



FOR SALE

Former Yoke's Grocery

12825 W 14TH AVE

Airway Heights, WA 99001

PRESENTED BY:

GUY D. BYRD

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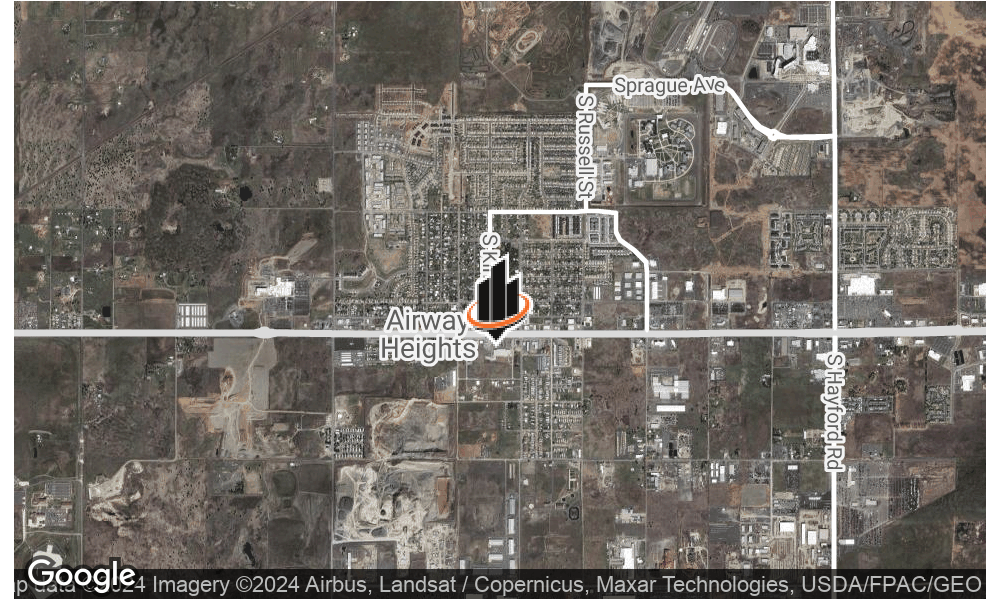
WA #17968

LILLEBAEK ANDERSON

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WA #22014344

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,138,640.00 \$104/SF
BUILDING SIZE:	49,410 SF
STORAGE GARAGE:	2,800 SF
LOT SIZE:	4.94 Acres
YEAR BUILT:	1978
ZONING:	C-1 Light Commercial
APN:	15261.1907

PROPERTY OVERVIEW

Former Yoke's Grocery For Sale - located on Highway 2 in Downtown Airway Heights

PROPERTY HIGHLIGHTS

- Free standing commercial building on a large lot with value add opportunity, additional development land also for sale (CLA for details)
- Yoke's lease through May 22, 2025
- Only 2.6 miles from Fairchild AFB that has 814 households and 11,868 active-duty, Air National Guard, tenant unit members, dependents, and civilian employees
- Building equipped with 2 loading docks
- Large striped parking lot in front with a dirt/graveled lot behind the building
- Additional 2,800 SF fenced storage garage behind the building
- Zoning allows for commercial, financial, retail, personal services, restaurants, professional & medical offices, entertainment and hotels.

