

FOR SUBLEASE

Former Jack In The Box Restaurant

3020 E 29TH AVE

Spokane, WA 99223

PRESENTED BY:

GUY D. BYRD

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WA #17968



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------|--------------------------|
| LEASE RATE: | \$6,000/MO/NNN |
| ESTIMATED CAMS: | \$4.50/SF |
| AVAILABLE SF: | 3,644 SF |
| LOT SIZE: | 0.712 Acres 30,972 SF |
| ZONING: | CC2-DC |
| TRAFFIC COUNT: | 26,000 |
| 2021 TAXES: | \$16,604.06 |

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PROPERTY OVERVIEW

Former Jack in the Box Restaurant for Sub Lease situated directly south of Lincoln Heights Shopping Center and Trader Joe's

PROPERTY HIGHLIGHTS

- Situated Directly South of the Lincoln Heights Shopping Center and Trader Joe's
- South Hill Spokane Retail Market
- Located on Spokane South Hill's Busiest Retail Corridor
- Corner Lot on 29th and Fiske

ADDITIONAL PHOTOS



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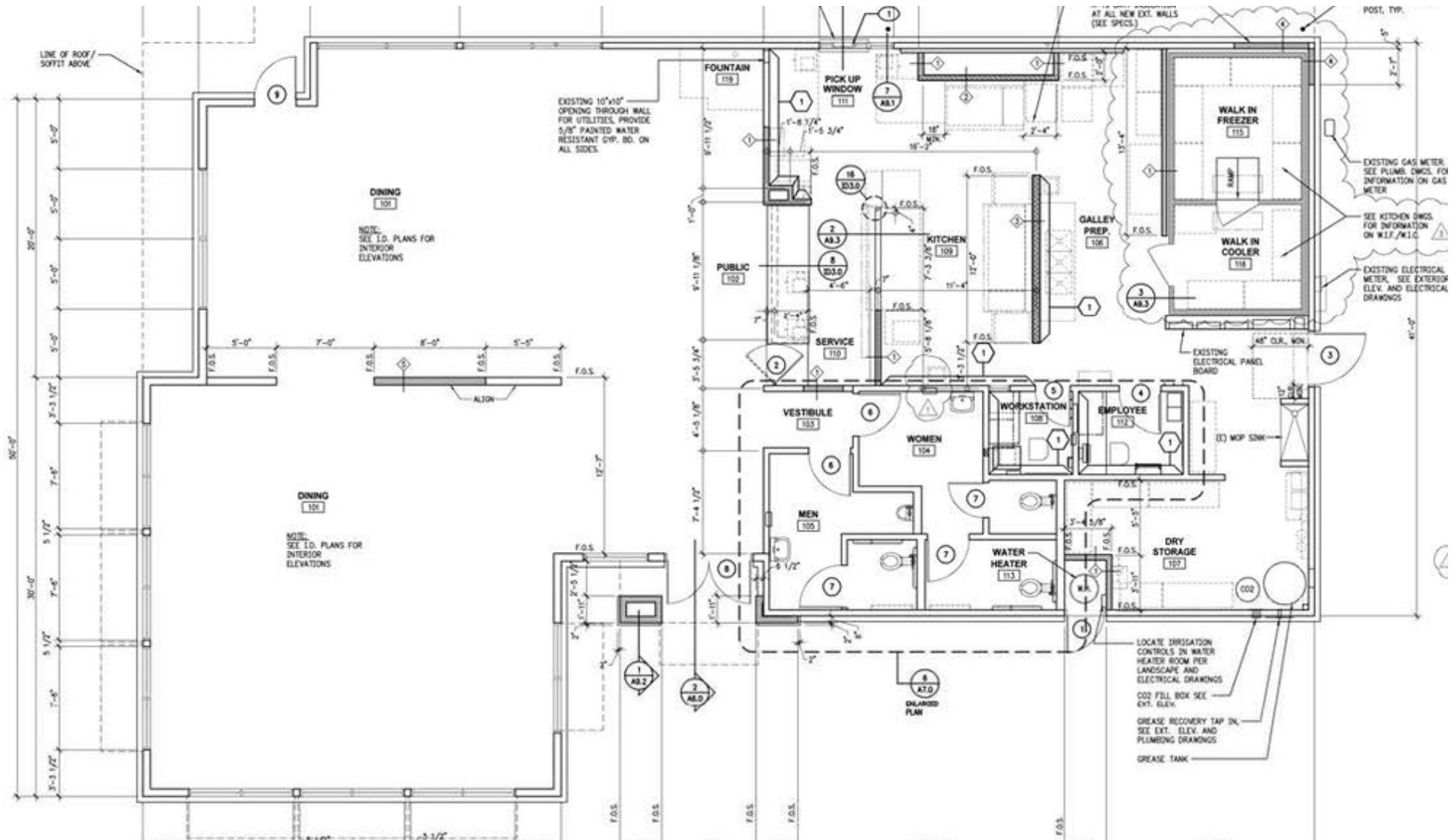
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FLOOR PLAN



