

FOR SALE

Post Falls Multi-Tenant Investment Property

702 N SPOKANE ST

Post Falls, ID 83854

PRESENTED BY:

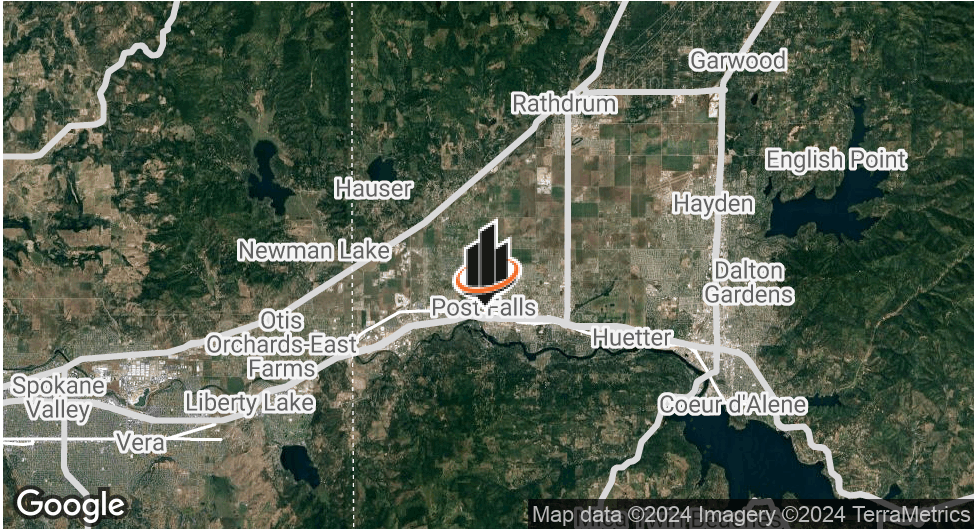
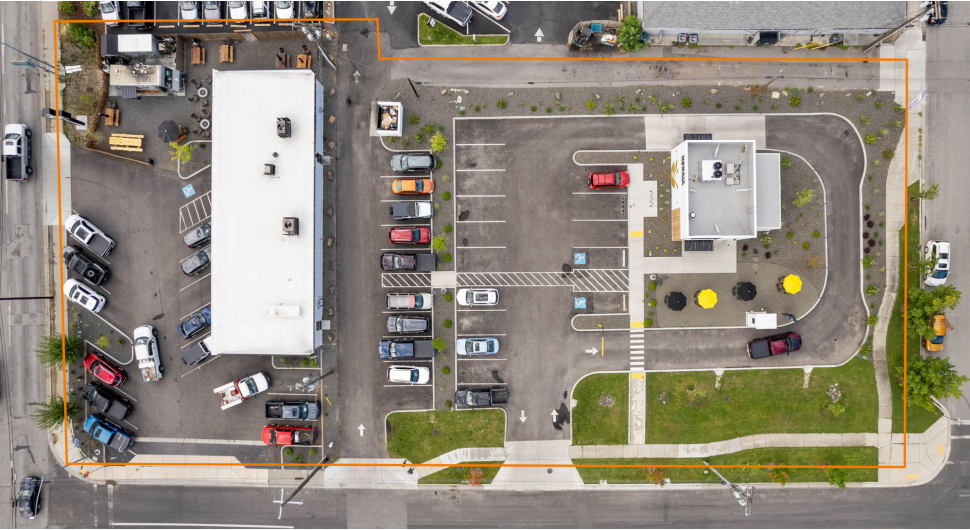
GUY D. BYRD

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ID #DB35767



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	0.88 Acres : 38,332 SF
GLA:	3,907 SF
CAP RATE:	6.9%
NOI:	\$240,000
ZONING:	Post Falls - CCS
APN:	P8400004006A;P8400004010A P8400004013A;P8400004005C

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PROPERTY HIGHLIGHTS

- Sale Lease Back Investment Opportunity
- Two Freestanding Buildings; Value Add Potential (CLA)
- **Konala** (QSR) constructed in 2023 - 1,047 SF
- **Bunker Bar** fully renovated - completed in 2022 - 2,860 SF
- 36 Parking Stalls
- Hard Corner Lot
- Adjacent to & visible from I-90 Interchange
- Just off I-90 Exit 5 - Spokane St City Center
- Ownership 100%

