



# PEKING PALACE INVESTMENT OR OWNER OPERATOR

11110 E SPRAGUE AVE  
SPOKANE VALLEY, WA 99206

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# Peking Palace Property Summary



## OFFERING SUMMARY

Sale Price: Investment:	\$625,000
	CAP 8.74%
Lot Size:	28,750 SF
Building Size:	5,588 SF
Year Built:	1966
Parcel Size:	0.66 Acres / 28,749 SF
Renovated:	1985
Zoning:	Corridor Mixed Use
Market:	Spokane Valley
Price / SF:	\$112.00

## PROPERTY OVERVIEW

### Investment Opportunity

Investor can buy and continue to lease to current Tenant  
Peking Palace is paying \$4,300/MO/NNN, CAP Rate 8.26%  
Current Lease through June 31, 2022, Tenant has occupied since May 2007  
Reader Board Sign \$3,000/YR, Lease can be terminated for redevelopment

Owner Operator/Restaurant can Buy and terminate existing Lease [90 day Termination Provision in Lease]

## PROPERTY HIGHLIGHTS

- Commercial Mixed Use / Retail / Restaurant
- Access/Visibility/Parking 35 Parking stalls
- Main Dining hall w/ Bar/Lounge - Seating for 35
- Private Banquet Room - with 50+/- Seating Capacity
- Main Dining Area Seats 88+/- Seats
- Present Lessee will consider selling equipment

