

OFFERING MEMORANDUM

# 1st Avenue Redevelopment Opportunity

911-917 W 1ST AVE

Spokane, WA 99201

PRESENTED BY:

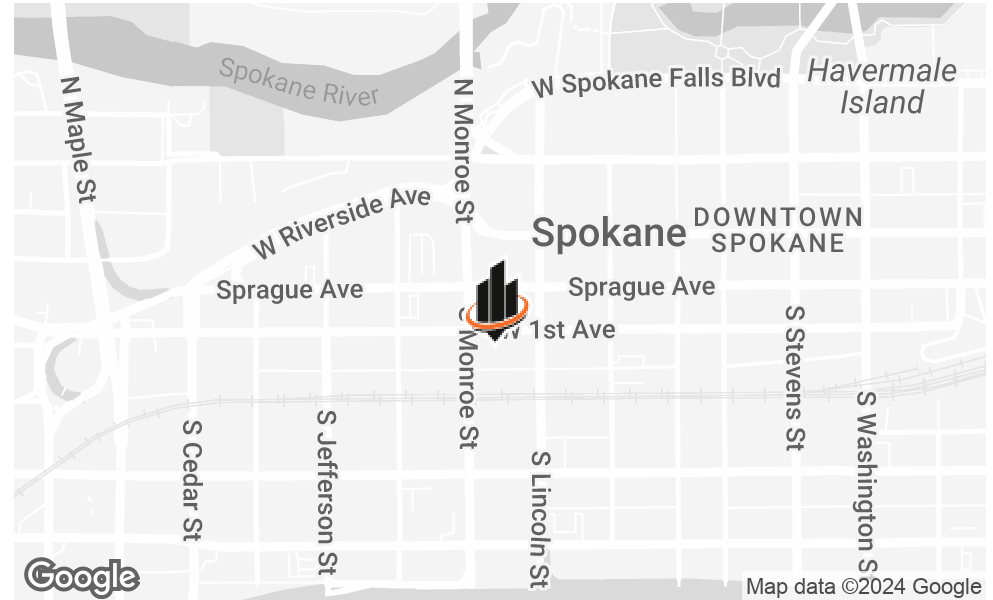
**MATTHEW BYRD**

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WA #44400



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,300,000
<b>TOTAL BUILDING SIZE:</b>	53,494 SF
<b>LOT SIZE:</b>	15,531 SF
<b>PRICE / SF:</b>	\$61.69
<b>YEAR BUILT:</b>	1906
<b>ZONING:</b>	DTC
<b>APN:</b>	35192.1003; 35192.1004

## PROPERTY OVERVIEW

Excellent opportunity to redevelop a prime property in the heart of downtown Spokane, located on 1st Avenue near the historic Davenport Hotel.

The structure at 911 West 1st Avenue incorporates 7,765 sq. ft. of land and 22,478 sq. ft. of building on 4 levels including the lower level. 917 West 1st Avenue incorporates 7,766 sq. ft. of land and 31,016 sq. ft. of building on 4 levels including the lower level.

