



# PINEWATER PLAZA: RETAIL/OFFICE/MULTI FAMILY LOTS D&K FOR SALE OR LEASE

10925 NORTH NEWPORT HWY  
SPOKANE, WA 99218

**Guy D. Byrd**  
Designated Broker  
509.953.5109  
guy.byrd@svn.com



# Executive Summary - Plnewater Plaza Sale, Lease Or Build To Suit



## OFFERING SUMMARY

Price Per SF	\$15.00 / SF
Lot K	
Size:	2.13 AC / 92,831 SF
Sale Price:	\$1,392,465
Lease:	\$11604/mo
Lot D	
Size:	5.92 AC / 257,713 SF
Sale Price:	\$3,865,695
Lease:	\$32,214/mo
Total Combined Lot Size:	6.62 Acres

## PROPERTY OVERVIEW

1 to 6.62 Acres of Retail/Office Land for Sale or Lease  
43,560-288,560 SF for Sale  
Additional Lots G & F available for lease.

## PROPERTY HIGHLIGHTS

- Adjacent to Existing Retail for Lease
- Adjacent to Retail Pads for Lease or Build-to-Suit

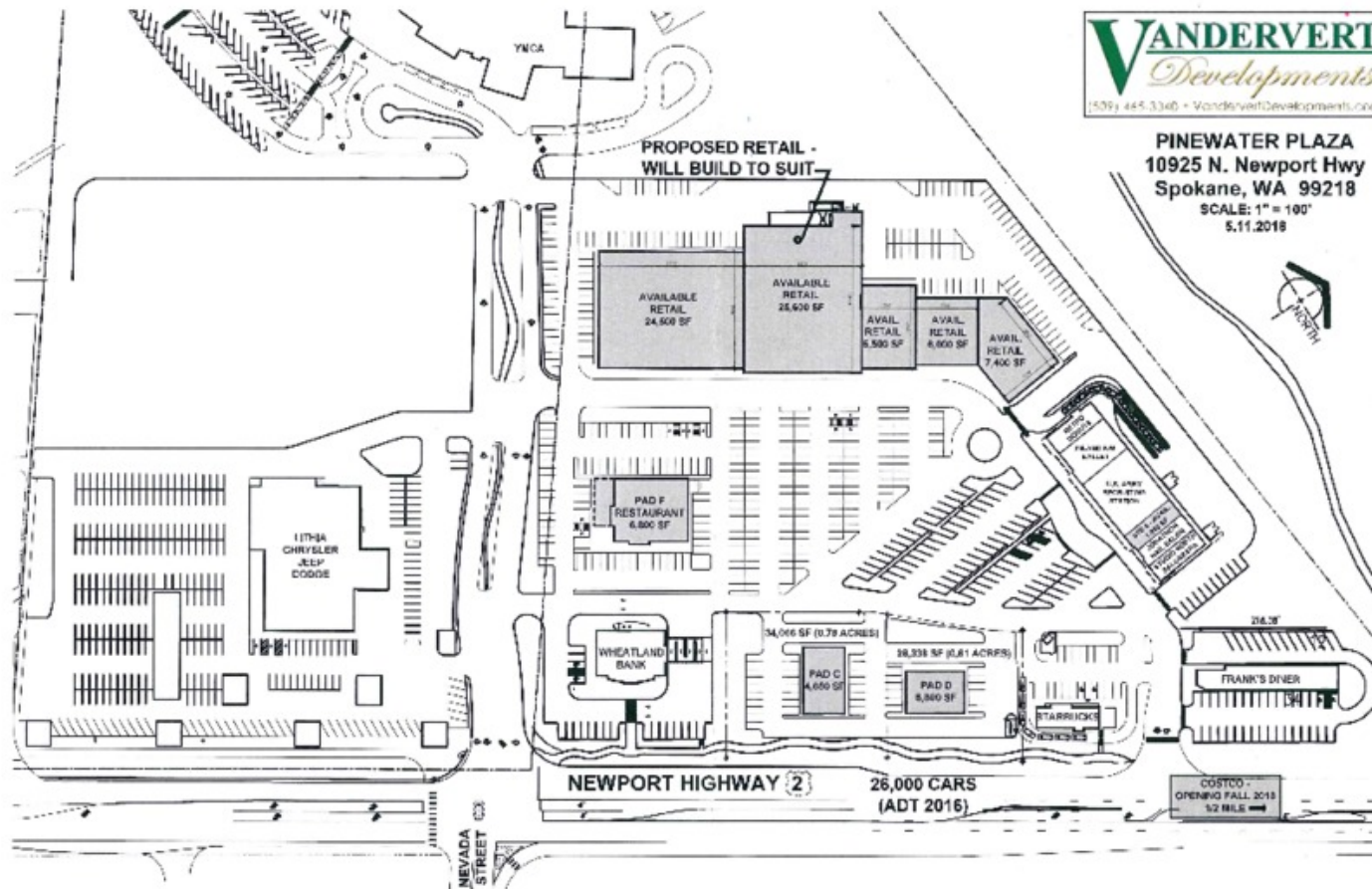


# Pinewater Plaza - Parcel Map





# Site Plan - Proposed Development

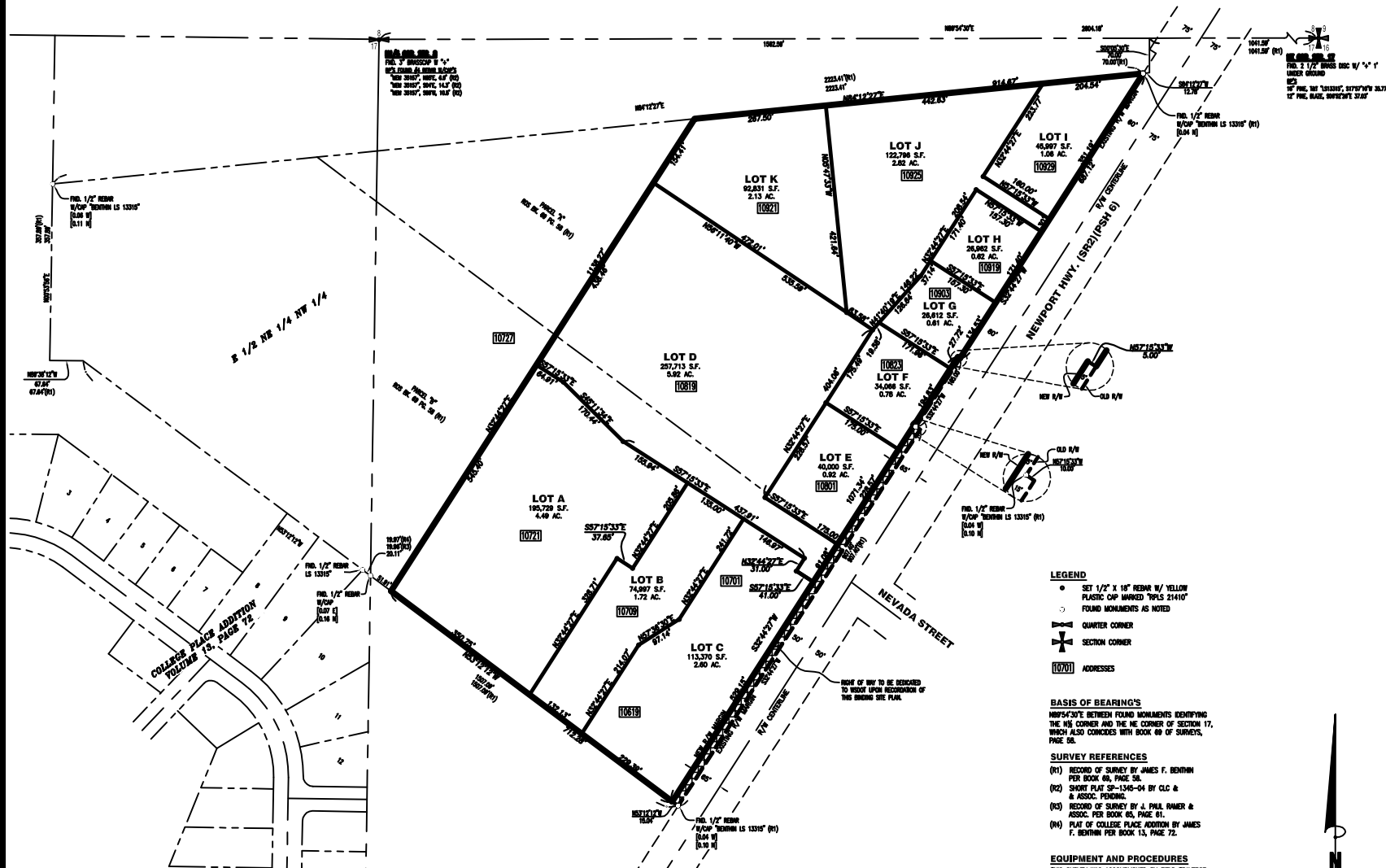




# FINAL BINDING SITE PLAN

BSP-96-05

LOCATED IN THE NE1/4 OF SECTION 17, T26N, R43E, W.M.,  
