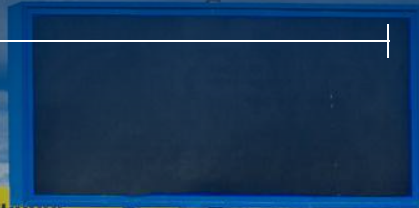


Division Office/Retail Building For Sale/Lease

3401 N Division St, Spokane, WA 99207



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SECTION 1

Executive Summary

INVESTMENT OVERVIEW

REGIONAL MAP

RETAILER MAP

Marcus & Millichap



DIVISION STREET
44,500
Avg. Daily Traffic



FRED'S
APPLIANCE
Clearance Center

DIVISION OFFICE/RETAIL BUILDING | SPOKANE, WA

3401 N Division St, Spokane, WA 99207

For Sale: \$875,000

For Lease: \$3,250/Month Triple-Net

INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market 3401 N Division Street in Spokane, WA. The property consists of a 1,573-square foot building on a 0.08-acre lot. The property is located four blocks north of the Division-Ruby couplet and the average daily traffic count is 44,500. Nearby retailers include AutoZone, Denny's, Fred's Appliance, Jack in the Box, Meineke, O'Reilly Auto Parts, Pounder's Jewelry, Staples, Starbucks, Super Supplements, Walgreens, and Yoke's.

The property is currently vacant and available for sale at \$875,000 or lease at \$3,250/month triple-net.

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

INVESTMENT HIGHLIGHTS

Dynamic retail trade area with numerous national and regional retailers

High traffic counts - 44,500 ADT on Division St

Pylon signage + electronic display board with excellent visibility in both directions (building signage also available)

Four exclusive on-site parking spaces (off-site street parking also available)

Densely populated area - 1-mile total population of 18,806 | 3-mile total population of 137,206 | 5-mile total population of 225,543

Division Office/Retail Building | Spokane, WA // REGIONAL MAP



RETAILER MAP // Division Office/Retail Building | Spokane, WA



SECTION 2

Market Overview

DEMOGRAPHICS

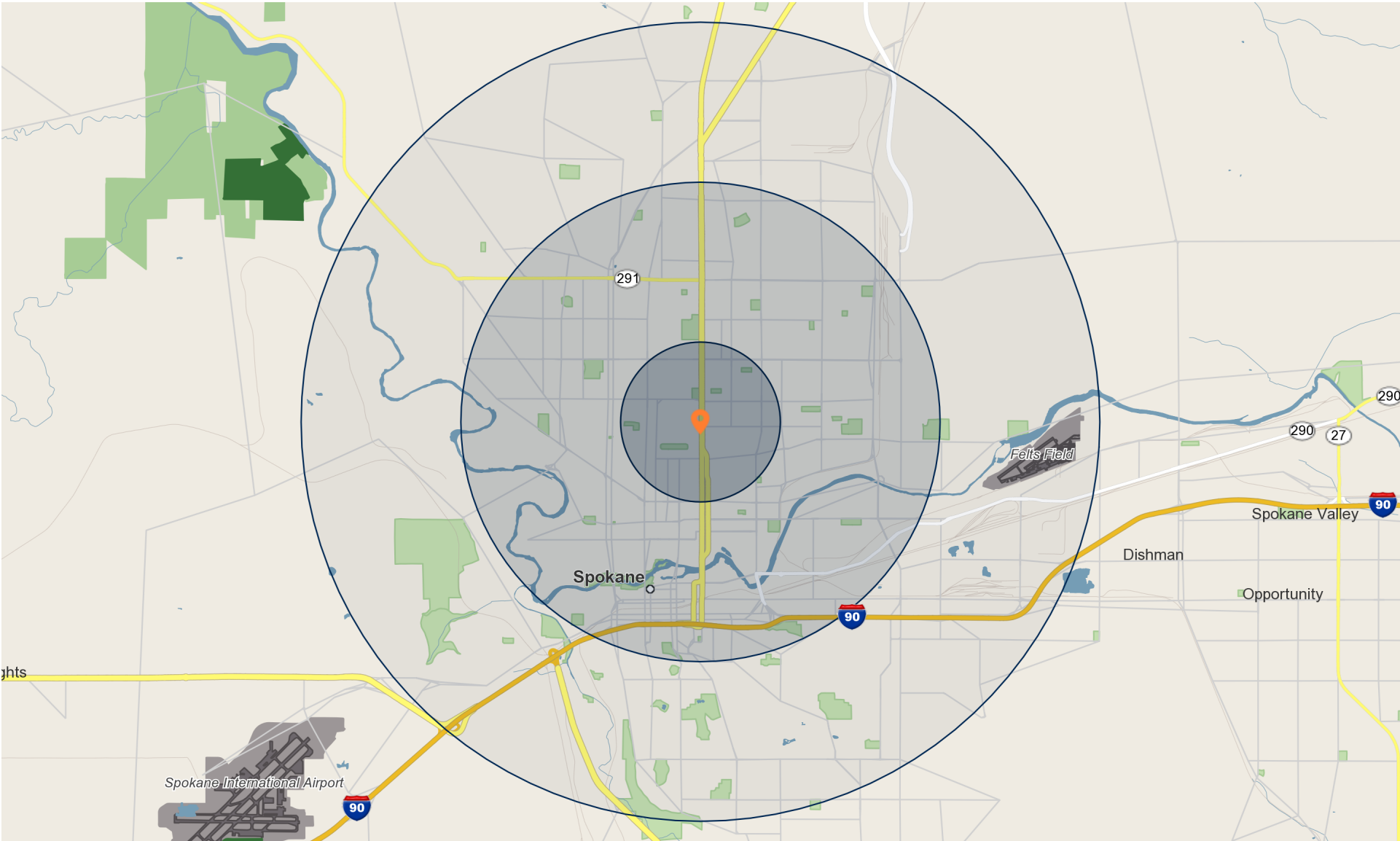
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DEMOGRAPHICS // Division Office/Retail Building | Spokane, WA

