



Gonzaga
University

Central Business
District

519 EAST NORTH FOOTHILLS DR

519 EAST NORTH FOOTHILLS DR
SPOKANE, WA 99207

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Subject
Property

N Division St - ADT - 25,000

North Foothills Dr

E Cleveland Ave

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,050,000 Price per SF=\$11.82
Lot Size:	2.04 Acres or 88,862 SF
Zoning:	GC 70, CC3-EC Overlay, Land Use Commercial
Market:	Central Spokane
Traffic Count:	15,700
Price / SF:	\$11.81/SF

PROPERTY OVERVIEW

North CBD Periphery Development Property

Property is easily accessible to all areas of Spokane and I-90

PROPERTY HIGHLIGHTS

- Retail/Office - Ready for Construction
- Frontage on North Foothills Drive and Cleveland Avenue
- Between the Division and Hamilton Corridors
- Former building has already been demolished and site is ready for construction
- Neighboring business is Yokes Grocery Store, Foothills Auto Mall, Lithia Motors and WSDOT



519 EAST NORTH FOOTHILLS DR SPOKANE, WA 99207

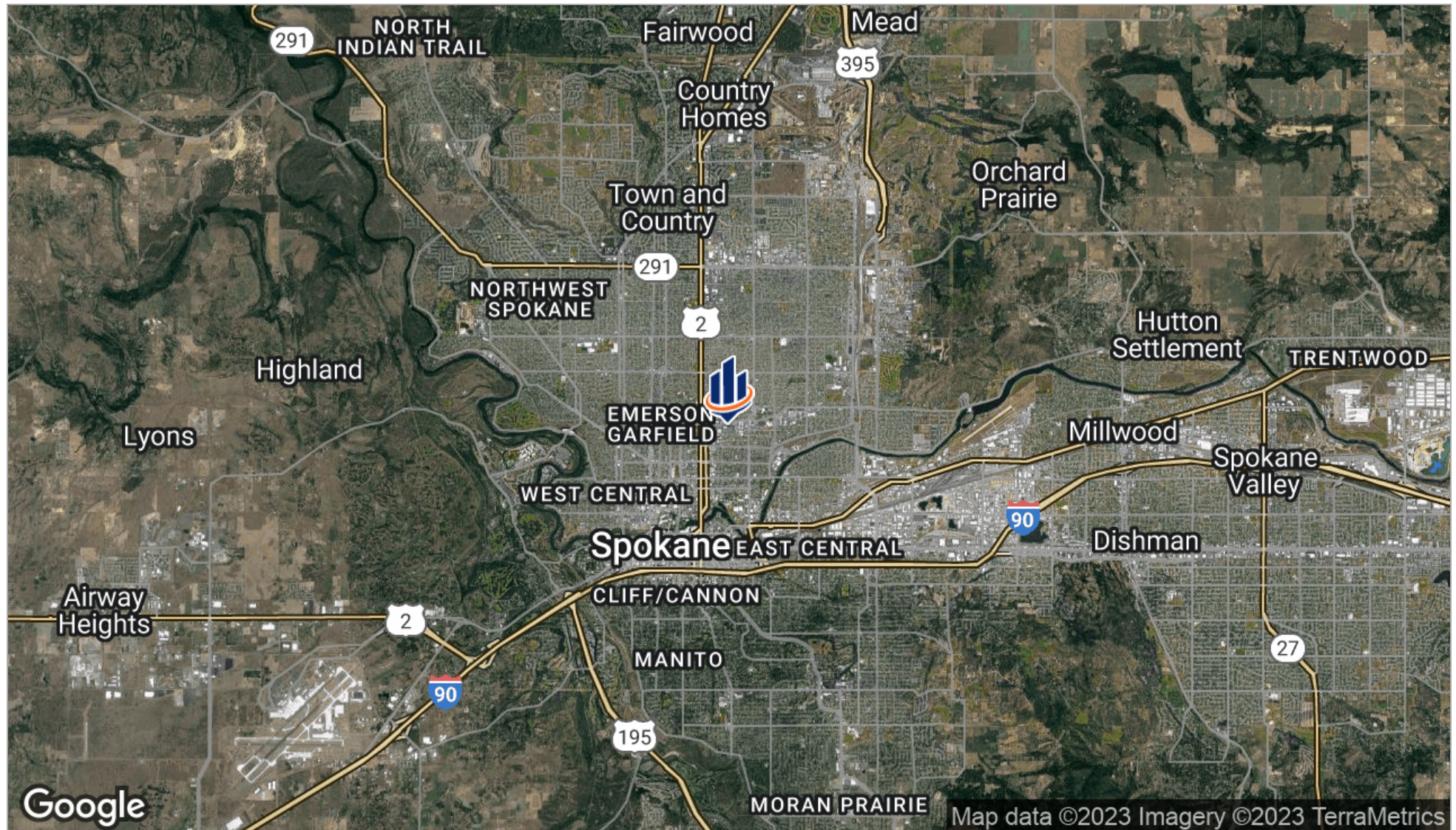
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Retailer Map



