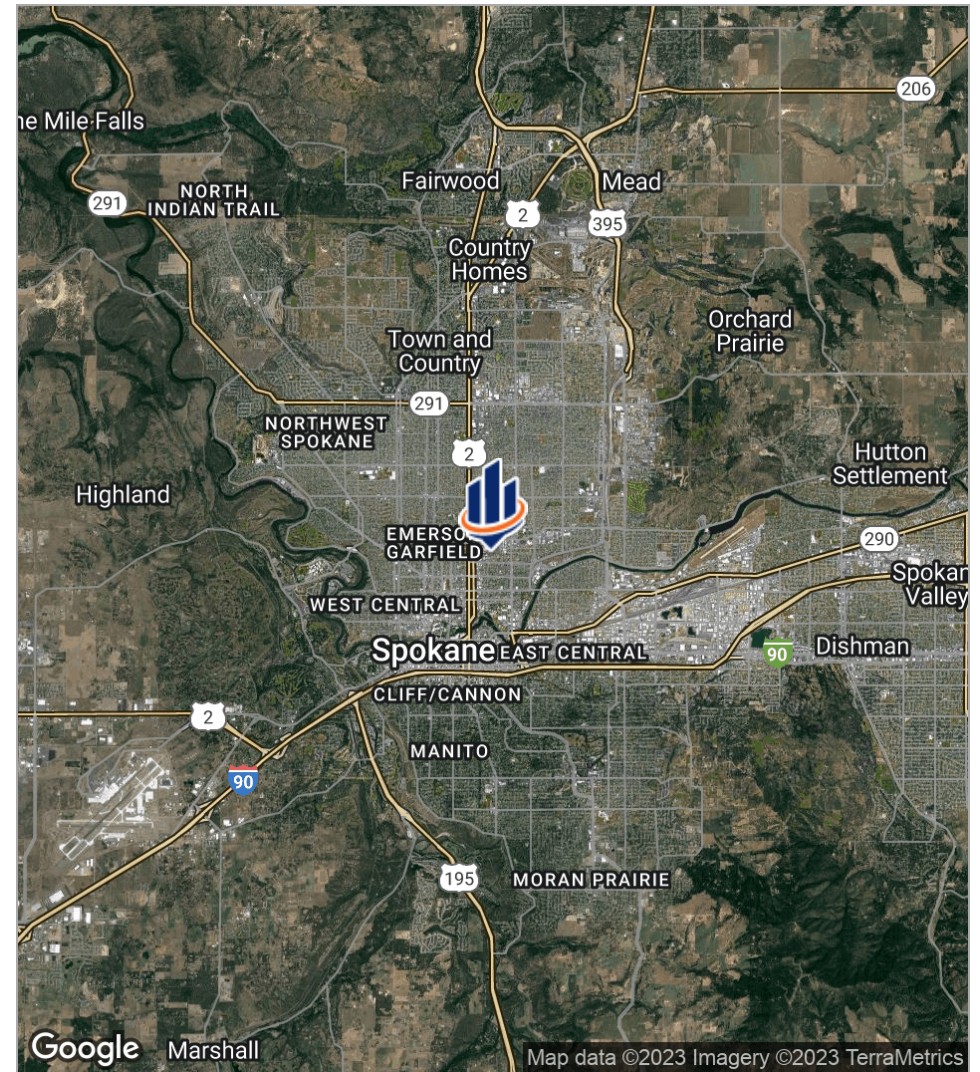
CROSS STREETS: East Cleveland Avenue & North Wiscomb Street

TRAFFIC COUNT: 15,700



PROPERTY HIGHLIGHTS

- Retail/Office development property with direct access from two sides
- Former building has already been demolished and site is ready for construction. Additional 79,436 SF or 1.86 acres of development land across Cleveland Ave is also available for sale

[illegible]

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	17,992	133,729	273,058
Population Density	5,727	4,730	3,477
Median Age	28.7	32.8	34.7
Median Age [Male]	28.4	32.1	33.5
Median Age [Female]	29.2	33.6	35.9
Total Households	7,224	56,672	116,636
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$38,049	\$41,341	\$50,107
Average House Value	\$126,329	\$146,959	\$177,345

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

Advisor Bio & Contact 1



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.

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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