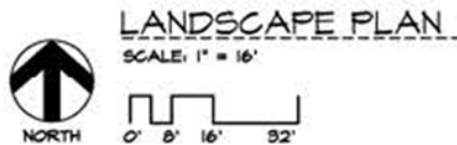
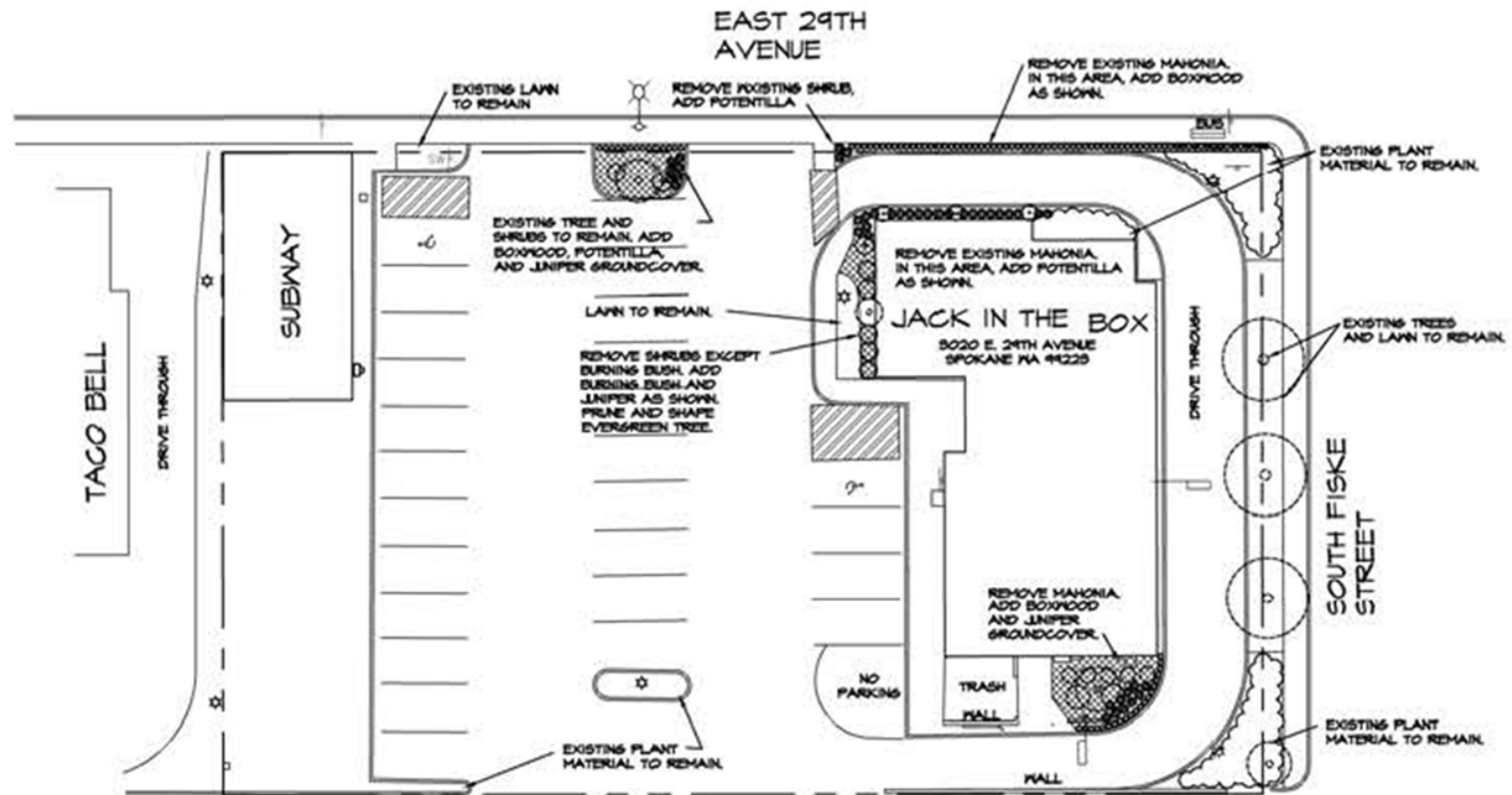
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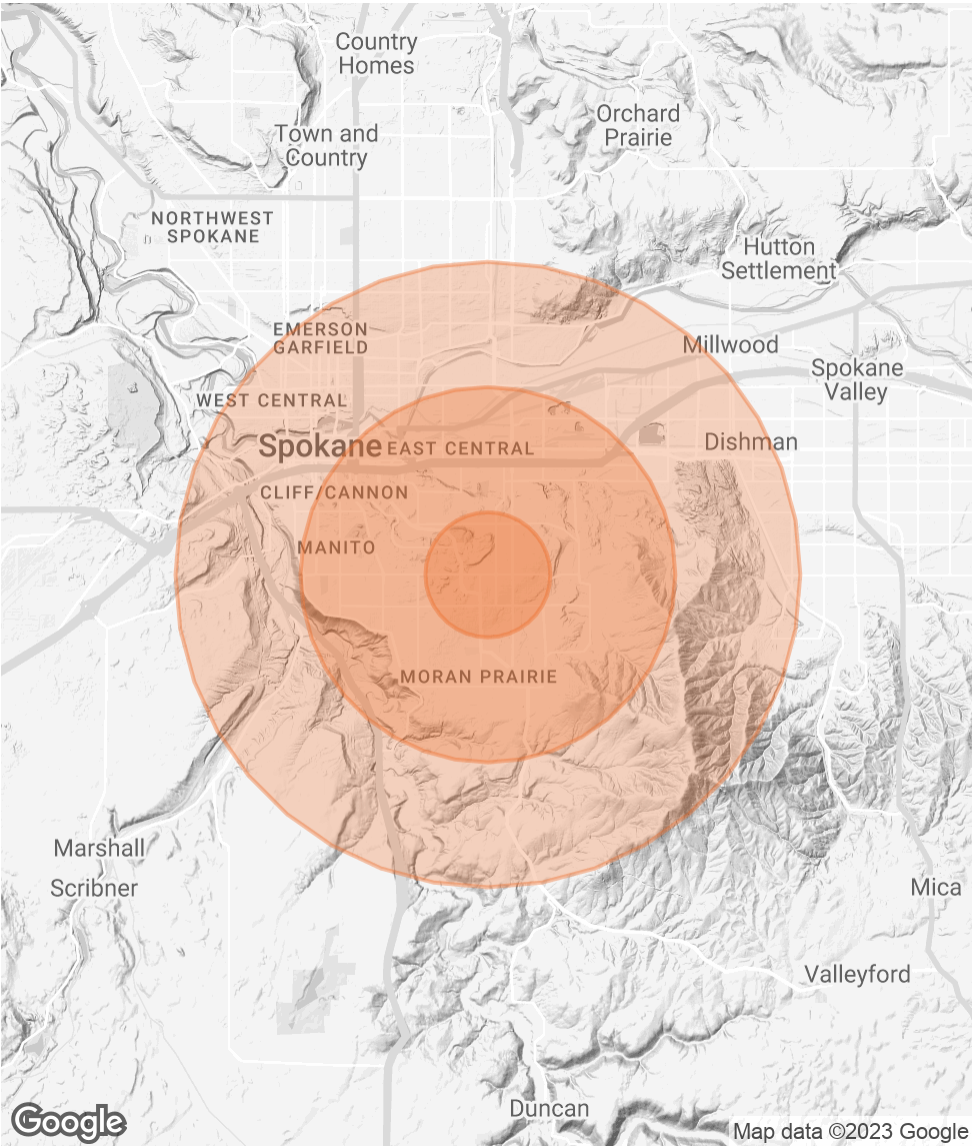
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 14,344 | 78,845 | 168,289 |
| AVERAGE AGE | 39.4 | 38.8 | 37.3 |
| AVERAGE AGE (MALE) | 36.7 | 36.6 | 35.9 |
| AVERAGE AGE (FEMALE) | 41.5 | 40.3 | 38.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,336 | 33,411 | 71,537 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$63,029 | \$69,645 | \$61,035 |
| AVERAGE HOUSE VALUE | \$231,889 | \$229,703 | \$223,922 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



GUY D. BYRD

Designated Broker

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PROFESSIONAL BACKGROUND

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.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and

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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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