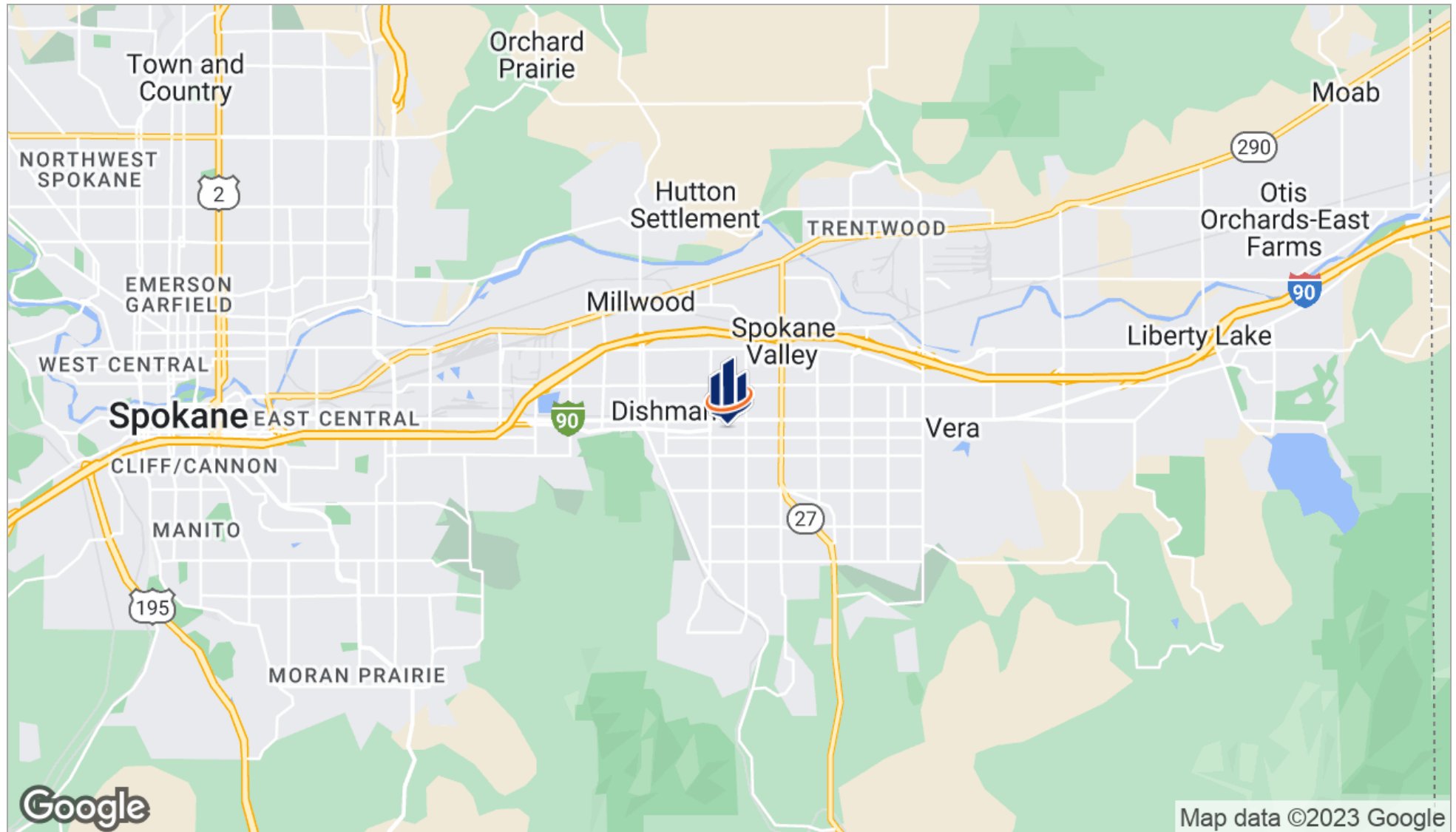


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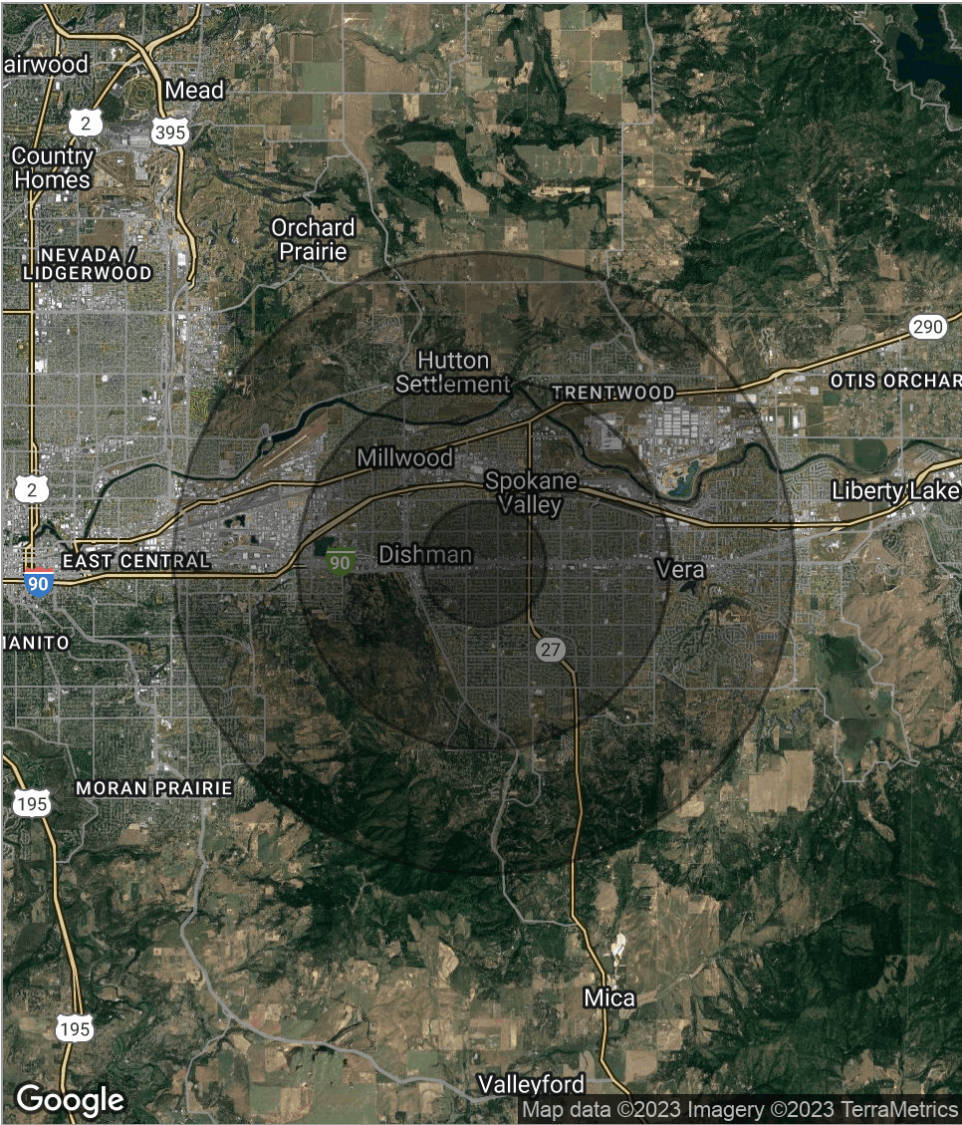




# Location Maps - 11110 E Sprague Ave



# Central Spokane Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,775	70,588	119,010
Median age	35.9	37.3	38.1
Median age [male]	32.7	34.9	36.0
Median age [Female]	38.8	39.4	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,618	30,337	49,446
# of persons per HH	2.3	2.3	2.4
Average HH income	\$46,773	\$52,568	\$57,825
Average house value	\$183,039	\$206,452	\$210,342

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



# All Advisor Bios



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## Guy D. Byrd

Designated Broker  
SVN | Cornerstone

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.

Phone:  
Cell:  
Email:



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