



FOR SALE OR LEASE

206 E Wellesley Ave

RETAIL OR OFFICE SPACE

Spokane, WA 99207

PRESENTED BY:

CAYDEN KERR

O: 509.321.2000

cayden.kerr@svn.com

WA #24029593

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$310,000
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	2,482 SF
PRICE/SF	\$125/SF
LOT SIZE:	0.13 Acres
ZONING:	GC - 70
YEAR BUILT:	1952
RENOVATED:	1988

PROPERTY OVERVIEW

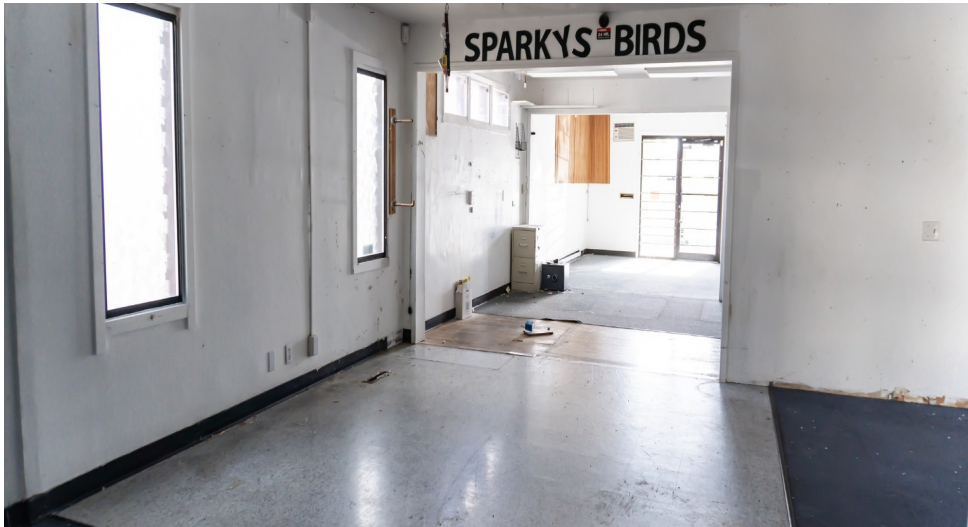
A great opportunity for a small business owner to own or Lease their own space in a high-visibility location. The building offers flexibility to operate as a single business or be divided into two suites. With excellent signage along busy Wellesley Avenue—just two blocks east of Division and directly across from Northtown Mall—this property puts your business in front of thousands of daily drivers. Ideal for a wide range of small business uses.

PROPERTY HIGHLIGHTS

- Perfect for a small business owner to occupy
- High visibility with abundant signage opportunities
- Located on busy Wellesley Avenue, two blocks east of Division
- Directly across from Northtown Mall
- Surrounded by strong retail and service businesses
- Suitable for a wide variety of uses

