

O'Reilly Anchored Retail & Land For Sale/Lease

3125 E Francis Ave & 6317 N Market St, Spokane, WA 99208



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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SECTION 1

Executive Summary

INVESTMENT OVERVIEW

REGIONAL MAP

Marcus & Millichap

Bigelow Gulch Road



Francis Avenue
24,400 Avg.
Daily Traffic

Market Street
18,600 Avg.
Daily Traffic



Entrance/Exit for US Route 395
(Spokane North/South Freeway)
**Project south of Francis Avenue is currently
under construction**

Freya Street

Market Street

Francis Avenue

395

395

O'REILLY ANCHORED RETAIL & LAND

3125 E Francis Ave & 6317 N Market St, Spokane, WA 99208

For Sale, Lease, or Build-to-Suit

Contact Listing Agent for Pricing

INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market 3125 E Francis Ave & 6317 N Market St in Spokane, WA. The property is strategically located at the signalized intersection of Francis Avenue and Market Street, which have a combined average daily traffic count of 43,000. The property consists of a 12,780-square foot shopping strip anchored by O'Reilly Auto Parts on a 1.06-acre lot.

Behind the shopping strip, there is an additional 0.94-acre vacant lot. Both lots are contiguous and total approximately 2 acres.

There are approximately 5,700 square feet available for lease in the shopping strip. The vacant land is currently available for lease or build-to-suit. Additionally, the entire property is available for sale if both lots are purchased together.

All property showings are by appointment only. Contact listing agent for more details.

INVESTMENT HIGHLIGHTS

Cash flowing asset with leasing and development upside

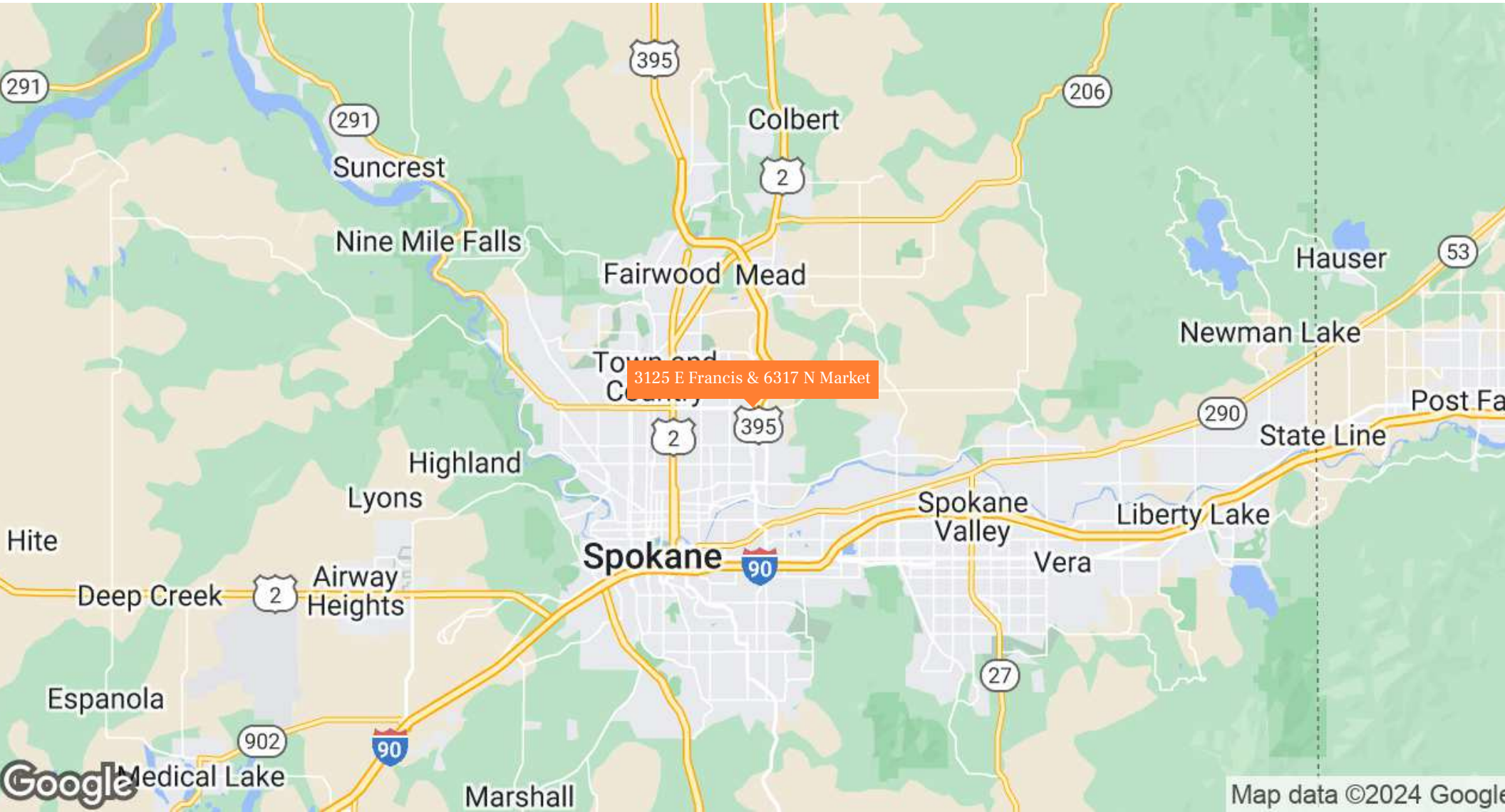
Strategic location near signalized intersection of main arterials

