

SUBLEASE OPPORTUNITY

Boston's Restaurant / Sports Bar

BOSTON'S RESTAURANT & SPORTS BAR

Spokane Valley, WA 99216

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SUBLEASE RATE:	\$18,000 / Month
BUILDING SIZE:	5,924 SF
LOT SIZE	6,600 SF
YEAR BUILT:	2000
ZONING:	Regional Commercial
MARKET:	Spokane Valley
MATTERPORT:	View Here

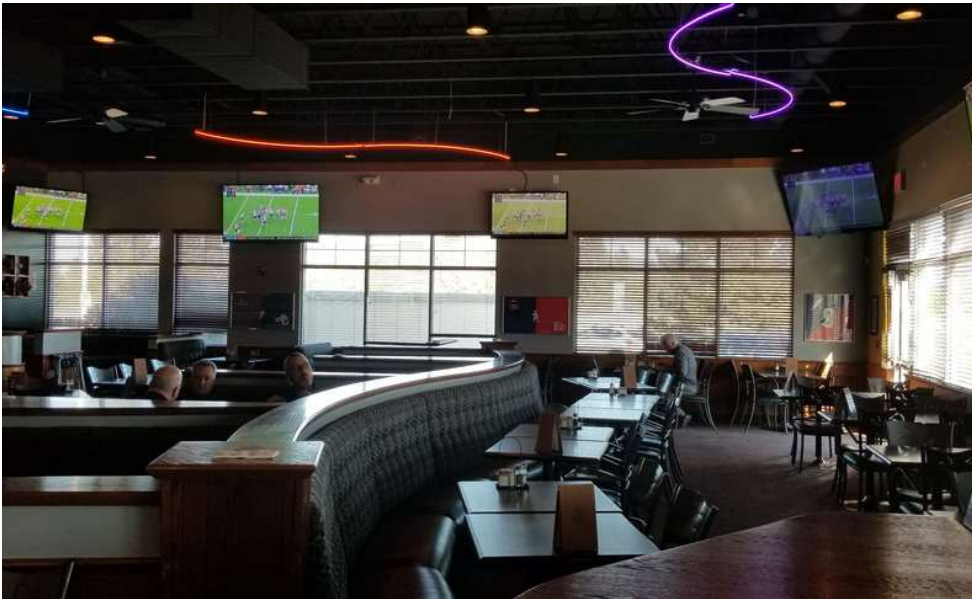
PROPERTY OVERVIEW

Turn Key Full Service Restaurant & Sports Bar. Located adjacent to the Spokane Valley Mall. Strategically located along I-90 on the corner of Evergreen Rd and E Indiana Avenue. The largest Regional Mall between Seattle, WA, and Minneapolis, Minn.