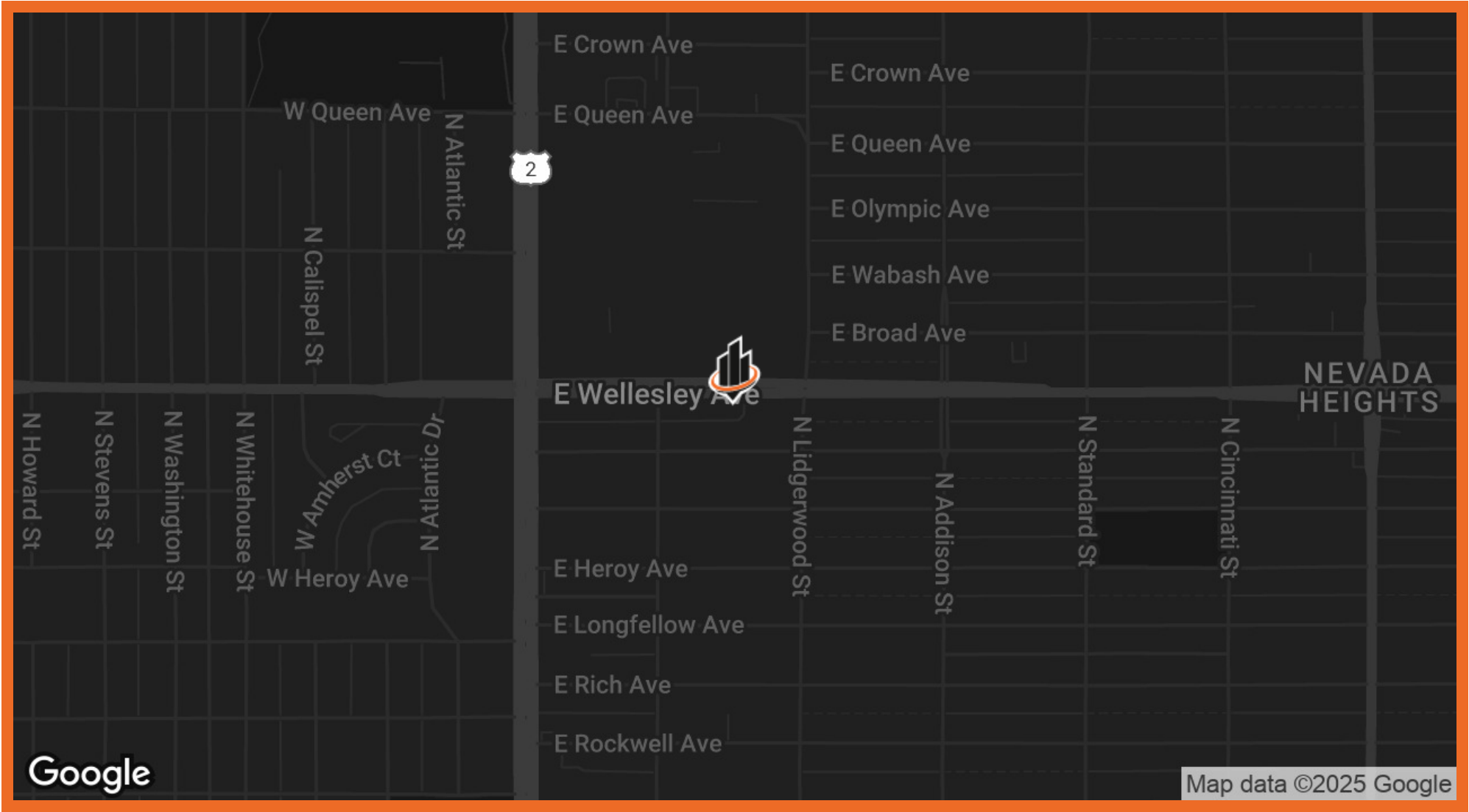
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ADDITIONAL PHOTOS