High traffic counts | 24,400 ADT on Francis Ave; 18,600 ADT on Market St

Pylon signage with excellent visibility in both directions

Densely populated area | 1-mile total population of 8,225 | 3-mile total population of 76,115 | 5-mile total population of 194,544

REGIONAL MAP // **O'Reilly Anchored Retail & Land**



SECTION 2

Market Overview

DEMOGRAPHICS

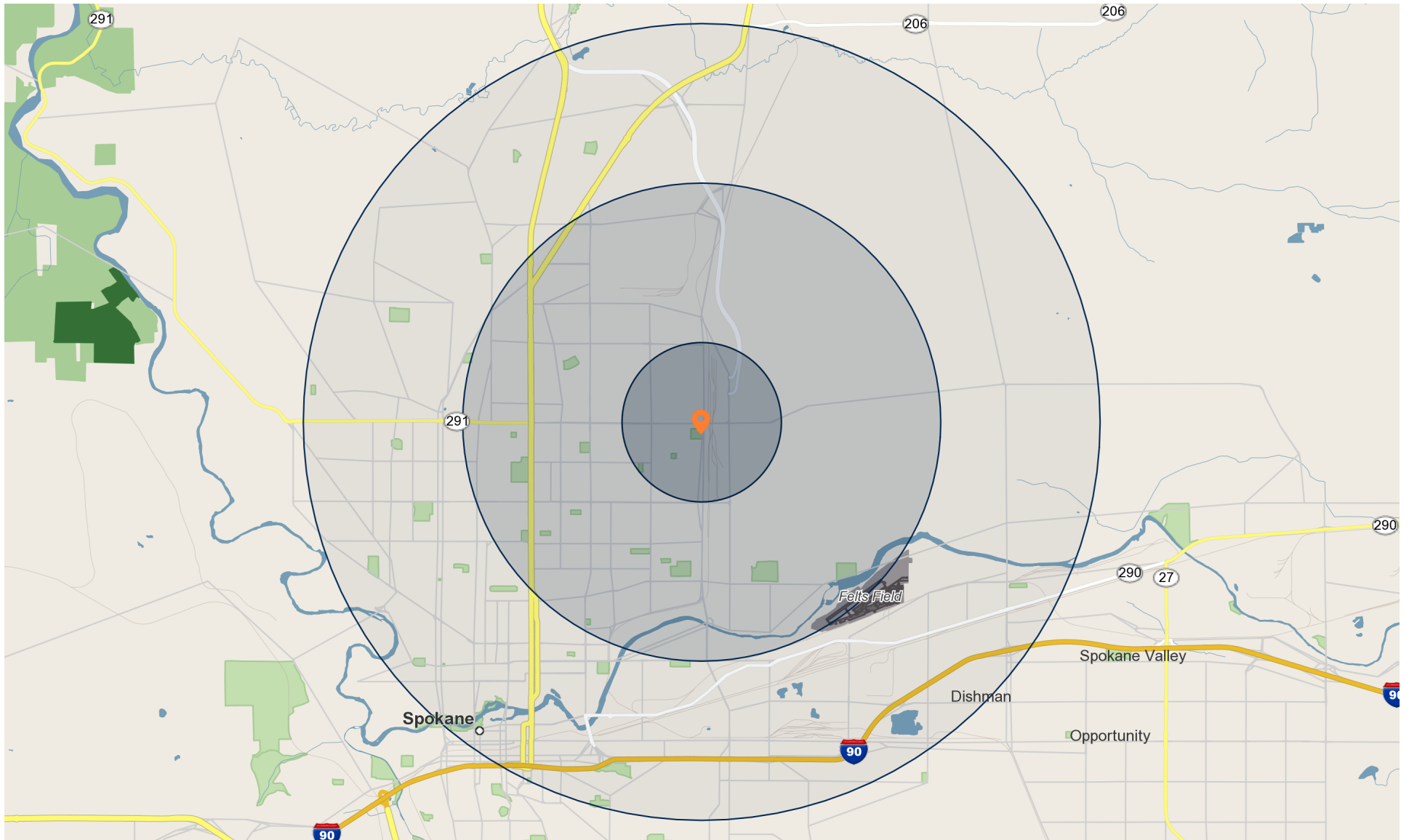
Marcus & Millichap

DEMOGRAPHICS // O'Reilly Anchored Retail & Land

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	8,378	78,031	201,861
2022 Estimate			
Total Population	8,225	76,115	194,544
2010 Census			
Total Population	7,932	72,303	178,705
2000 Census			
Total Population	7,701	67,203	165,649
Daytime Population			
2022 Estimate	5,988	73,919	242,403
HOUSEHOLDS			
2027 Projection			
Total Households	3,465	33,021	82,260
2022 Estimate			
Total Households	3,383	32,068	78,904
Average (Mean) Household Size	2.4	2.3	2.4
2010 Census			
Total Households	3,165	29,735	71,248
2000 Census			
Total Households	3,089	27,520	66,852
Occupied Units			
2027 Projection	3,667	34,663	86,420
2022 Estimate	3,588	33,738	83,018
HOUSEHOLDS BY INCOME			
2022 Estimate			
\$150,000 or More	2.9%	3.3%	6.0%
\$100,000-\$149,999	5.4%	7.2%	9.9%
\$75,000-\$99,999	8.5%	10.0%	11.7%
\$50,000-\$74,999	21.6%	20.9%	20.1%
\$35,000-\$49,999	20.6%	19.1%	16.3%
Under \$35,000	41.0%	39.5%	35.9%
