SVN CORNERSTONE

FOR SALE ON DIVISION

7410 N DIVISION ST
SPOKANE, WA 99208

Guy D. Byrd
Designated Broker
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Executive Summary - 7410 N Division St

OFFERING SUMMARY

Sale Price:	$995,000 or $46.17/SF
Lot Size:	0.49 Acres plus REA parking
Building Size:	21,550 SF
REA Cost 2016 RE Taxes	$1,605.00/MO +/- $15,301.00/YR
Zoning:	GC-70
Traffic Count:	Division St ADT 36,459
Power	200 KVA 120/208 3 Phase 1,200 AMP

PROPERTY OVERVIEW

North Division Retail Gold Coast Property For Sale in the "Northgate Shopping Center"

Other Shopping Center Tenants include:
Furniture Row
Hobby Lobby
Aaron's
Michael's
Dollar Tree

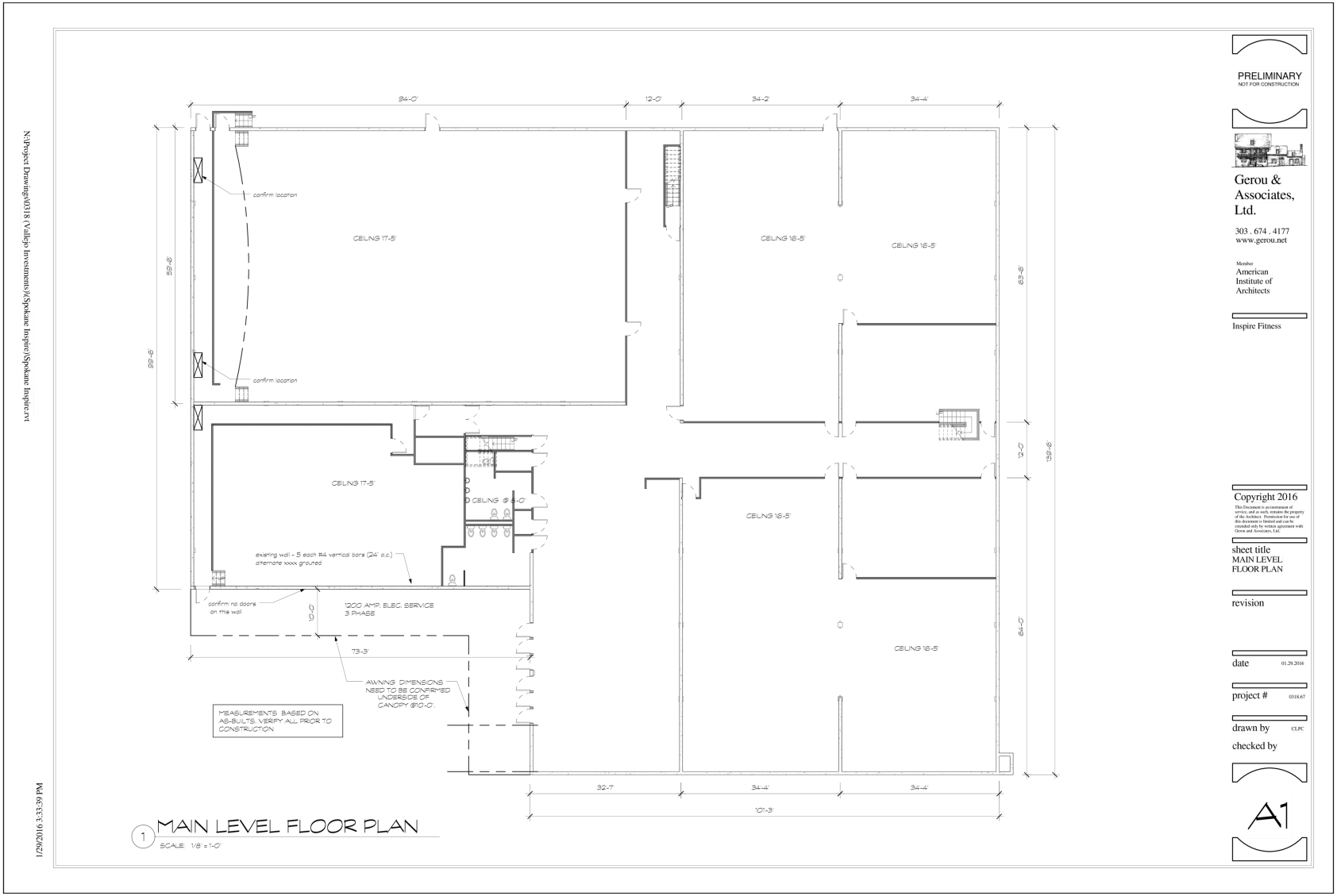
PROPERTY HIGHLIGHTS

- Monument sign with changing image message center on Division St
- REA for Northgate Shopping Center parking area - 766 car parks
- Large open areas with Ceiling Heights 16' to 24'
- Built in 1980 Renovated in 2001