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LOCATION MAP



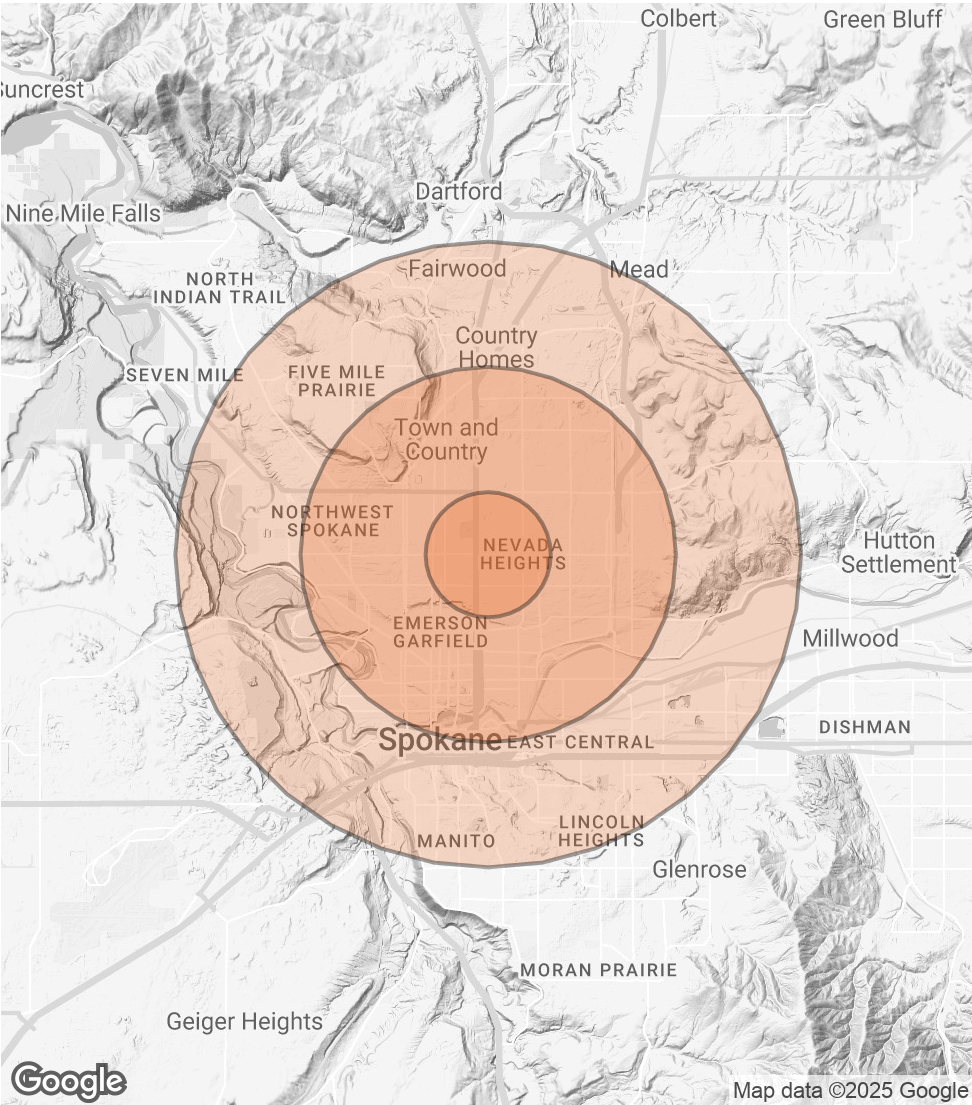
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,429	130,963	219,054
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,243	52,441	89,306
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$67,936	\$74,201	\$84,030
AVERAGE HOUSE VALUE	\$311,808	\$359,523	\$404,048

Demographics data derived from AlphaMap



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ADVISOR BIO 1



CAYDEN KERR

Associate Advisor

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PROFESSIONAL BACKGROUND

Cayden Kerr is an Associate Advisor at SVN Cornerstone who brings a modern, marketing-driven approach to retail brokerage in Spokane. He doesn't just list properties—he builds visibility, creates momentum, and crafts strategic narratives that get spaces leased and sold.

With a background in marketing, branding, and visual content, Cayden approaches every project like a campaign. He understands how to capture attention, position a property with purpose, and connect the right business to the right spaces. For landlords and business owners, this means more than exposure—it means results.

Cayden specializes in helping clients stand out in a crowded market. From curated drone footage and social content to market data and hands-on strategy, he leverages every tool to give his listings an edge and his clients a clear advantage.

Backed by a degree in Marketing, Business, and Communication from the University of Idaho, Cayden combines creativity with execution—and always leads with a strategy-first mindset. His goal is simple: deliver more than expected, move faster than the competition, and raise the bar for what brokerage should look like.

Cayden's journey into commercial real estate was preceded by his collegiate football career at the University of Idaho, where he developed strong teamwork and leadership skills. Outside of work, he enjoys golfing, fishing, and hiking with his dog. With his passion for the Inland Northwest, and a forward-thinking approach to marketing and client service, Cayden is a valuable asset to the SVN Cornerstone team.

EDUCATION

B.S.G.S Business, Marketing, Communication: University of Idaho

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