Average Household Income	\$51,102	\$54,638	\$64,693
Median Household Income	\$40,886	\$42,401	\$47,637
Per Capita Income	\$21,062	\$23,246	\$26,973

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$96,197	\$100,930	\$111,013
Consumer Expenditure Top 10 Categories			
Housing	\$17,498	\$18,264	\$19,870
Transportation	\$8,294	\$8,697	\$9,593
Food	\$6,446	\$6,775	\$7,214
Personal Insurance and Pensions	\$4,951	\$5,334	\$6,167
Healthcare	\$3,168	\$3,277	\$3,581
Entertainment	\$2,255	\$2,414	\$2,755
Cash Contributions	\$1,350	\$1,416	\$1,649
Apparel	\$1,134	\$1,197	\$1,243
Education	\$821	\$897	\$1,101
Gifts	\$805	\$845	\$989
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	8,225	76,115	194,544
Under 20	26.5%	26.0%	25.6%
20 to 34 Years	23.8%	25.9%	24.7%
35 to 39 Years	8.0%	7.8%	7.3%
40 to 49 Years	11.8%	10.8%	11.3%
50 to 64 Years	16.3%	15.0%	16.2%
Age 65+	13.7%	14.5%	14.9%
Median Age	34.9	34.0	34.8
Population 25+ by Education Level			
2022 Estimate Population Age 25+	5,560	51,464	130,056
Elementary (0-8)	4.2%	2.8%	2.5%
Some High School (9-11)	8.5%	8.1%	6.6%
High School Graduate (12)	31.8%	30.0%	26.4%
Some College (13-15)	29.9%	28.4%	28.1%
Associate Degree Only	11.4%	13.0%	12.9%
Bachelor's Degree Only	10.7%	12.6%	15.8%
Graduate Degree	3.4%	5.0%	7.7%

O'Reilly Anchored Retail & Land // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

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