Signage - 7410 N Division St

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Main Level Floor Plan - 7410 N Division St



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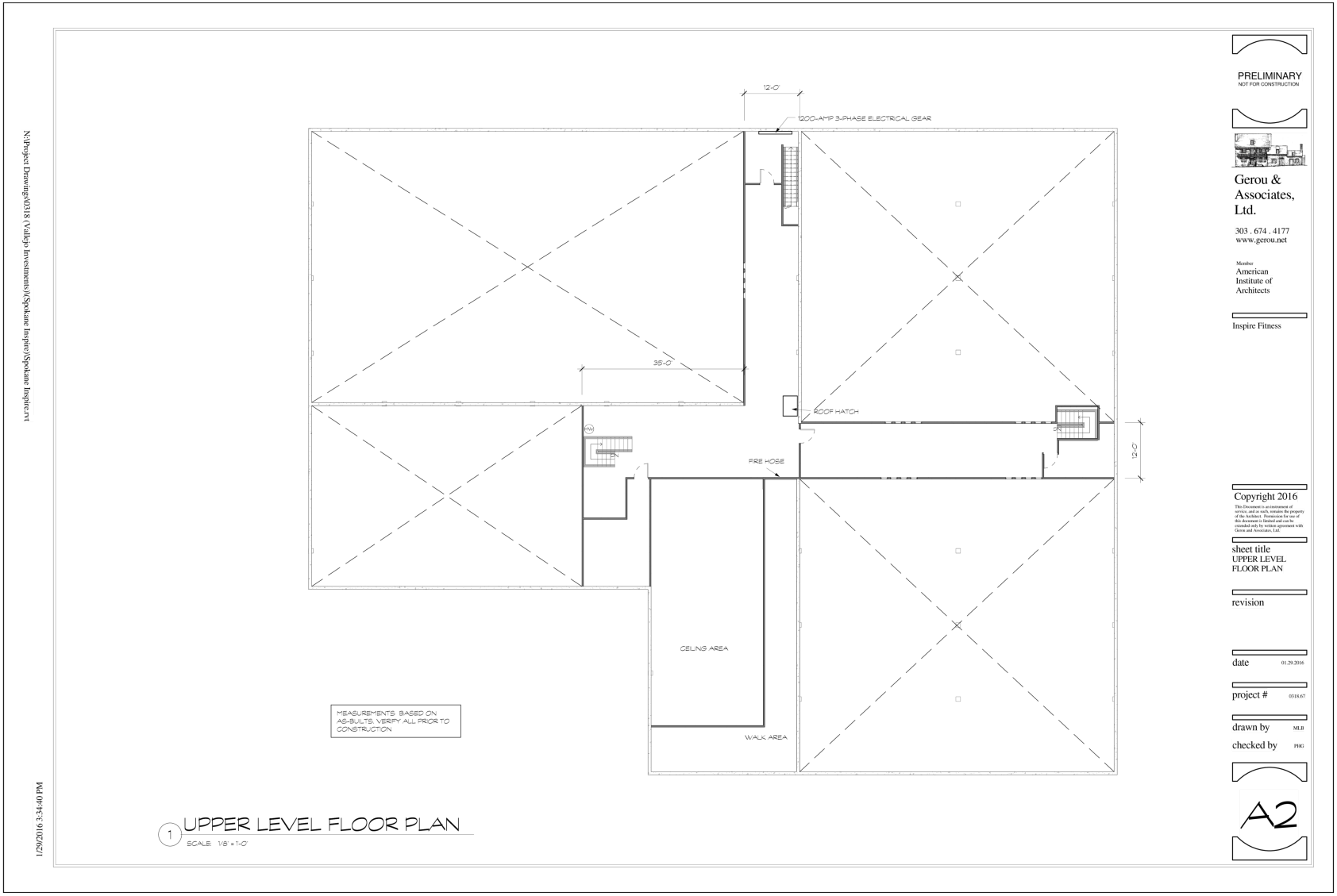
Upper Level Floor Plan - 7410 N Division St