YOKE'S LEASE OVERVIEW

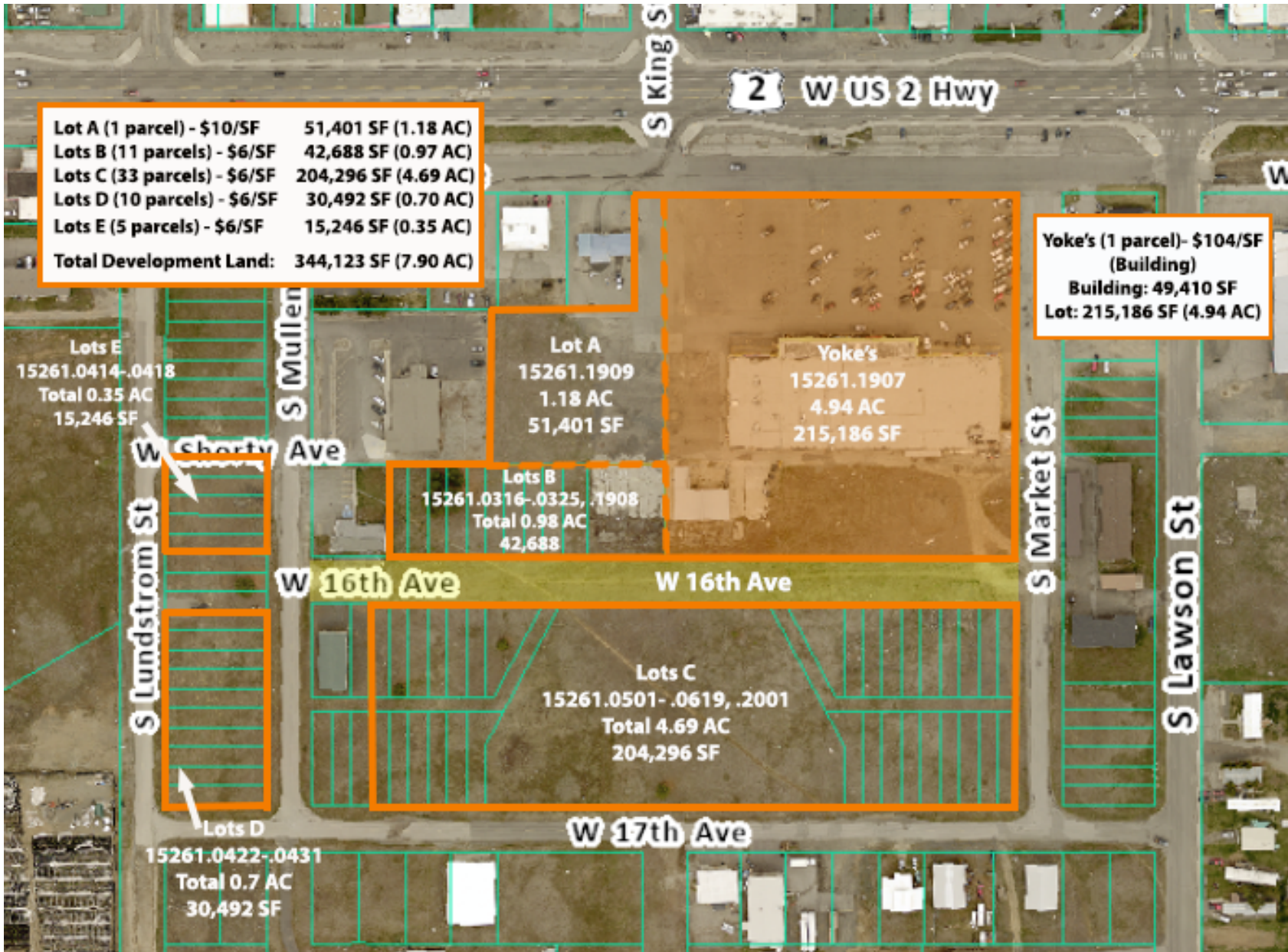


CURRENT LEASE TERMS

- Lease through May 25, 2025
- Tenant has exercised the option to terminate lease with one year notice
- Lease Rate: \$16,500/MO/NNN