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	19,336	141,602	233,587
2023 Estimate			
Total Population	18,806	137,206	225,543
2020 Census			
Total Population	18,995	138,108	227,091
2010 Census			
Total Population	18,220	129,086	209,849
Daytime Population			
2023 Estimate	14,951	190,644	282,354
HOUSEHOLDS			
2028 Projection			
Total Households	8,150	60,878	99,446
2023 Estimate			
Total Households	7,871	58,565	95,501
Average (Mean) Household Size	2.4	2.2	2.3
2010 Census			
Total Households	7,706	57,223	93,179
2010 Census			
Total Households	7,510	53,913	87,277
Occupied Units			
2028 Projection	8,581	64,533	104,971
2023 Estimate	8,310	62,306	101,140
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	3.6%	5.0%	8.8%
\$100,000-\$149,999	9.2%	9.9%	12.9%
\$75,000-\$99,999	12.9%	11.3%	12.4%
\$50,000-\$74,999	22.0%	20.0%	19.6%
\$35,000-\$49,999	17.8%	15.7%	14.2%
Under \$35,000	34.6%	38.2%	32.2%
Average Household Income	\$58,527	\$61,254	\$75,121
Median Household Income	\$47,365	\$45,296	\$54,447
Per Capita Income	\$24,565	\$26,929	\$32,467

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$60,787	\$59,149	\$65,307
Consumer Expenditure Top 10 Categories			
Housing	\$20,759	\$20,331	\$22,397
Transportation	\$12,637	\$11,905	\$12,546
Food	\$7,312	\$7,124	\$7,919
Personal Insurance and Pensions	\$6,641	\$6,334	\$7,502
Healthcare	\$3,709	\$3,808	\$4,225
Entertainment	\$2,300	\$2,204	\$2,498
Cash Contributions	\$2,164	\$2,261	\$2,499
Apparel	\$1,730	\$1,669	\$1,876
Gifts	\$1,351	\$1,401	\$1,551
Personal Care Products and Services	\$721	\$715	\$808
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	18,806	137,206	225,543
Under 20	26.0%	24.1%	24.3%
20 to 34 Years	26.2%	26.9%	24.7%
35 to 39 Years	8.7%	8.0%	7.7%
40 to 49 Years	12.2%	11.5%	11.5%
50 to 64 Years	15.8%	15.8%	16.7%
Age 65+	11.2%	13.8%	15.2%
Median Age	33.9	34.5	35.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	12,736	93,311	154,394
Elementary (0-8)	2.8%	2.8%	2.3%
Some High School (9-11)	7.4%	6.7%	5.5%
High School Graduate (12)	27.4%	28.0%	24.2%
Some College (13-15)	26.8%	27.9%	26.5%
Associate Degree Only	14.0%	12.9%	12.5%
Bachelor's Degree Only	15.6%	14.9%	18.5%
Graduate Degree	6.0%	6.8%	10.5%

Division Office/Retail Building | Spokane, WA // DEMOGRAPHICS





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Maxwell McDonald

First Vice President Investments

Office: Seattle

Direct: 509.570.7447

Maxwell.McDonald@marcusmillichap.com

License: WA #27702

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