

Executive Summary - 3020 E 29TH AVE



OFFERING SUMMARY

Available SF: 3,644 SF

Lease Rate: \$5,000 per month

\$13.72/SF/YR [NNN]

Lot Size: 0.37 Acres

Building Size: 3,644 SF

Zoning: CC2-DC

Traffic Count: 26,000

2019 Taxes: \$14,508.72

PROPERTY OVERVIEW

Former Jack in the Box building available, located on Spokane South Hill's Busiest Retail Corridor. Sublease expires 06/30/2029 \$5,000/MO/NNN \$13.72/SF/MO

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
- On 29th Avenue with existing Drive-Thru

Additional Photos - 3020 E 29TH AVE









Additional Photos - 3020 E 29TH AVE

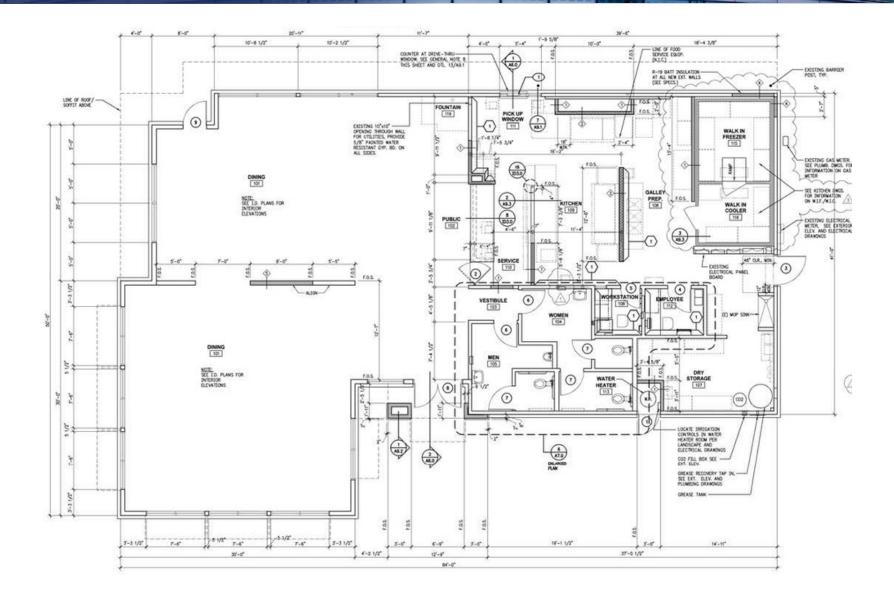




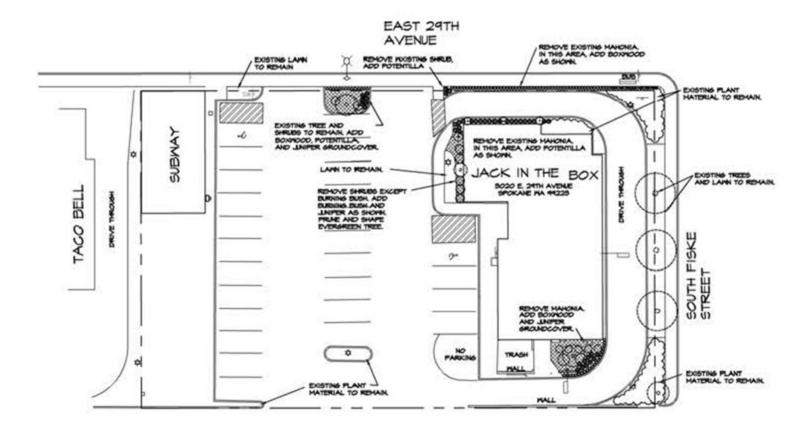


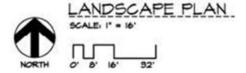


Site Plans - 3020 E 29TH AVE



Building Plans - 3020 E 29TH AVE

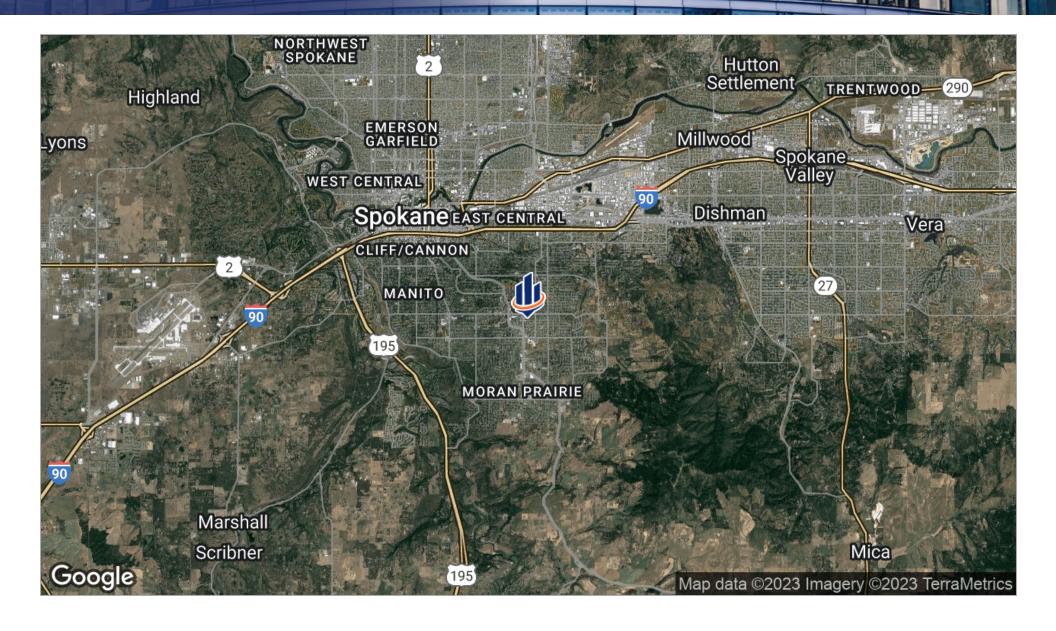




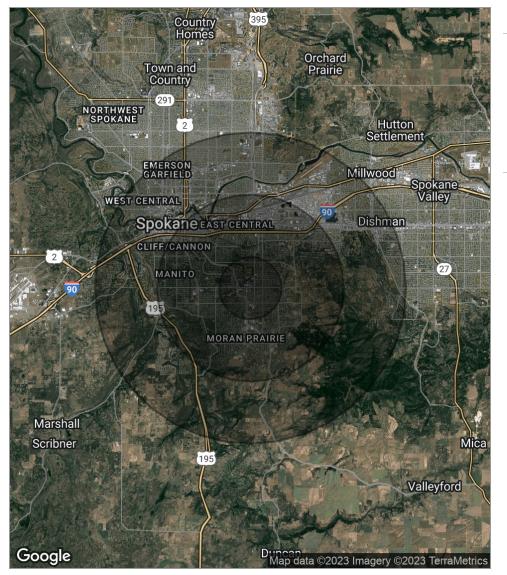
Retail Map For E 29th Ave



Location Maps - 3020 E 29TH AVE



Demographics Map - 3020 E 29TH AVE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,344	78,845	168,289
Median age	39.4	38.8	37.3
Median age (male)	36.7	36.6	35.9
Median age (Female)	41.5	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 6,336	3 MILES 33,411	5 MILES 71,537
Total households	6,336	33,411	71,537

^{*} Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

GUY D. BYRDDesignated 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 & AFFILIATIONS

ICSC; CCIM; Greater Spokane Incorporated [GSI] member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member



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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lesse should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.