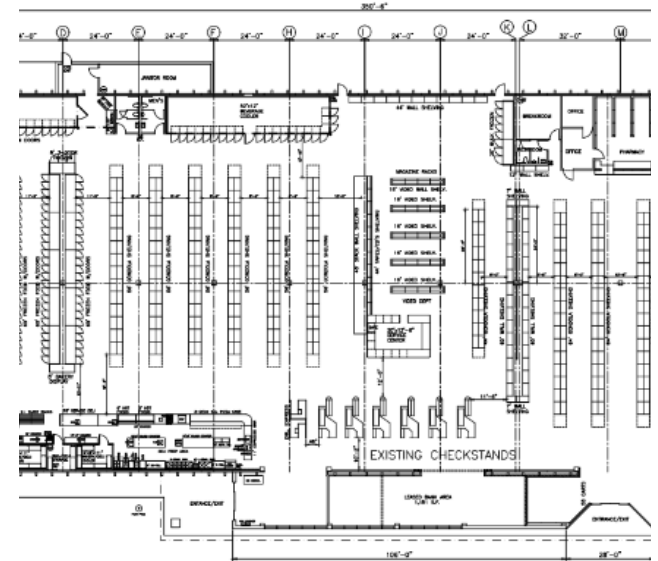
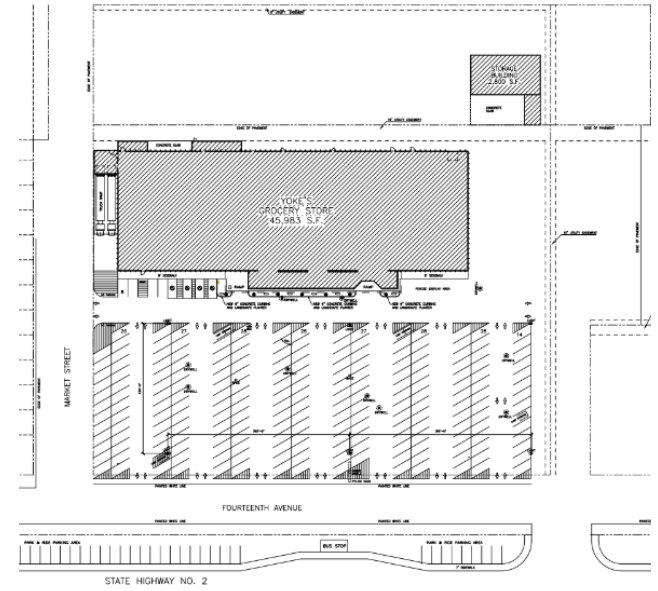
DEVELOPMENT LAND



