

Executive Summary

PROPERTY SUMMARY

AVAILABLE SF FOR LEASE: 1,244 SF

LEASE RATE: \$1,451/MO/NNN
Or
\$14.00/SF/YR +/-

ESTIMATED NNN: \$3.50/SF/YR

LOT SIZE 37,461 SF / .86 Acres

ZONING: CBD-6

CROSS STREETS: SW Corner Of Boone
Avenue & North Lincoln St;
Between Lincoln And
Monroe



- The subject property is located on the near North periphery of the Central Business District and close to the Spokane County offices.
- The site has 30 + car parks with more possible
- A portion of the monument sign is available to the tenants

Additional Photos



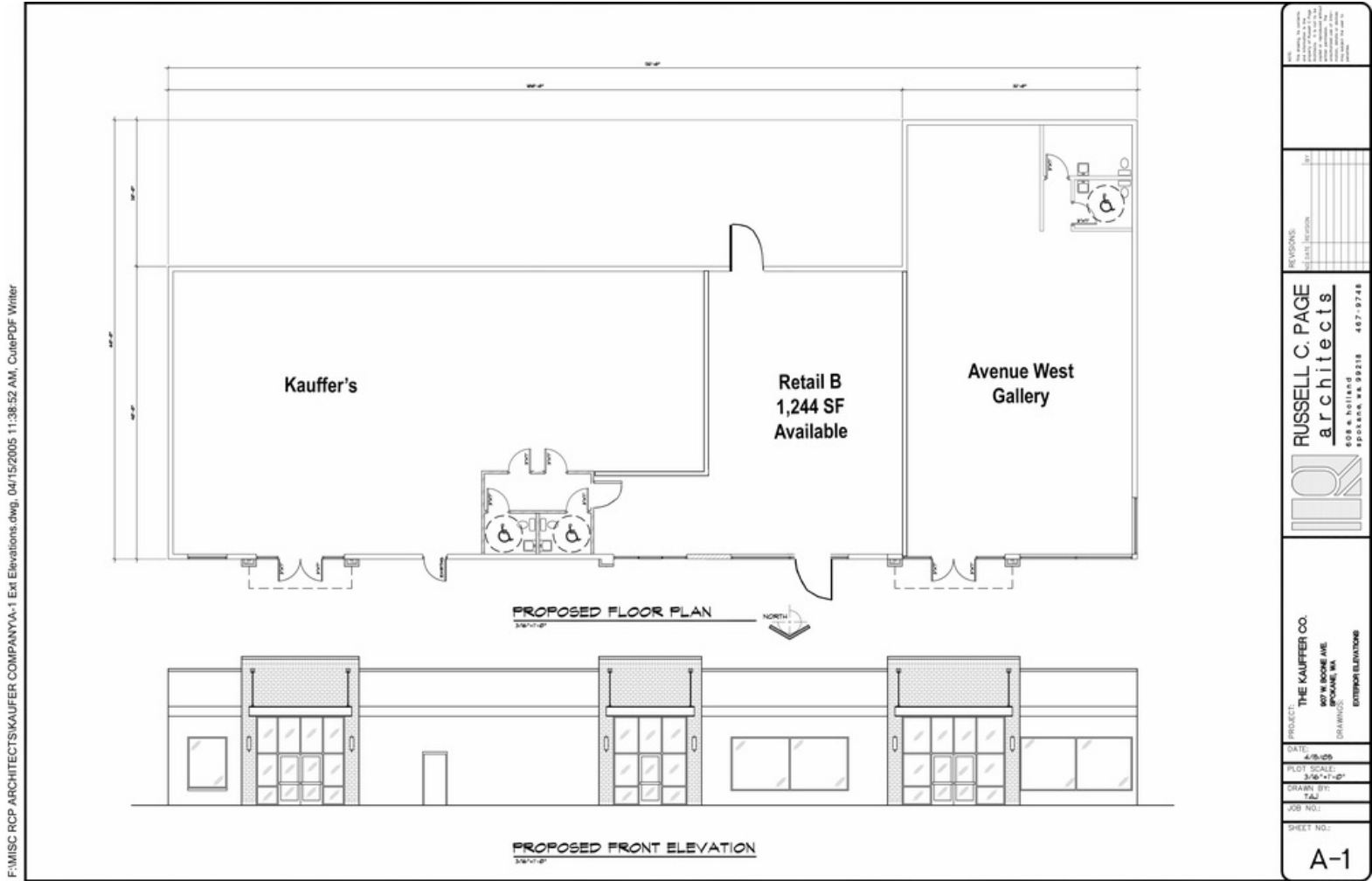
Additional Photos



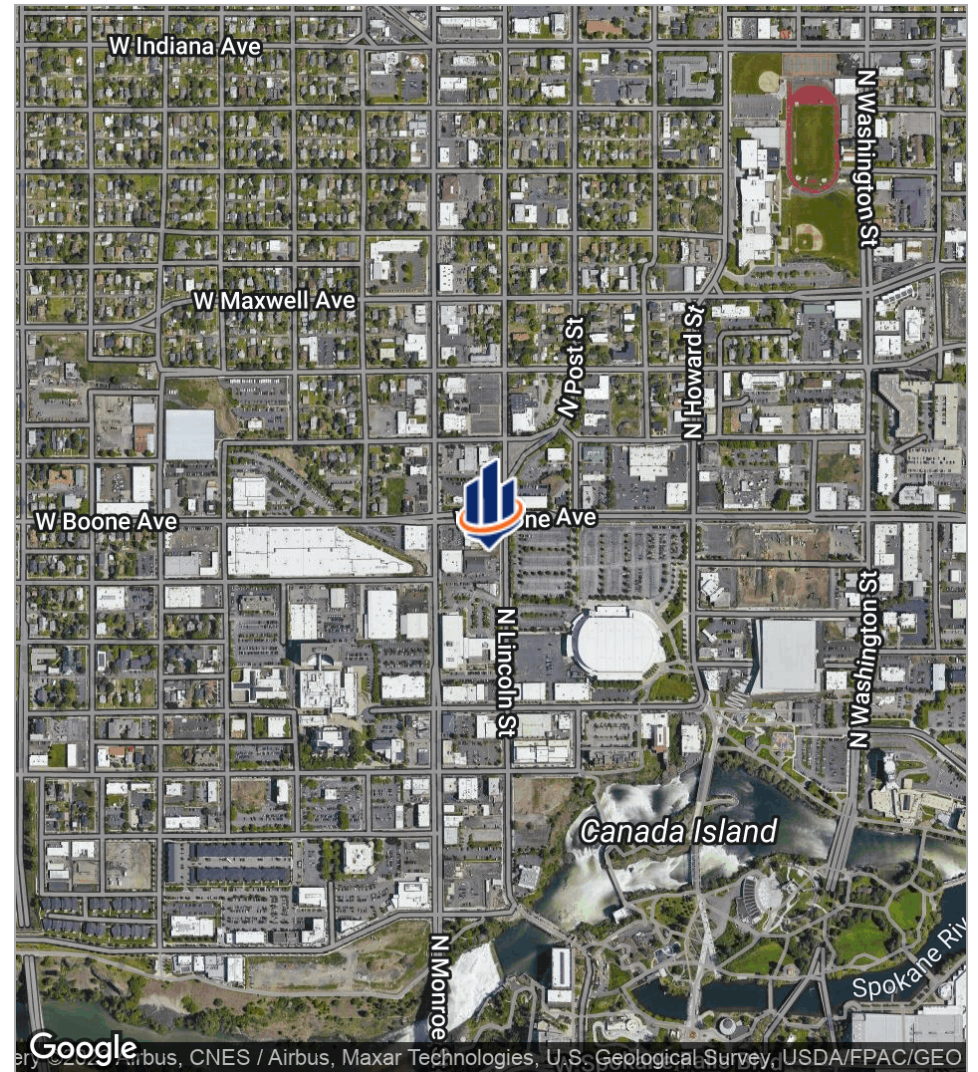
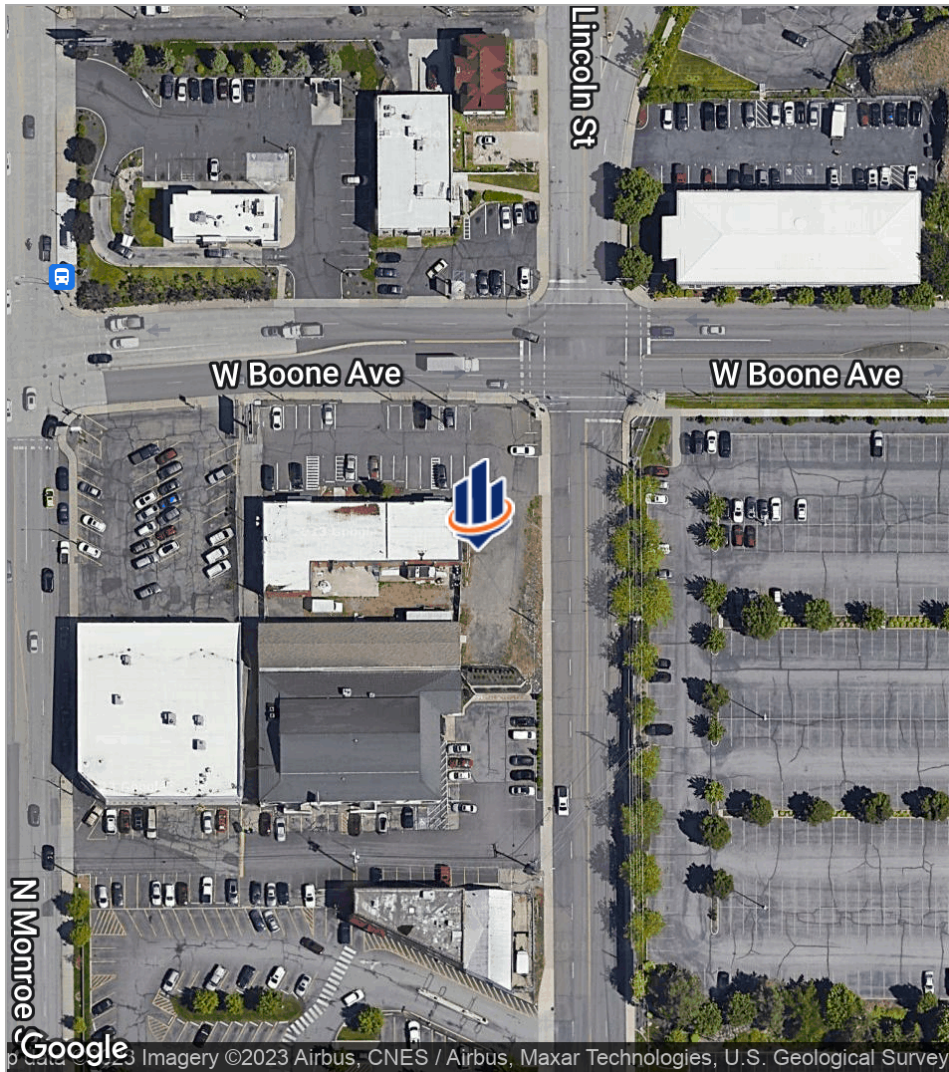
Site Plan