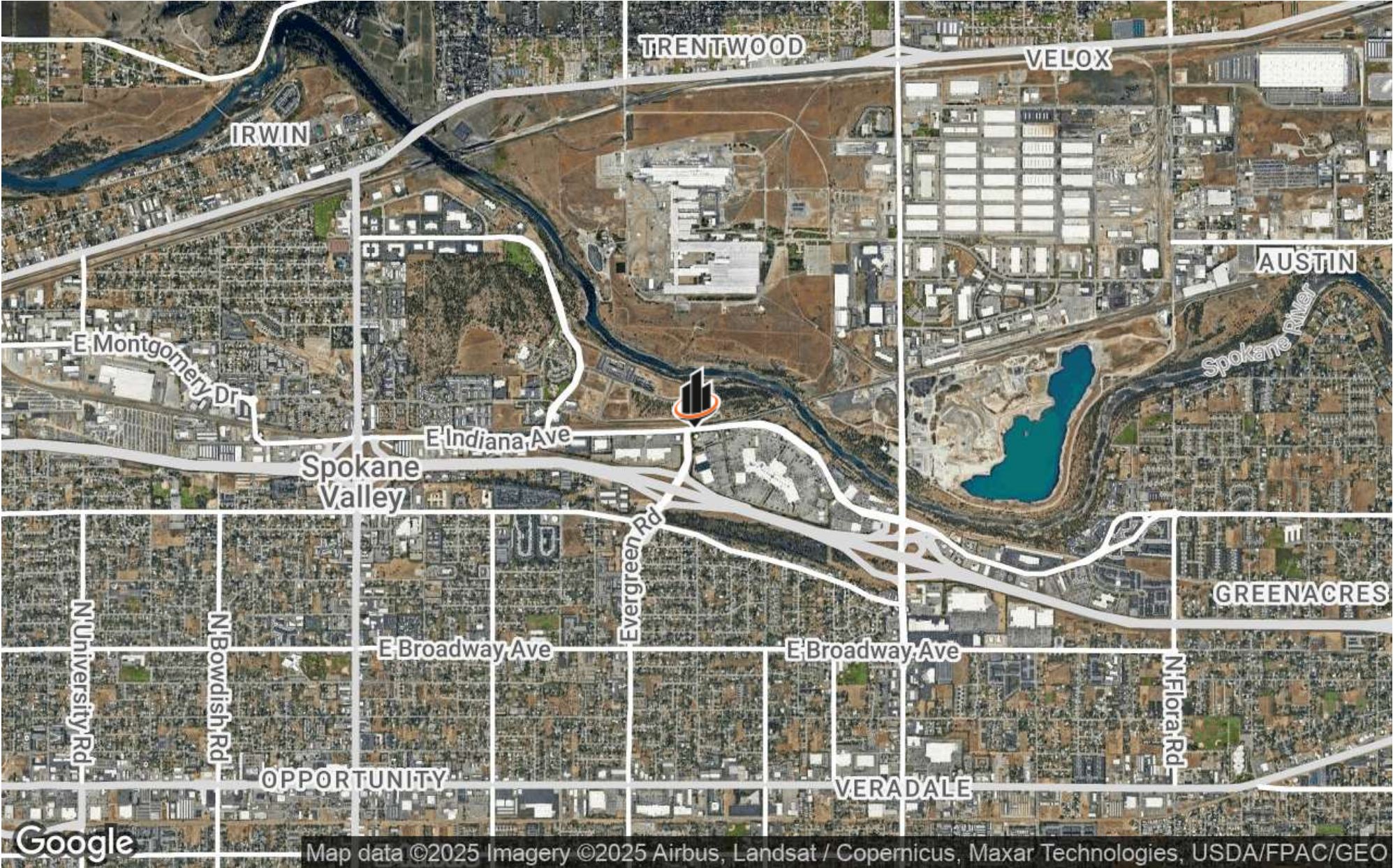
PROPERTY HIGHLIGHTS

- The Sublessor owns the building, all site improvements, and FF&E. Will be available to subleasee
- The pad site is leased from Clise Properties LLC, Seattle, WA. Is included in the sublease rate.
- Fully equipped restaurant with full bar and seating for 210 patrons
- Outside patio seats 40±
- Traffic counts adjacent to the property on Evergreen Rd & E Indiana Ave: 28,500 ADT
- Traffic counts on I-90: 94,000 ADT
- Lease term runs through February of 2031 with 3 (5) year options to extend.

