



# GESA CENTER RETAIL SPACE FOR LEASE

509 N SULLIVAN ROAD  
SPOKANE VALLEY, WA 99037

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# Gesa Center - Suite E 1,407 SF For Lease



## OFFERING SUMMARY

Available SF:	Suite E - 1,407 SF
Lease Rate:	\$21/SF/YR/NNN \$2462/MO/NNN
Lot Size:	1.56 Acres
Year Built:	2004
Building Size:	11,770 SF
Traffic Count:	41,000 ADT [Sullivan] 9,800 ADT [Broadway]
Car Parks:	56 Parking Stalls
Zoning:	Corridor Mixed Use

## PROPERTY OVERVIEW

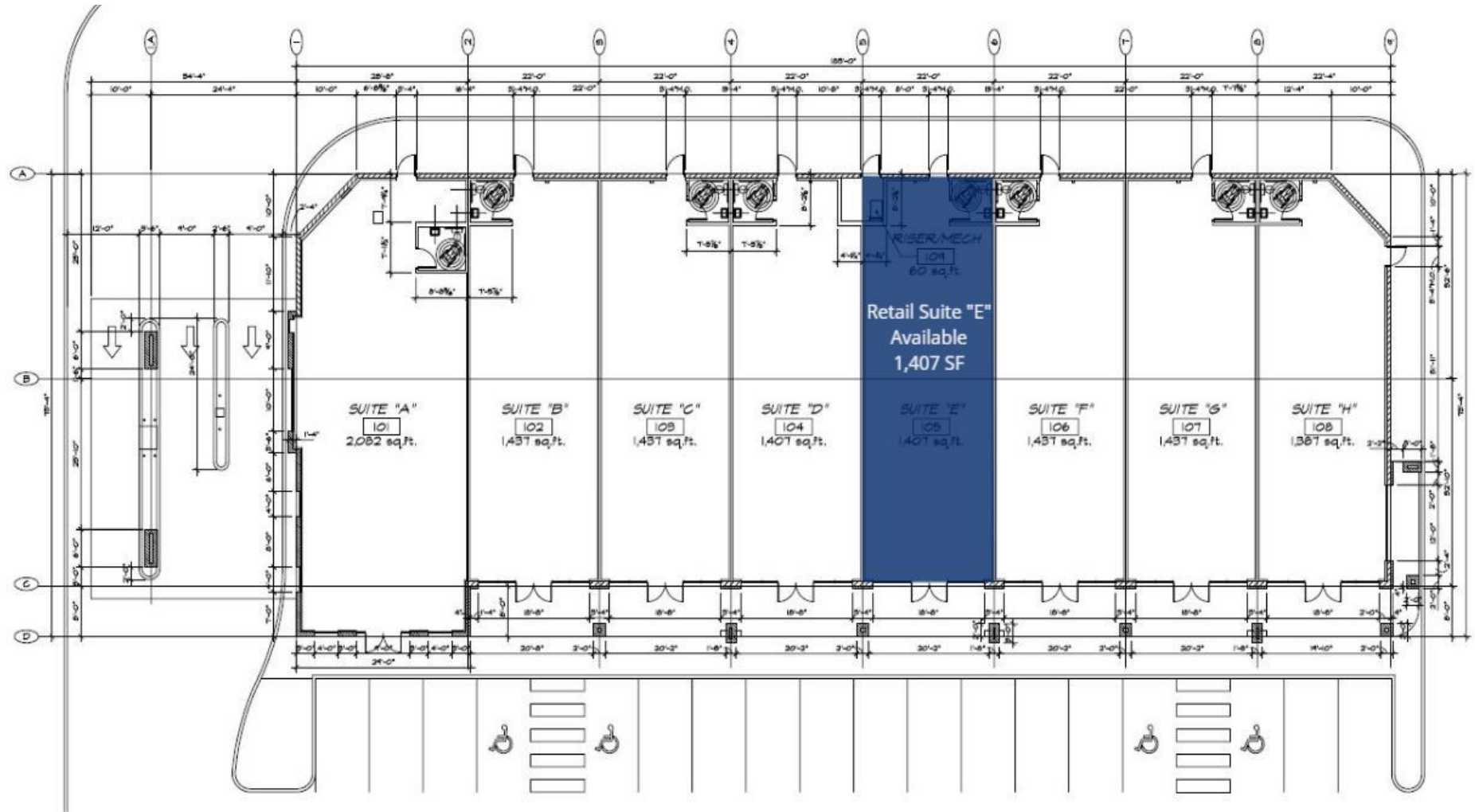
Vacant Suite E 1,407 SF Space will be delivered in Vanilla Shell condition

