

FOR LEASE

Former Complete Suite Furniture Store

Price Reduced

1219 N DIVISION ST
Spokane, WA 99202

PRESENTED BY:

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WA #17968

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/YR/NNN or \$7,950/MO/NNN
2024 TAXES:	\$8,801.19
BUILDING SIZE:	10,600 SF
LOT SIZE:	0.35 Acres
YEAR RENOVATED:	2000
ZONING:	General Commercial
APN:	751010017

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PROPERTY OVERVIEW

Former Complete Suite Furniture Retail Store for lease on N Division St, in Spokane WA.
100 ft frontage on North Division St

PROPERTY HIGHLIGHTS

- Excellent visibility from N Division with close proximity to Downtown Spokane and Gonzaga University
- Direct access to one of the most important thoroughfares in Spokane
- Signage with electronic reader board
- Designated striped parking with 26 parking spots and rear loading dock
- Open layout with several connecting rooms, 2 levels

INTERIOR PHOTOS



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SUBJECT PROPERTY



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 3 MILES

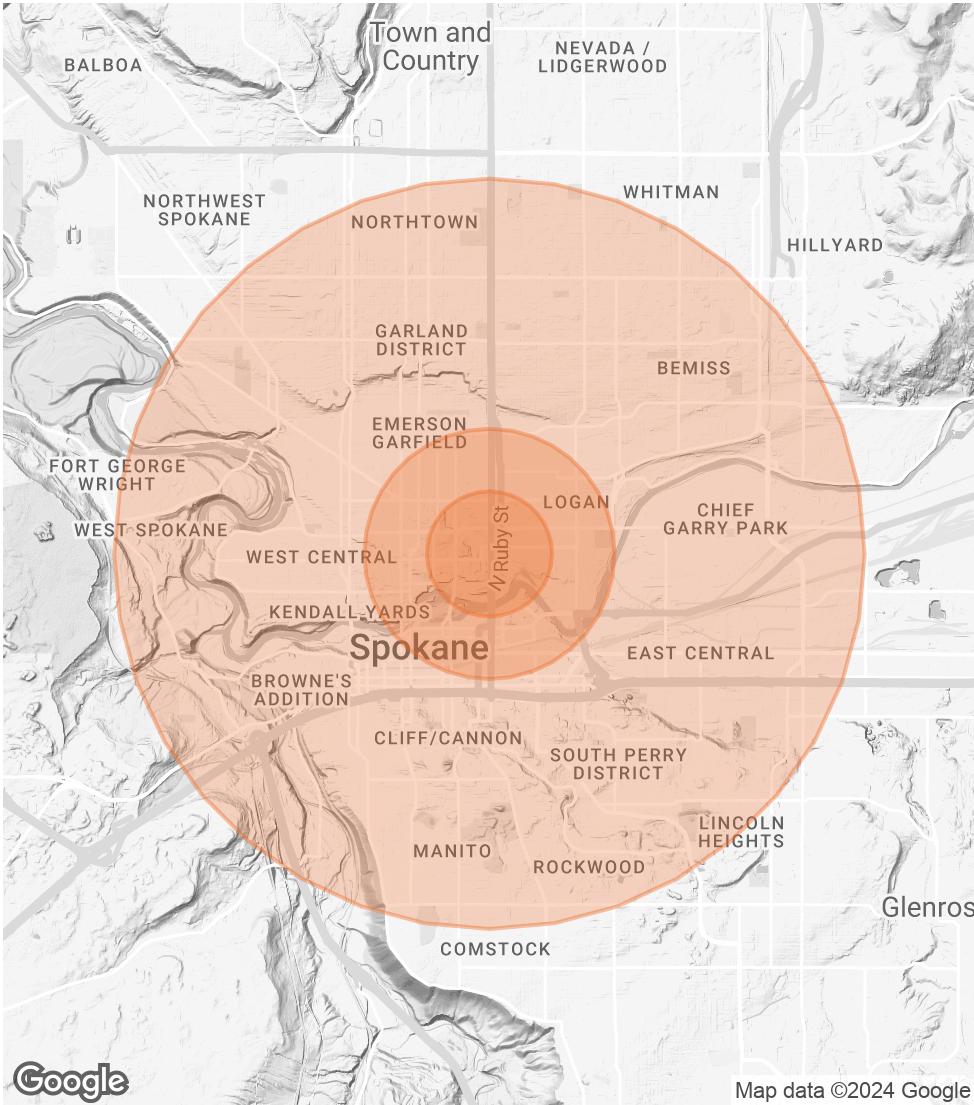
TOTAL POPULATION	4,423	15,247	120,594
AVERAGE AGE	25.6	31.1	36.7
AVERAGE AGE (MALE)	25.5	30.9	36.1
AVERAGE AGE (FEMALE)	25.2	29.9	37.6

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 3 MILES

TOTAL HOUSEHOLDS	1,243	5,837	55,965
# OF PERSONS PER HH	3.6	2.6	2.2
AVERAGE HH INCOME	\$46,956	\$42,671	\$59,568
AVERAGE HOUSE VALUE	\$106,476	\$121,919	\$185,420

* Demographic data derived from 2020 ACS - US Census



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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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Lillebaek Anderson

Associate Advisor
SVN | Cornerstone

Lillebaek started at SVN Cornerstone as a Real Estate Assistant, working directly with senior brokers on underwriting properties, researching comps and market data, and comprehensively supporting clients through the broad scope of managing sale and lease transactions. Lillebaek quickly mastered her role, and has transitioned to an Associate Advisor for SVN Cornerstone, with a primary focus on the leasing and sales of Retail and Office properties in the Greater Spokane Region.

Graduating with a Bachelor of Science from Cal Poly Humboldt in Arcata, CA, the love of nature and adventure drew her and her spouse to Spokane. Outside of the office she enjoys hiking, gardening, and hunting/scouting on public land with Aaron and their dogs.

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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.

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