

***PRICE REDUCTION* - FOR SALE**

Office Building

302 E PACIFIC AVE

SPOKANE, WA 99202

PRESENTED BY:

GUY D. BYRD

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WA #17968

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WA #22014344

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$295,000 \$171/SF
BUILDING SIZE:	1,728 SF
LOT SIZE:	7,100 SF
YEAR BUILT:	1968
RENOVATED:	1976
ZONING:	General Commercial
APN:	35202.1807 35202.1808

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PROPERTY OVERVIEW

****Price Reduction**** Office Building in for sale in the University District on the corner of E Pacific Ave and S Spokane St
Multiple entrances to the property on E Pacific Ave and S Spokane St

PROPERTY HIGHLIGHTS

- Recently updated office building near Downtown Spokane
- 2 conference rooms, 5 offices, bathroom and kitchen, and storage space
- 2 parcel property - 302 E Pacific Ave & 149 S Spokane St
- Excellent parking from additional lot adjacent to building
- 1 roll up door
- Zoning allows for office and retail sales & services

INTERIOR PHOTOS



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SUBJECT PROPERTY



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DEMOGRAPHICS MAP & REPORT

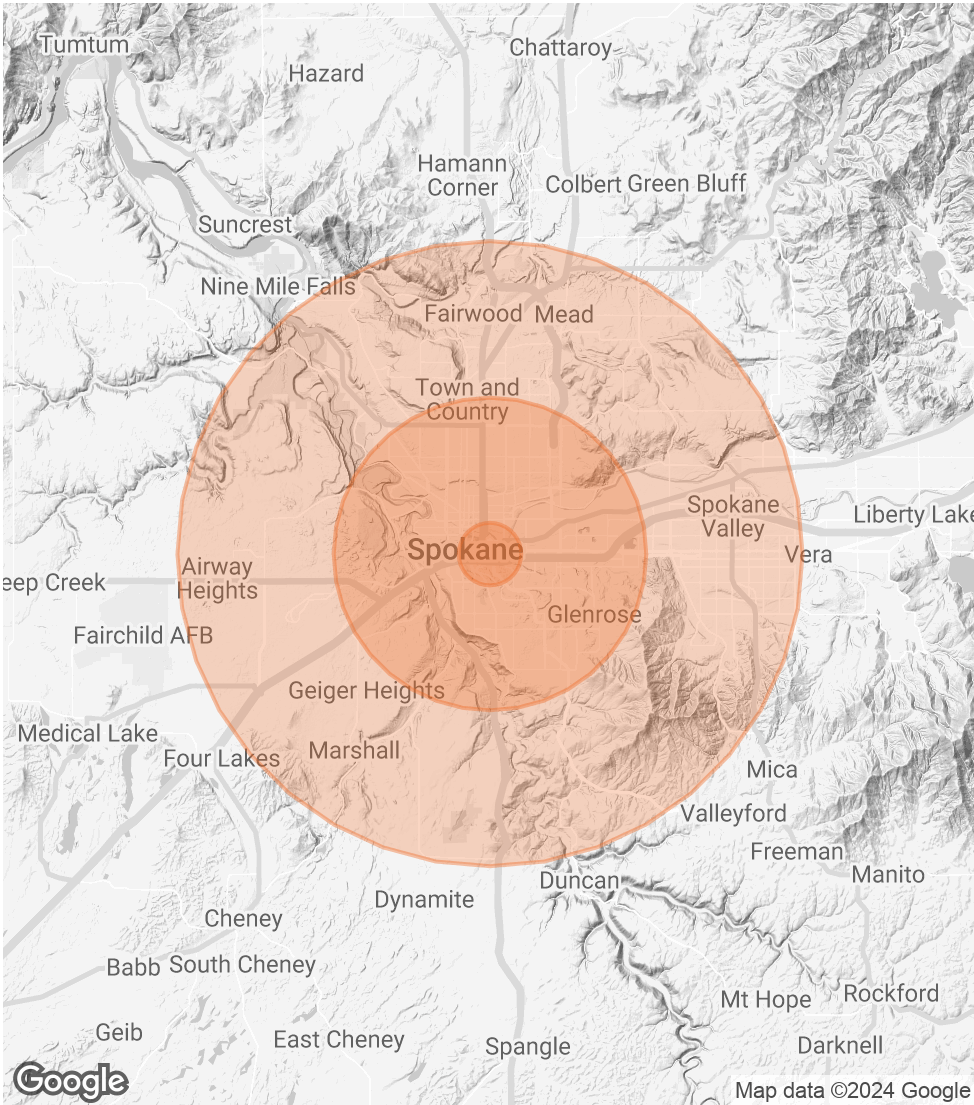
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	12,684	216,257	388,211
AVERAGE AGE	37.4	38.0	39.1
AVERAGE AGE (MALE)	36.6	37.0	37.7
AVERAGE AGE (FEMALE)	38.5	39.1	40.1

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	6,055	99,216	168,922
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$48,121	\$66,542	\$72,605
AVERAGE HOUSE VALUE	\$164,063	\$203,816	\$222,816

2020 American Community Survey (ACS)



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ALL ADVISOR BIOS



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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Suite D
Spokane, WA 99201



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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