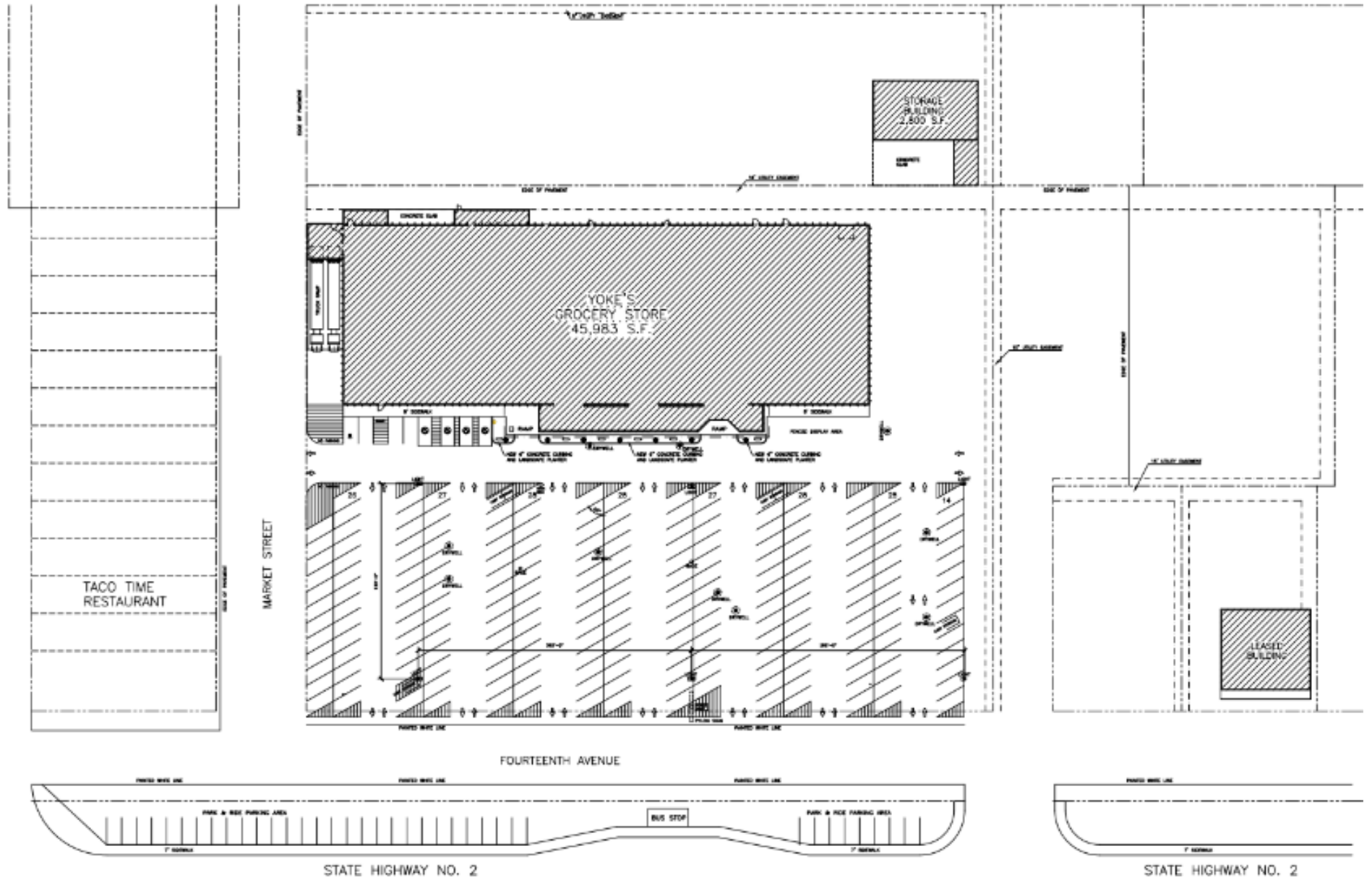
ADDITIONAL PHOTOS



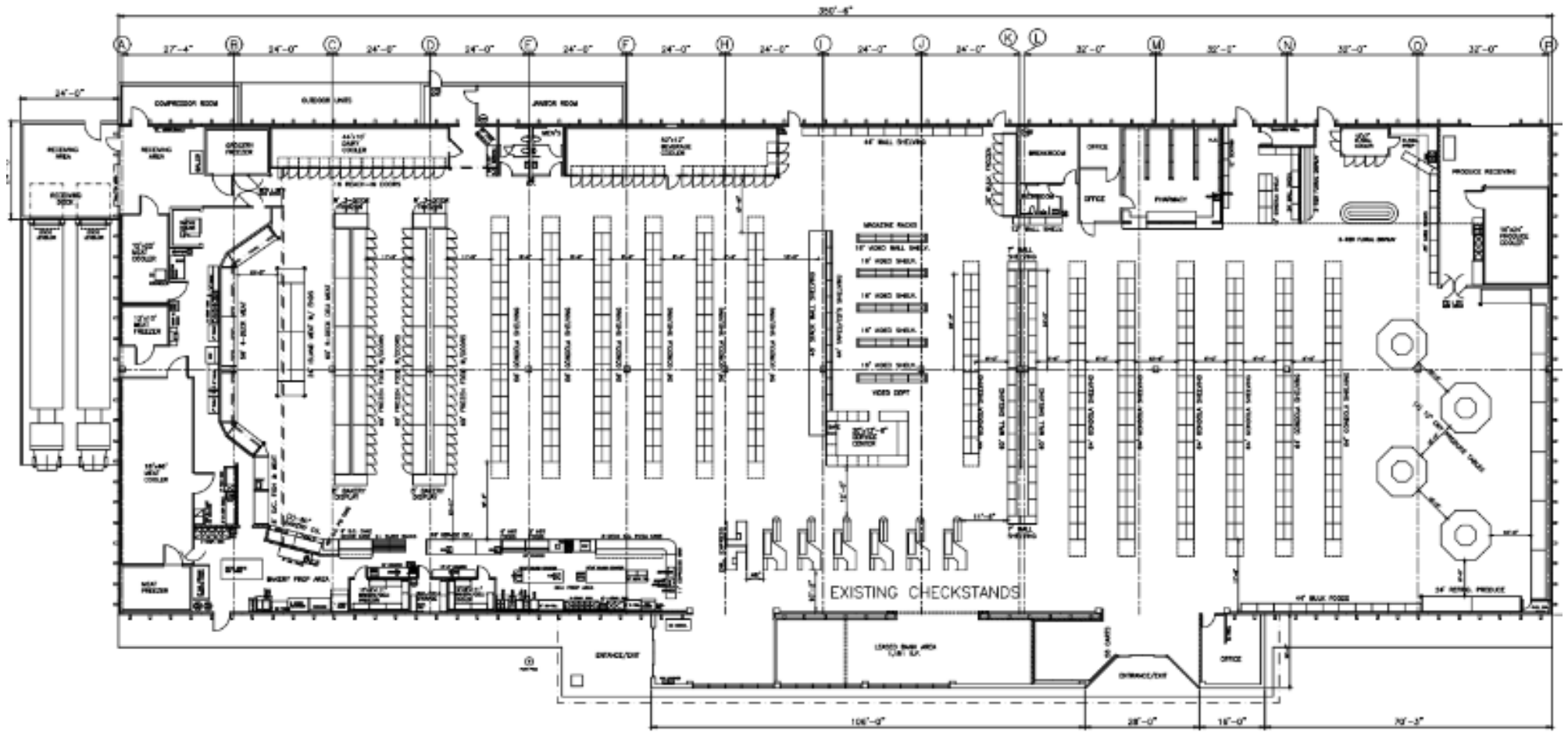
ADDITIONAL PHOTOS



SITE PLAN



FLOOR PLAN



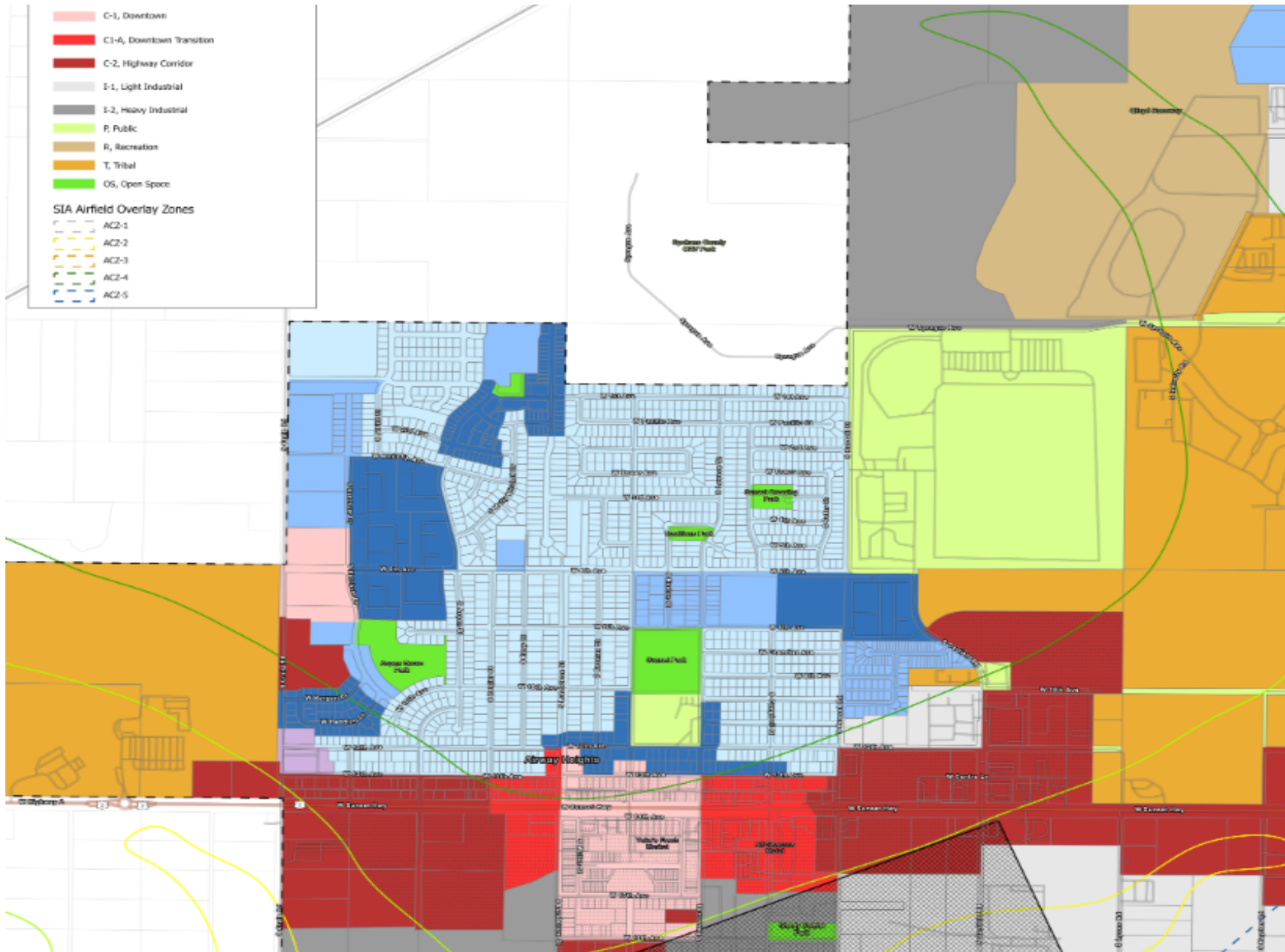
COMMERCIAL ZONING ALLOWED USES

Table 17.10.040 – Commercial Zoning Districts Allowed Uses

P – Permitted | N – Not permitted | L – Permitted with limitations | C – Conditionally permitted

Use Categories	C1			C1-A			C2		
	<65	65 – 69	>70	<65	65 – 69	>70	<65	65 – 69	>70
Dwelling, single-family detached	N	N	N	N	N	N	N	N	N
Dwelling single-family, attached	N	N	N	N	N	N	N	N	N
Dwelling, townhouse	L ⁴	C ⁴	N	L ⁴	C ⁴	N	L ⁴	C ⁴	N