RETAILER MAP



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TENANT PROFILE - THE BUNKER BAR - 702 N SPOKANE ST, POST FALLS, ID 83854



TENANT HIGHLIGHTS

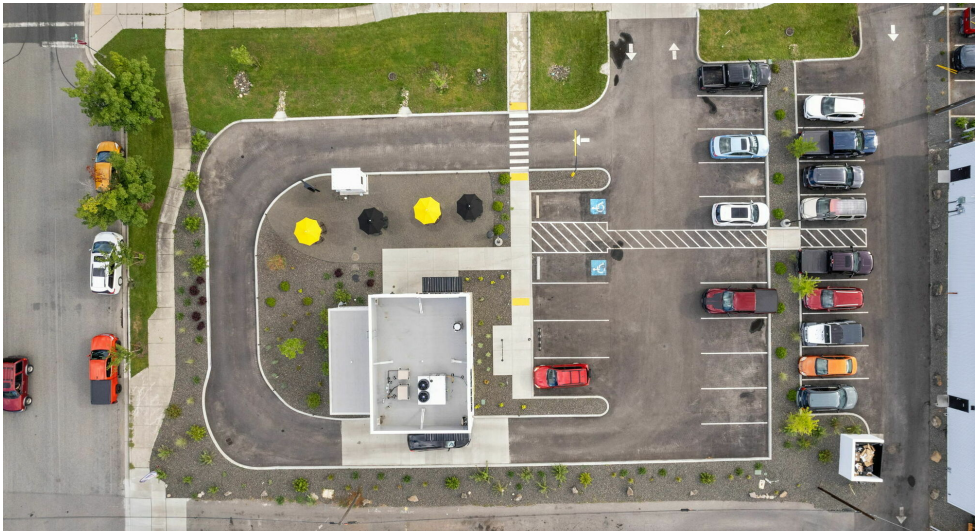
- Sale Lease Back from Owner/Operator
- Bunker Bar: 2,860 SF co-located on 0.88 Acres with Konala 1,047 SF
- Bunker Bar is operated in conjunction with the Burger Bunker Food Truck
- Site: 0.88 Acres or 38,333 SF consisting of 4 parcels
- Exterior Patio and roll up doors
- Fully Renovated 2022
- Zoning: Post Falls - Community Commercial Services
- Full bar with craft cocktails
- Great signage on street and building
- Food Truck Pad metered separately

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TENANT OVERVIEW

COMPANY:	The Bunker Bar
2023 GROSS REVENUE:	\$1,710,000.00
LEASE TYPE:	NNN
LEASE RATE:	\$10,500/MO - \$44.06/SF/YR/NNN
LEASE TERM:	5 to 10 Years w/ two (2) 5 year options to renew (CLA)
ANNUAL ESCALATIONS	3%
WEBSITE:	https://burgerbunker.com/

TENANT PROFILE - KONALA - 107 E 7TH AVE, POST FALLS, ID 83854



TENANT HIGHLIGHTS

- Sale Lease Back from Owner/Operator
- Konala: 1,047 SF co-located on 0.88 acres with Bunker Bar 2,860 SF
- QSR; Drive-through and walk up window with patio seating only
- Site: 0.88 acres or 38,333 SF consisting of four (4) parcels
- Zoning: Post Falls - Community Commercial Services
- Brand New Construction - 2023
- Offers healthy fast food options
- Great building signage
- Future franchise opportunities

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TENANT OVERVIEW

COMPANY:	Konala
ANNUAL PROJECTED REVENUE:	\$1,350,000 (CLA)
LEASE TYPE:	NNN
LEASE RATE:	\$9,500/MO - \$108.88/SF/YR/NNN
LEASE TERM:	10 Years w/ two (2) 5 year options to renew
ANNUAL ESCALATIONS	3%
WEBSITE:	https://konala.com/