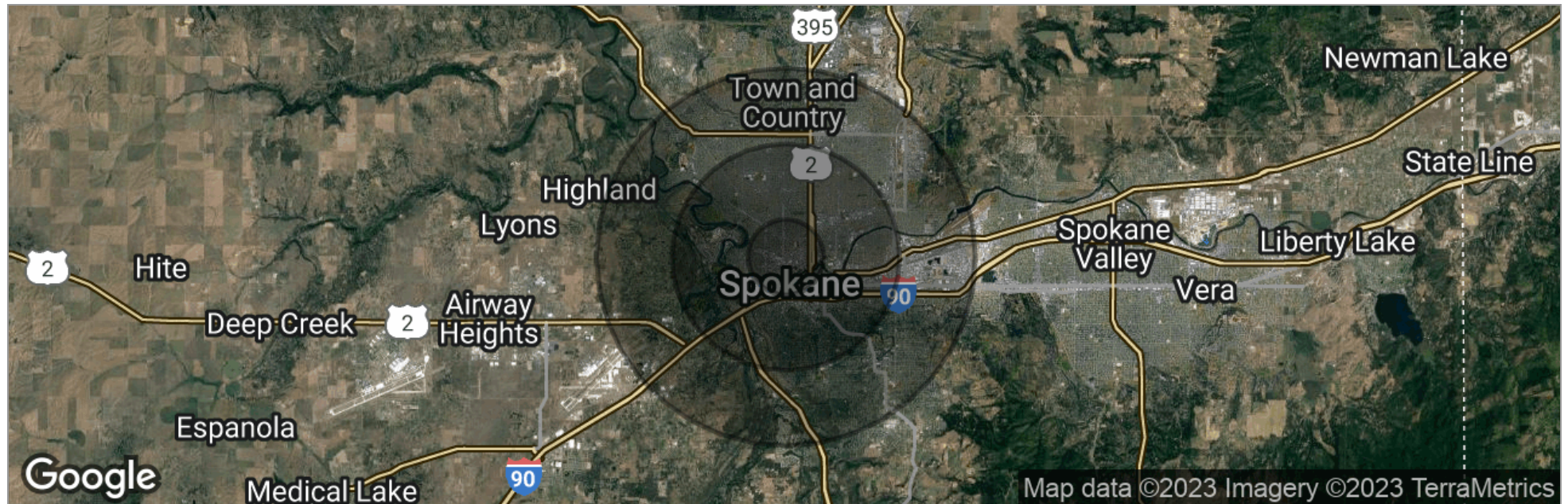
Floor Plans



Location Maps



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	12,740	118,957	251,991
Population Density	4,055	4,207	3,208
Median Age	37.9	34.4	35.1
Median Age (Male)	39.0	33.3	33.8
Median Age (Female)	37.7	35.5	36.4
Total Households	5,794	52,402	108,135
# of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$34,849	\$47,398	\$50,720
Average House Value	\$175,492	\$178,193	\$182,489

* 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

WA #17968

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Disclaimer | Confidentiality

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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.