Dwelling, multifamily residential	L ^{2/4}	C ^{2/4}	N	L ⁴	C ⁴	N	L ⁴	C ⁴	N
Hotels, including bed and breakfast inns	P	C/N ⁵	N	P	C/N ⁵	N	P	C/N ⁵	N
Commercial, financial, retail, personal services	P ¹	P ¹	P ¹	P	P	P	P	P	P
Eating and drinking establishments	P	P	P	P	P	P	P	P	P
Education facilities	P	C	N	P	C	N	P	C	N
Professional and medical offices	P	P/C ⁶	P/C ⁶	P	P/C ⁶	P/C ⁶	P	P/C ⁶	P/C ⁶
Entertainment, museum and cultural facilities	P	C	C/N ⁷	P	C	N	P	C	C/N ⁷
Government, public service or utility structures, social services	P	C	N	P	C	N	P	C	N
Religious institutions	P	C	N	P	C	N	P	C	N
Parks and open space	P	P	P	P	P	P	P	P	P
Structured parking if appurtenant to other permitted use	C	C	C	C	C	C	C	C	C
Public parking lot	C	C	C	C	C	C	C	C	C
Limited industrial	N	N	N	N	N	N	C	C	C
Heavy industrial	N	N	N	N	N	N	N	N	N
Agricultural uses, including animal or grain processing	N	N	N	N	N	N	N	N	N
Drive-through businesses	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	P	P	P
Motor vehicles sales, rental, repair or washing	N	N	N	P	P	P	P	P	P
Automotive parts and tires	N	N	N	P	P	P	P	P	P
Gasoline sales	N	N	N	N	N	N	P	P	P
Self-storage or warehouse	N	N	N	N	N	N	N	N	N
Adult business	N	N	N	N	N	N	N	N	N
Mobile food vending ³	P	P	P	P	P	P	P	P	P