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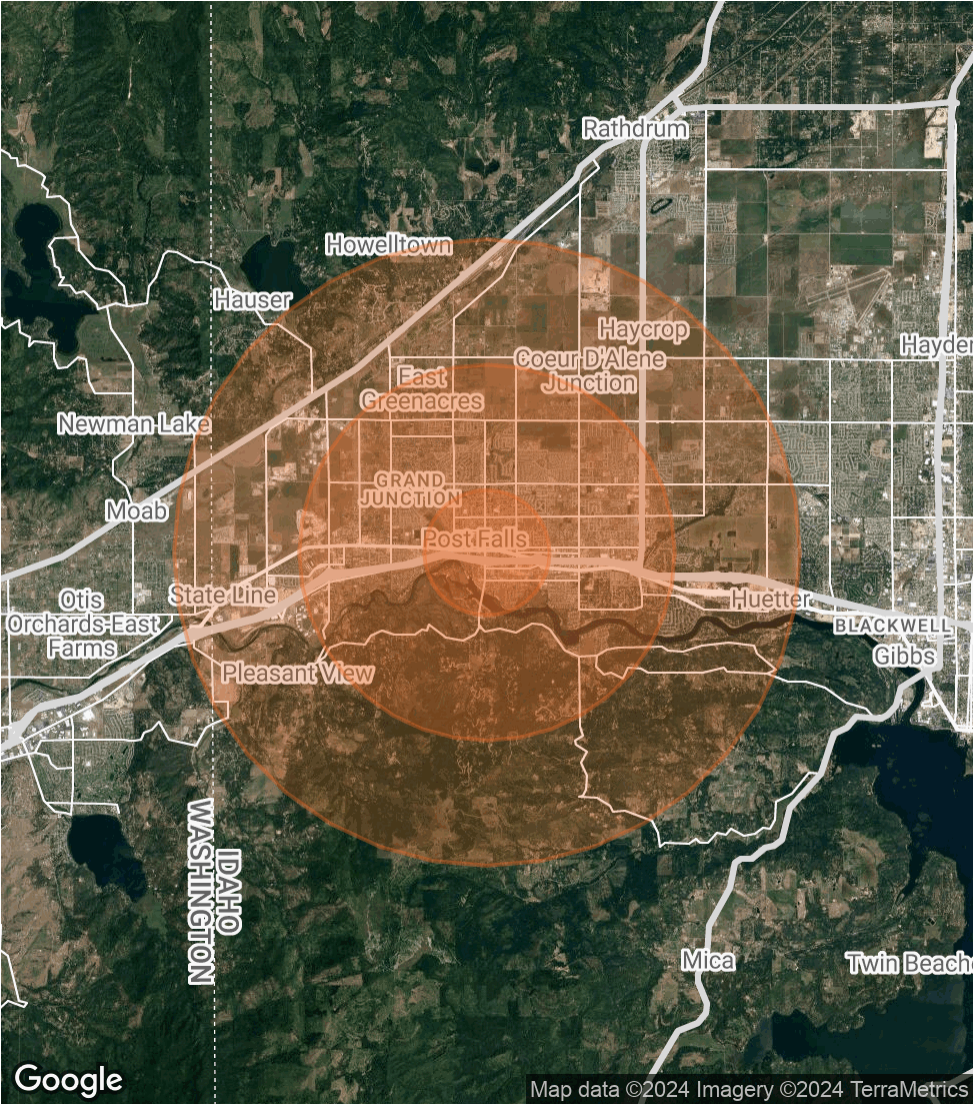
REGIONAL HIGHLIGHTS

- Post Falls is among the fastest growing communities in the nation with the rapid growth projected to continue in the county at rate of 2.25% per year.
- Kootenai County has seen record high growth levels supported by a strong labor force and business friendly practices.
- Coeur d'Alene employment has risen to an annual rate of 3.9% and is expected to increase.
- Idaho is ranked the 4th Best State for Cost of Doing Business and has the 2nd Lowest Property Tax in the Country.
- Located just 30 miles East of Spokane, which is the major business hub for Eastern Washington and the Northern Idaho Panhandle.
- Businesses can potentially receive several tax incentives, property tax exemptions, and workforce training grants from Idaho Commerce.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,915	35,745	48,399
AVERAGE AGE	30.9	34.1	36.5
AVERAGE AGE (MALE)	31.7	33.9	36.5
AVERAGE AGE (FEMALE)	30.9	33.6	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,786	13,209	18,706
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$55,231	\$65,309	\$68,104
AVERAGE HOUSE VALUE	\$223,299	\$259,359	\$281,917

2020 American Community Survey (ACS)



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ADVISOR BIO



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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

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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