## PROPERTY HIGHLIGHTS

- Gesa Credit Union
- Natalie Nails
- GNC
- Little Caesars Pizza
- Game Stop
- Eye Guys Family Care



# Gesa Center Site And Building Plan



**PFP.01**

**PRELIMINARY FLOOR PLAN #1**

SCALE: 1/16"=1'-0" • AUGUST 4, 2004 • 03-326

**BWA BERNARDO WILLS**  
ARCHITECTS PC

107 S HOWARD, FOURTH FLOOR  
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# Gesa Center - Retail Space For Lease



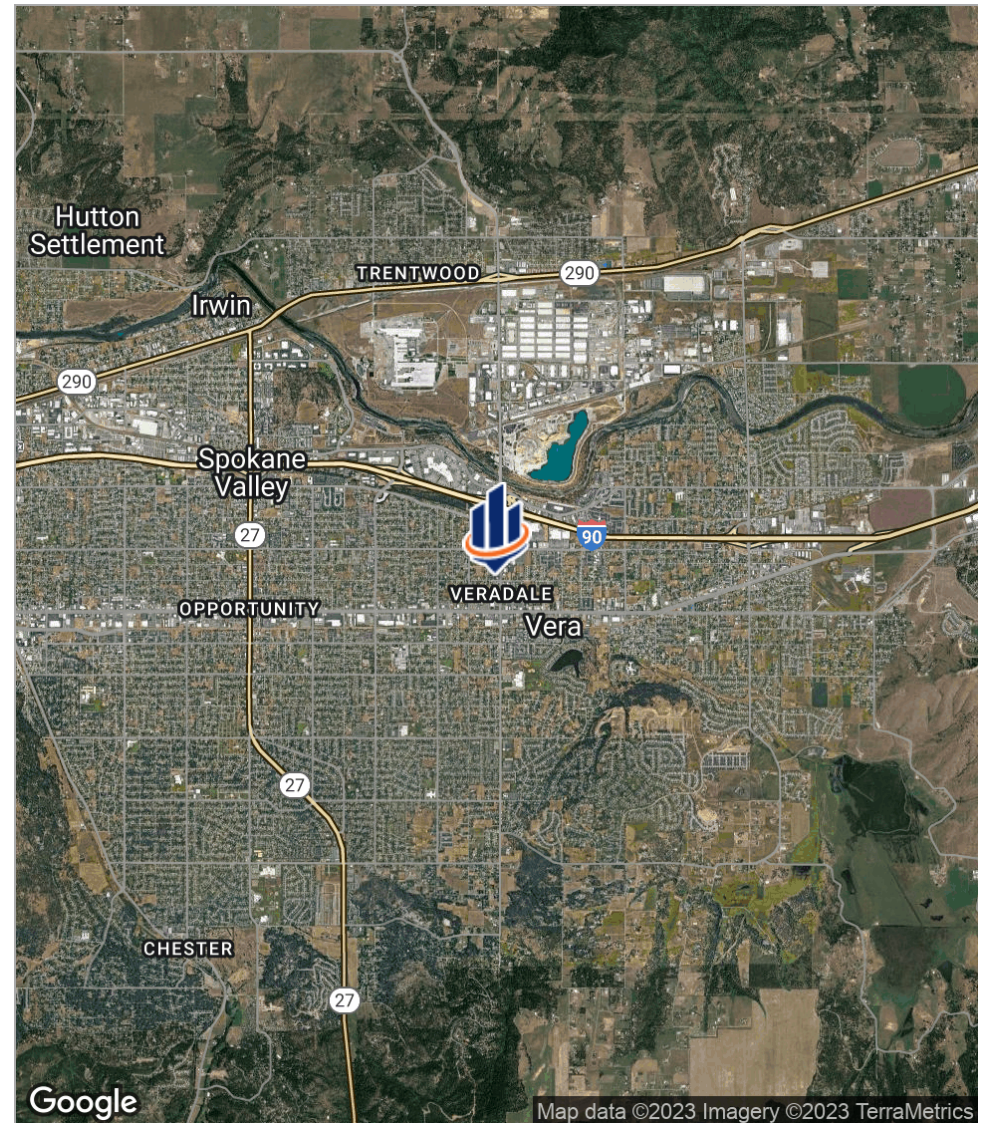
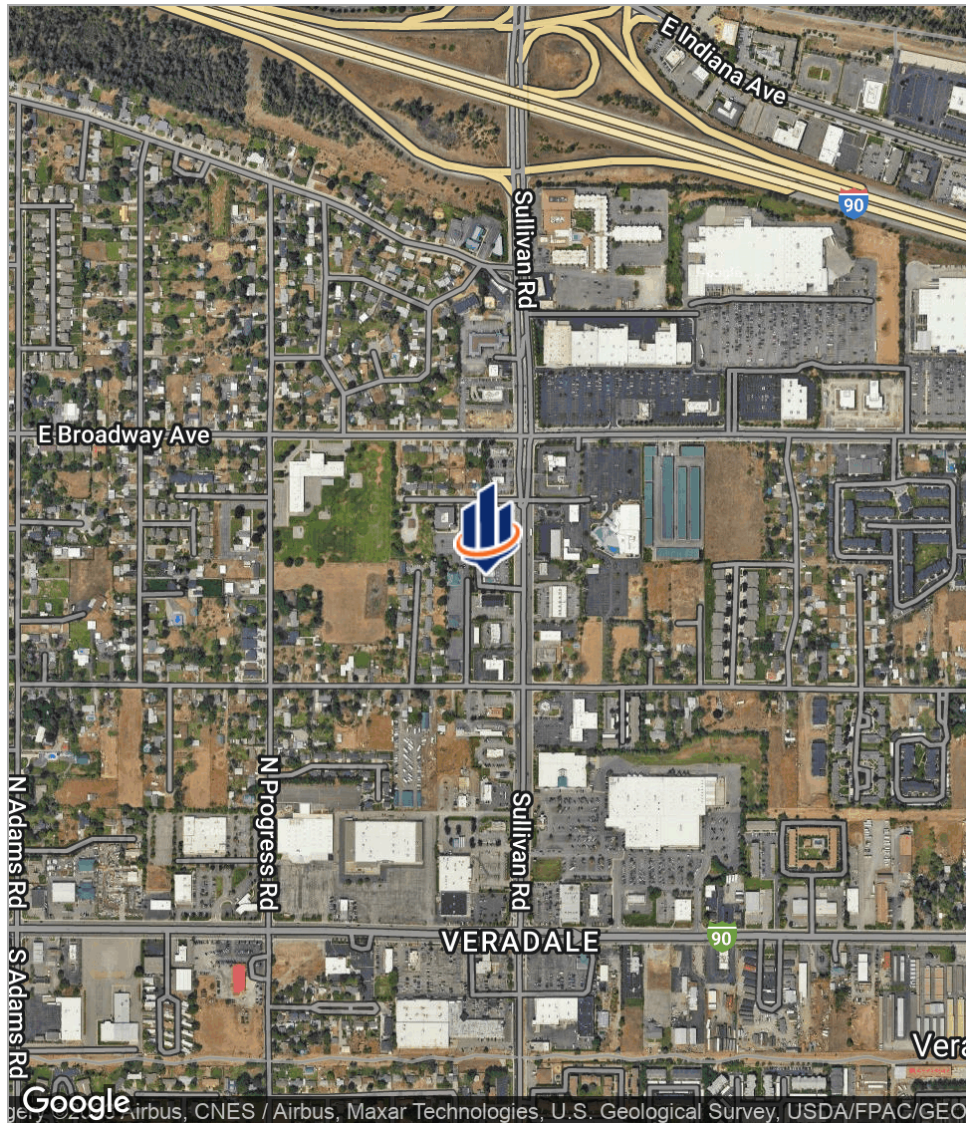