Location Maps



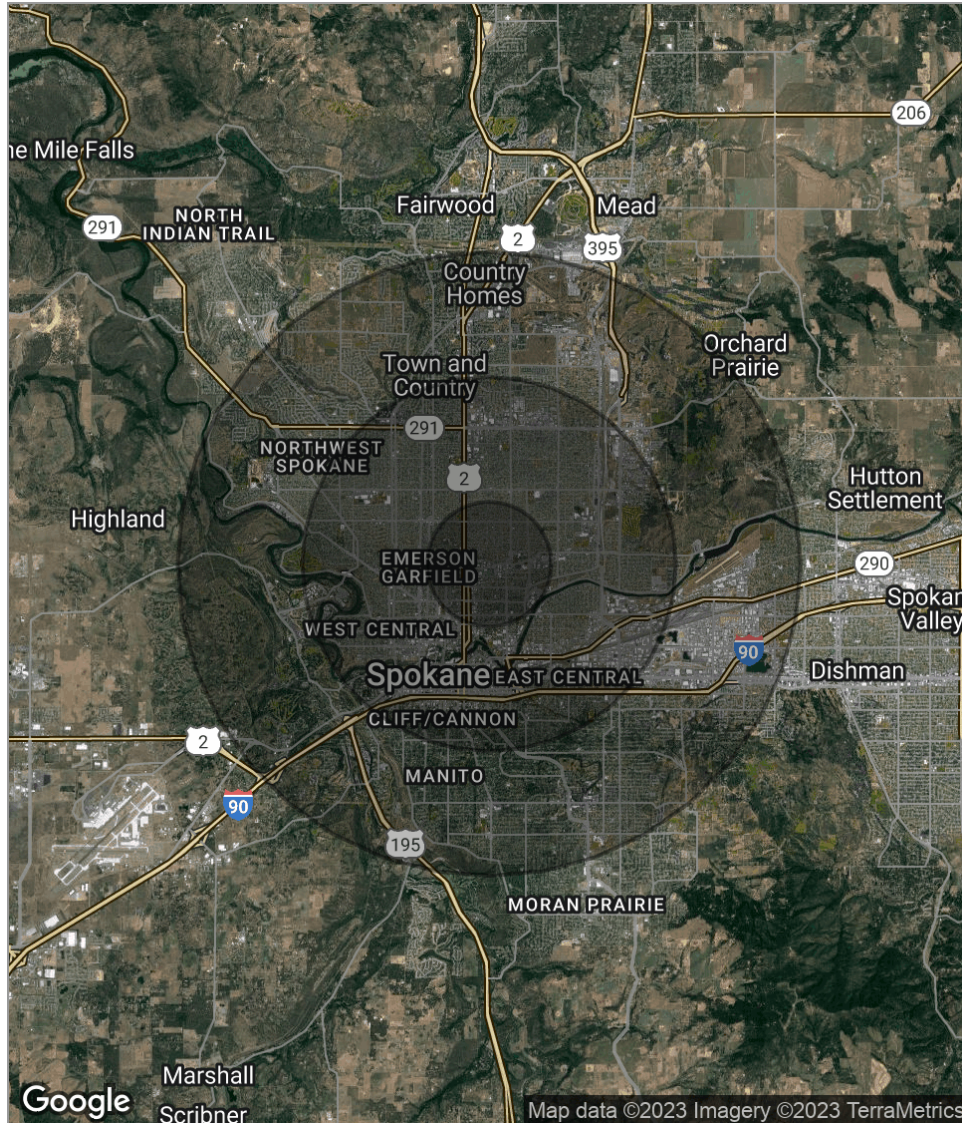
Spokane Highlights

SPOKANE HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populous state in the West behind California.
- Spokane is Eastern Washington's largest city and the second largest city in the state of Washington. Seattle is 280 miles from Spokane.
- There are 6 major hospitals and over 1,000 health-related businesses in the area employing 35,000. This makes healthcare the largest industry in the area and Spokane Metropolitan Area the largest health care network between Seattle and Minneapolis.
- Major employers in the Spokane Metropolitan area include Fairchild Air Force Base, Providence Health & Services, State of Washington, and Kalispel Tribal Economic Authority/Northern Quest Resort & Casino.
- Between Gonzaga University and the Riverpoint Campus (Washington State University, Eastern Washington University, University of Washington, and Whitworth University) the booming University District of Spokane has approximately 20,000 students and growing.
- Research from Moody's Analytics discovered that Spokane's cost of doing business is 18% below the national average. Forbes named Spokane in their Top 25 Cost of Doing Business list.
- Spokane was named in Forbes Top 100 Best Places for Business and Careers



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,992	133,729	273,058
Median age	28.7	32.8	34.7
Median age (male)	28.4	32.1	33.5
Median age (Female)	29.2	33.6	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,224	56,672	116,636
# of persons per HH	2.5	2.4	2.3
Average HH income	\$38,049	\$41,341	\$50,107
Average house value	\$126,329	\$146,959	\$177,345

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 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 & 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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