SPOKANE COUNTY, WASHINGTON  
SHEET 1 OF 2



<b>AUDITOR'S CERTIFICATE</b>		AUD. FILE NO. 5220005
FILED FOR RECORD THIS <u>7TH</u> DAY OF <u>JUNE</u> , 2005, AT <u>WA</u> , IN BOOK <u>2</u> OF BINDING SITE PLANS AT PAGE <u>72 &amp; 73</u> AT THE REQUEST OF HAHN ENGINEERING INC.		
BY: _____ COUNTY AUDITOR		
<b>SPOKANE COUNTY BUILDING AND PLANNING DEPARTMENT</b>		
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2005		
DIRECTOR OF BUILDING AND PLANNING DEPARTMENT		
<b>SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS</b>		
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2005		
SPOKANE COUNTY ENGINEER		
<b>SPOKANE COUNTY DIVISION OF UTILITIES</b>		
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2005		
SPOKANE COUNTY UTILITIES		
<b>SPOKANE REGIONAL HEALTH DISTRICT</b>		
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2005		
SPOKANE REGIONAL HEALTH OFFICER		
<b>SPOKANE COUNTY TREASURER</b>		
I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DECLARATION OF THIS DATE, HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED.		
DATED THIS _____ DAY OF _____, 2005		
SPOKANE COUNTY TREASURER		
<b>SPOKANE COUNTY ASSESSOR</b>		
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2005		
SPOKANE COUNTY ASSESSOR		
<b>SURVEYOR'S CERTIFICATE</b>		
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE		
MICHAEL J. CORDER, L.S. #1410		
<b>CLIENT INFO.</b>		
PINEWATER PLAZA LLC. 608 E. HOLLAND AVE. SPOKANE, WA 99218		
<b>Hahn Engineering, Inc.</b> 605 E. HOLLAND AVE. STE. 112 SPOKANE, WA 99218 (509) 467-1550 FAX (509) 467-8189 survey@hahnengr.com		
<b>EQUIPMENT AND PROCEDURES</b> THIS SURVEY WAS ACCOMPLISHED BY FIELD TRIMMER PROCEDURES AND STATIC GPS OBSERVATIONS USING A MINION 480 1" ELECTRONIC TOTAL STATION AND SINGLE FREQUENCY GPS RECEIVERS. SAID SURVEY MEETS OR EXCEEDS THE MINIMUM LINEAR AND ANGULAR CLOSURE STANDARDS FOR LAND BOUNDARY SURVEYS PURSUANT TO WAC 332-130-090.		
DRAWN: DJA	DATE 8/2/05	SHEET NO. 1
APPROVED: MJC	DATE 8/2/05	2
CAD FILE: 03-831 FBSP		