CITY OF AIRWAY HEIGHTS ZONING



DEMOGRAPHICS MAP & REPORT

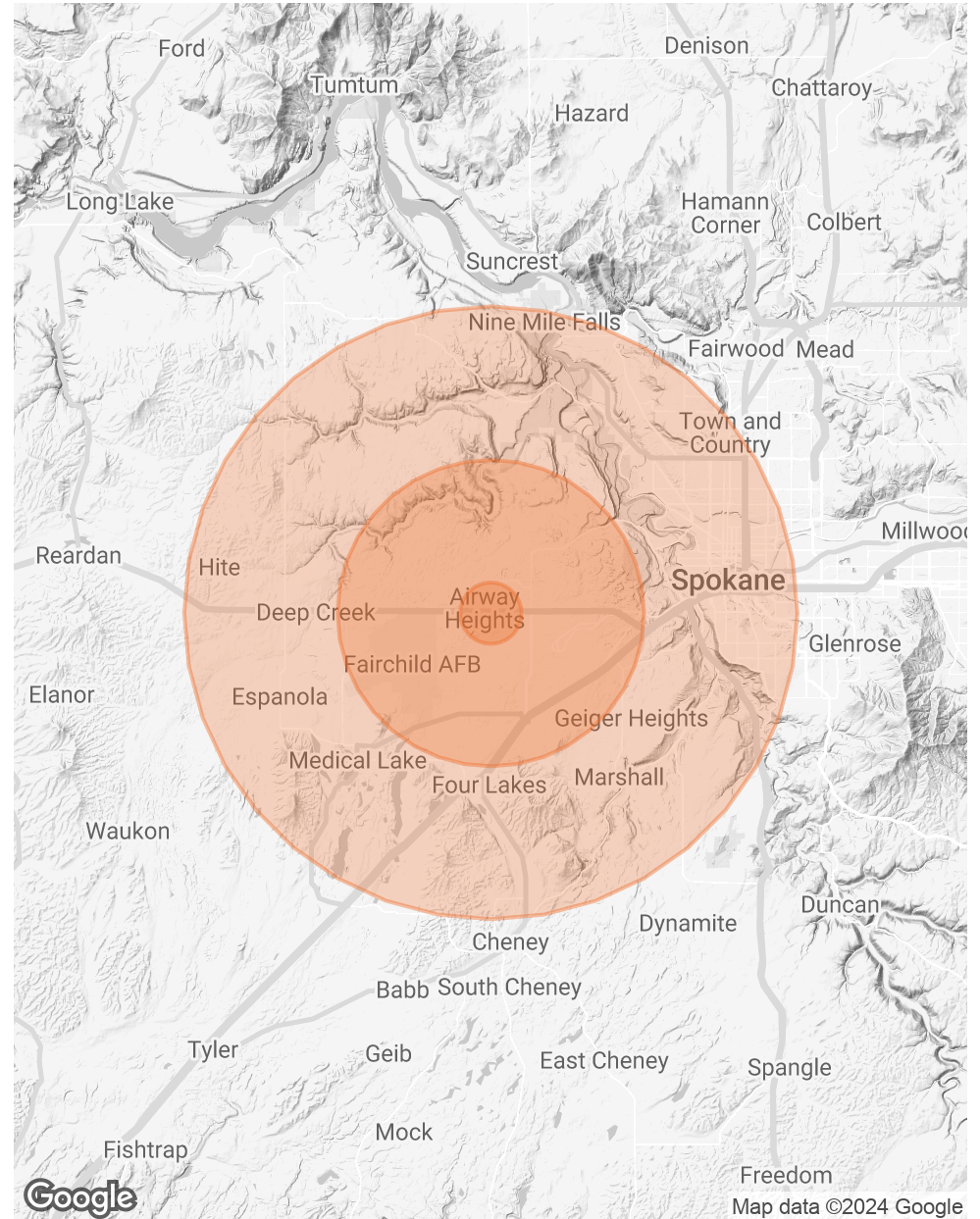
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,872	19,207	199,735
AVERAGE AGE	33.1	34.9	38.4
AVERAGE AGE (MALE)	30.9	33.8	37.5
AVERAGE AGE (FEMALE)	31.2	33.2	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	545	5,949	86,045
# OF PERSONS PER HH	3.4	3.2	2.3
AVERAGE HH INCOME	\$63,625	\$72,607	\$73,127
AVERAGE HOUSE VALUE	\$154,488	\$172,480	\$220,541

2020 American Community Survey (ACS)



ALL ADVISOR BIOS



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.

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Lillebaek Anderson

Associate Advisor
SVN | Cornerstone

Lillebaek started at SVN Cornerstone as a Real Estate Assistant, working directly with senior brokers on underwriting properties, researching comps and market data, and comprehensively supporting clients through the broad scope of managing sale and lease transactions. Lillebaek quickly mastered her role, and has transitioned to an Associate Advisor for SVN Cornerstone, with a primary focus on the leasing and sales of Retail and Office properties in the Greater Spokane Region.

Graduating with a Bachelor of Science from Cal Poly Humboldt in Arcata, CA, the love of nature and adventure drew her and her spouse to Spokane. Outside of the office she enjoys hiking, gardening, and hunting/scouting on public land with Aaron and their dogs.

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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.