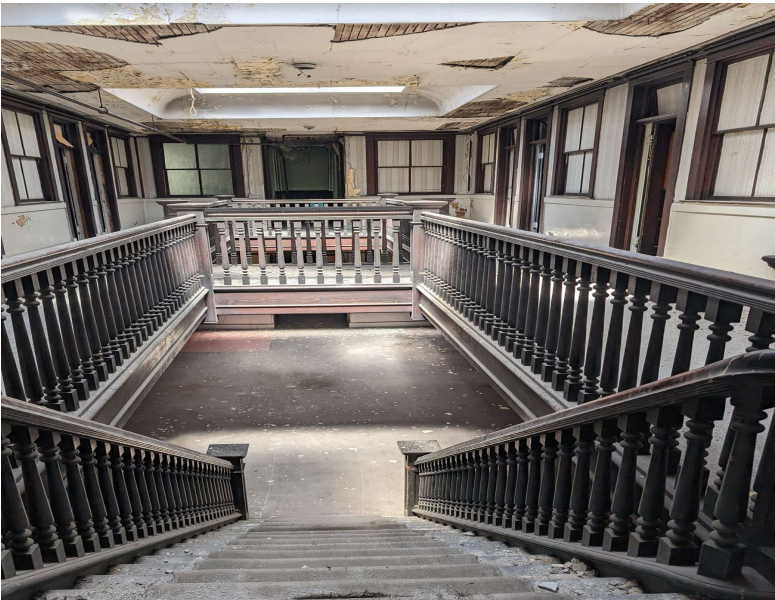
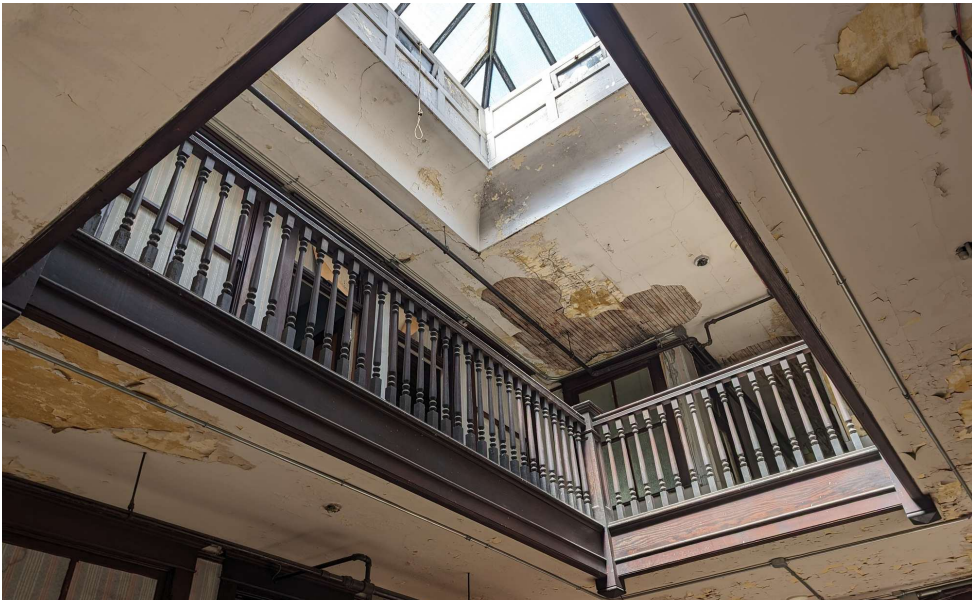
## PROPERTY HIGHLIGHTS

- Prime location in downtown Spokane
- Kitty corner from the Fox Theater, one block away from the Historic Davenport Hotel and Bing Crosby Theater
- Easy access to freeways and excellent proximity to nearby amenities.
- Located in the heart of Spokane’s fastest growing neighborhood.
- Within walking distance of numerous restaurants, breweries, River Park Square & Riverfront Park
- This location on the map for Central City Line rapid transit with drops blocks away from convention center.
- Opportunity for development: Hotel, Condo, Apartments, Retail, Office
- Zoning allows for the most intensive building height and massing within downtown.

ADDITIONAL PHOTOS



**ADDITIONAL PHOTOS**



ADDITIONAL PHOTOS



# RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,388	106,928	241,036
<b>AVERAGE AGE</b>	40.3	35.2	35.4
<b>AVERAGE AGE (MALE)</b>	39.3	34.1	33.9
<b>AVERAGE AGE (FEMALE)</b>	42.8	36.3	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	7,310	46,893	103,994
<b># OF PERSONS PER HH</b>	1.8	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$38,250	\$50,728	\$51,458
<b>AVERAGE HOUSE VALUE</b>	\$258,601	\$199,900	\$187,752

\* Demographic data derived from 2020 ACS - US Census



## ADVISOR BIO 1



### MATTHEW BYRD

Senior Advisor

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Direct: **509.499.9229** | Cell:

WA #44400

### PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

Matthew offers over 24 years experience in the Spokane real estate industry.

Matthew's primary focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane Area. Matthew has been involved in over 20 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

### EDUCATION

Gonzaga University - Bachelor of Arts Finance

### MEMBERSHIPS

Spokane Trader's Club

Spokane Association of Realtors

CCIM Candidate

#### SVN | Cornerstone

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