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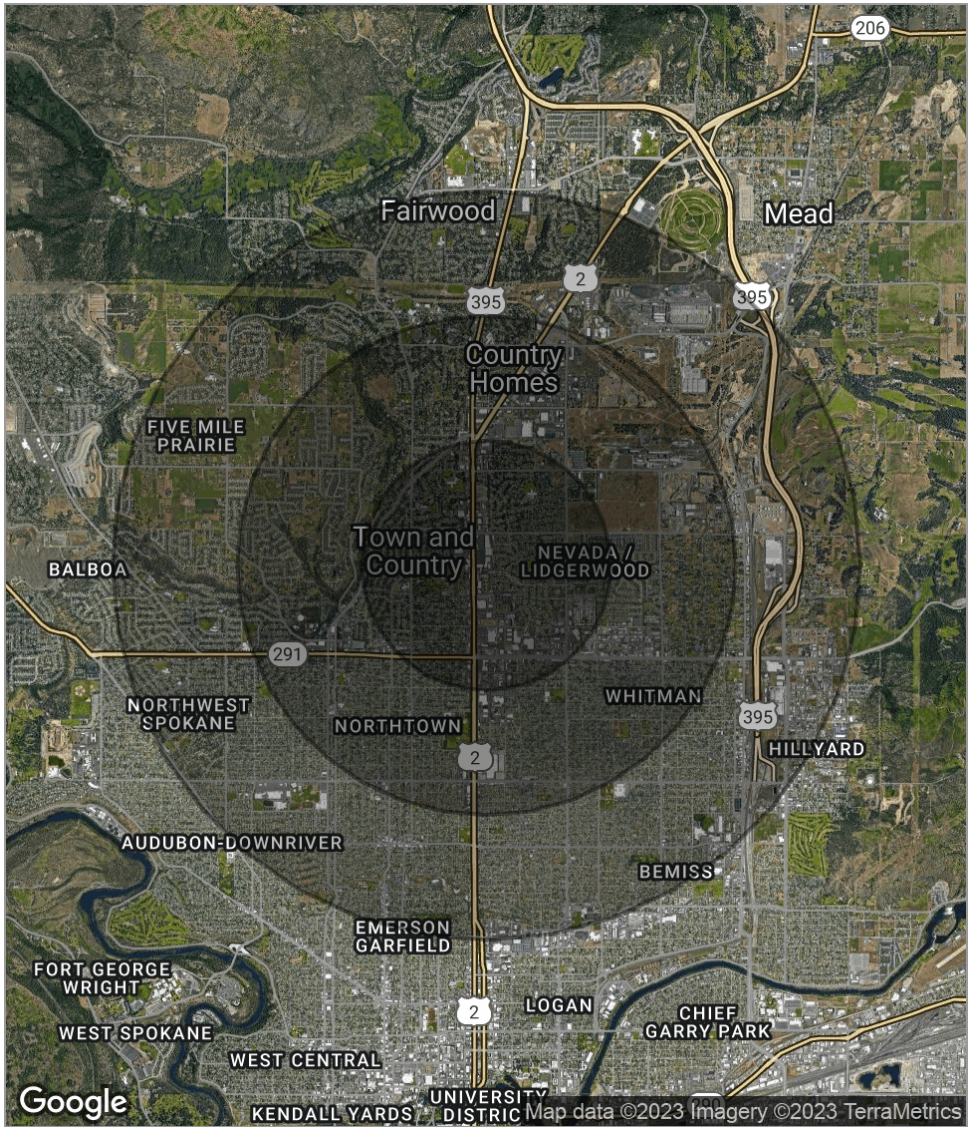
Retail Map For North Division St

Demographics Map North Spokane



POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,613	48,455	98,574
Median age	32.3	33.2	33.3
Median age (male)	30.5	31.7	32.2
Median age (Female)	34.5	35.1	34.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,506	20,894	41,886
# of persons per HH	2.2	2.3	2.4
Average HH income	$44,369	$46,434	$47,790
Average house value	$160,826	$156,544	$154,366

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

Spokane, WA Area 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.
- 20 miles East of Spokane is the Idaho boarder.
- 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/Broker Bio

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.

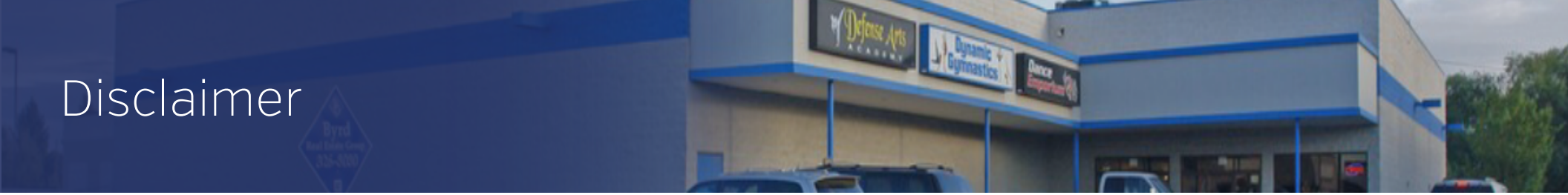
EDUCATION

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

Disclaimer



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