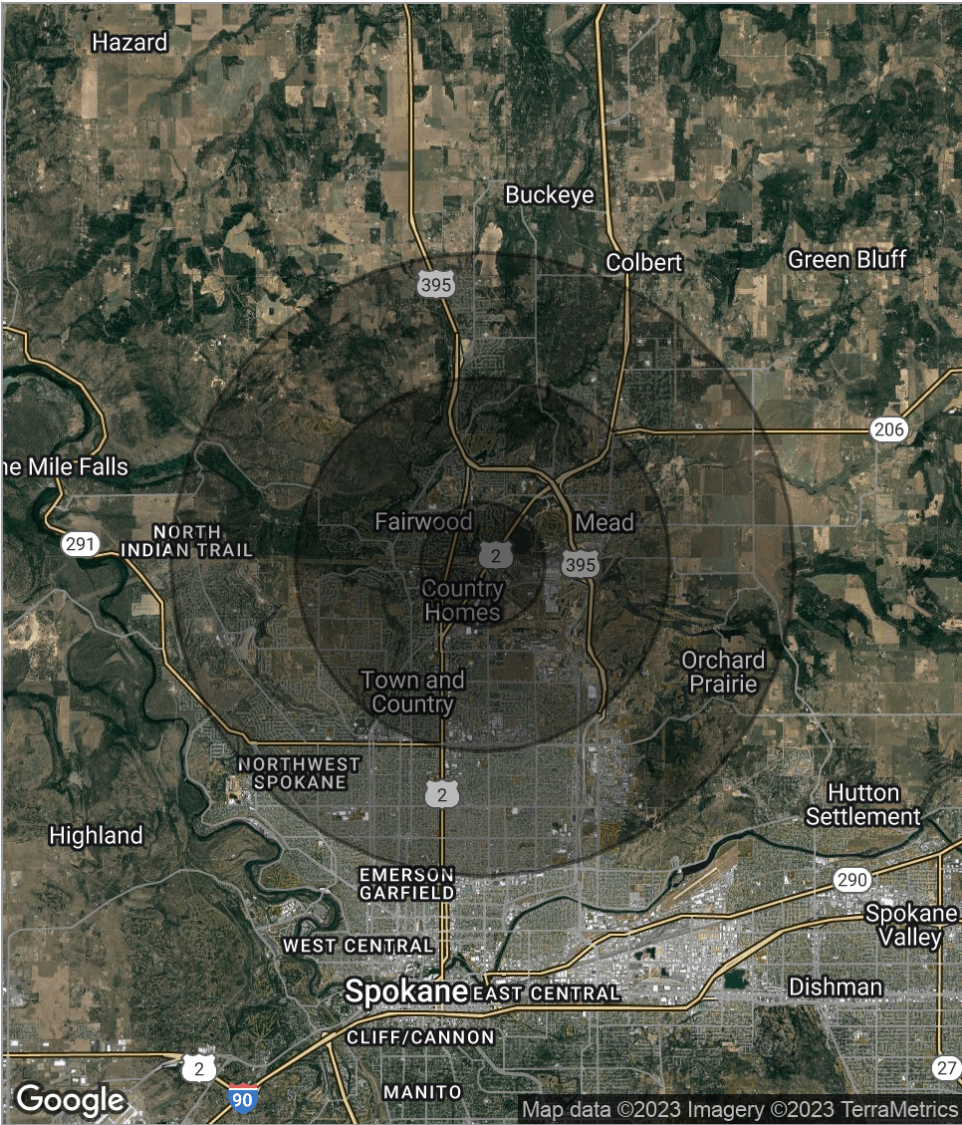


# Newport HWY Retailer Map





# Demographics Map For Pinewater Plaza



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,303	46,351	130,460
Median age	33.8	33.8	34.3
Median age (male)	32.6	32.5	33.3
Median age (Female)	34.4	35.1	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,081	19,731	53,976
# of persons per HH	2.4	2.3	2.4
Average HH income	\$55,709	\$55,568	\$53,369
Average house value	\$228,650	\$217,241	\$171,946

*\* Demographic data derived from 2020 ACS - US Census*



# Spokane Highlights

## AREA HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populated 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





# Advisor Bio

## **GUY D. BYRD**

Designated Broker



---

1311 N. Washington Street, Suite D  
Spokane, WA 99201  
T 509.953.5109  
C 509.953.5109  
guy.byrd@svn.com  
WA #17968

## **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





# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure 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 Brochure 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.