# Retail Map - Sullivan & Broadway



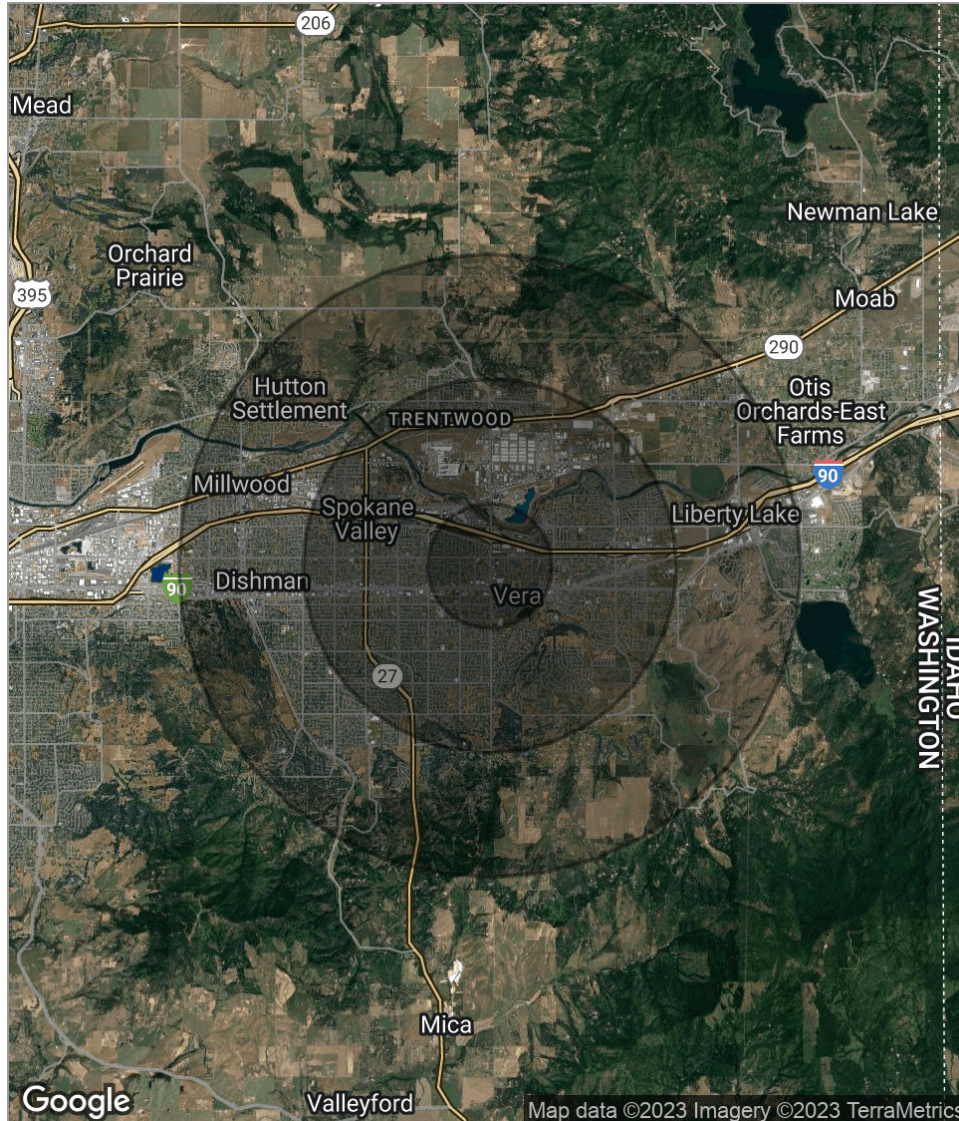


# Gesa Center Location Maps





# Spokane Valley Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,979	51,219	100,304
Median age	35.9	36.2	36.7
Median age [Male]	32.2	32.7	34.0
Median age [Female]	39.6	39.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,573	20,520	40,507
# of persons per HH	2.7	2.5	2.5
Average HH income	\$61,140	\$56,755	\$57,832
Average house value	\$262,146	\$231,486	\$227,524

\* Demographic data derived from 2020 ACS - US Census

# Advisor 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



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