ADDITIONAL PHOTOS



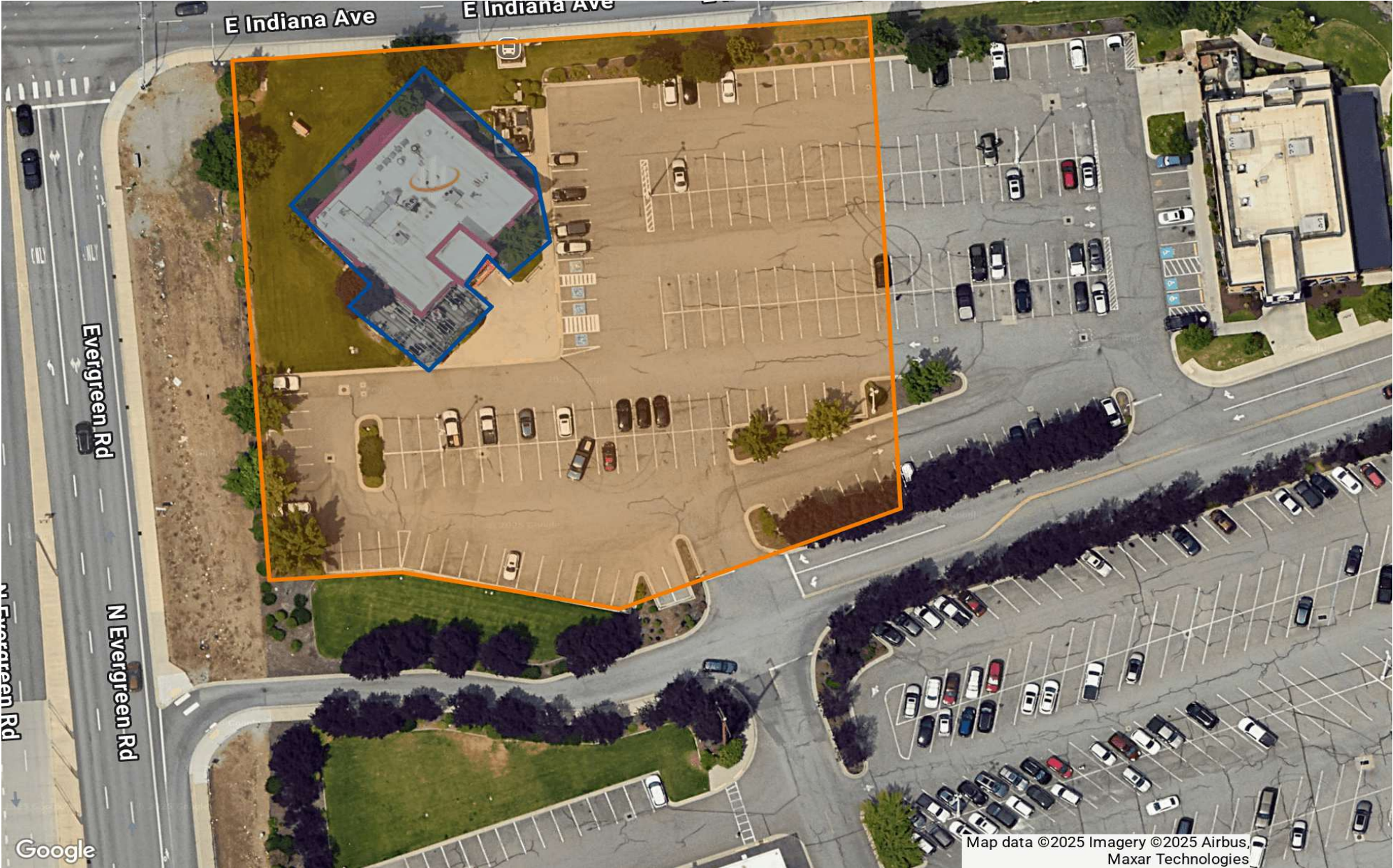
LOCATION MAP



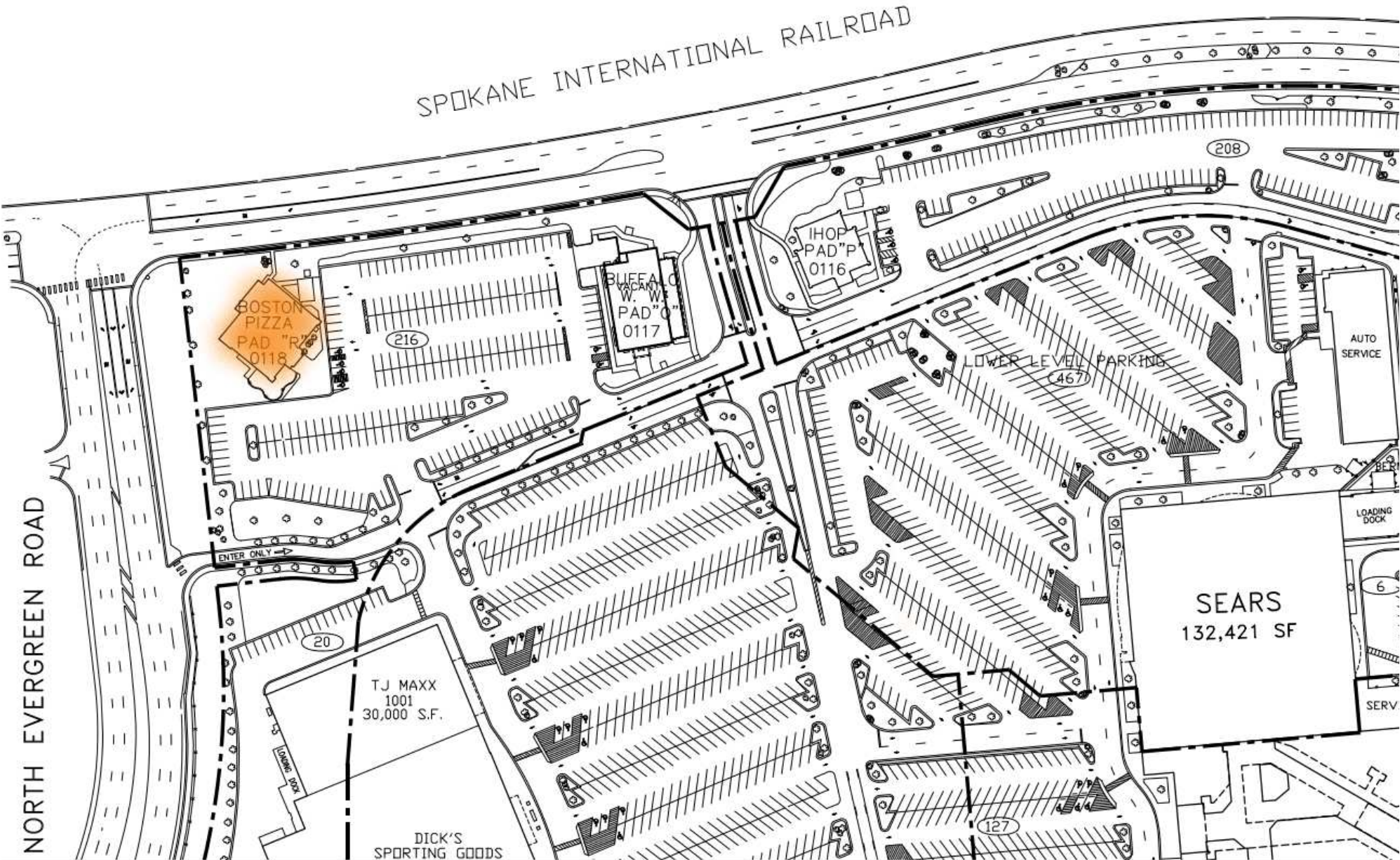
RETAILER MAP



RETAILER MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,372	52,337	109,516
AVERAGE AGE	33.4	35.4	37.0
AVERAGE AGE (MALE)	30.3	32.2	34.4
AVERAGE AGE (FEMALE)	37.1	38.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,538	21,428	44,591
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$49,099	\$52,393	\$57,270
AVERAGE HOUSE VALUE	\$150,314	\$195,830	\$218,700

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



GUY D. BYRD

Designated Broker

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WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has over thirty years of Commercial Real Estate experience. Over John's impressive career he has negotiated and leased over 4,000,000 sq. ft. of retail space. He has leased and participated in the lease negotiating efforts for large anchor spaces for national, regional, and local tenants and landlords. John has also managed a number of large retail, industrial and office portfolios throughout his career, consisting of 500,000 to 1,000,000 sq. ft.

John worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015. Before that he served with TRF Pacific, LLC as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region. John has been a long time member of the ICSC & NAOP Commercial Real Estate organizations.

He continues his commercial real estate career at SVN Cornerstone, serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

In his free time, John enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

MEMBERSHIPS

- International Council of Shopping Centers (ICSC)
- Institute of Real Estate Management (IREM)
- Building Owners and Managers Association (BOMA)
- The Urban Land Institute (ULI)

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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.