

**FOR LEASE**  
Complete Suite  
Furniture

1219 N DIVISION ST

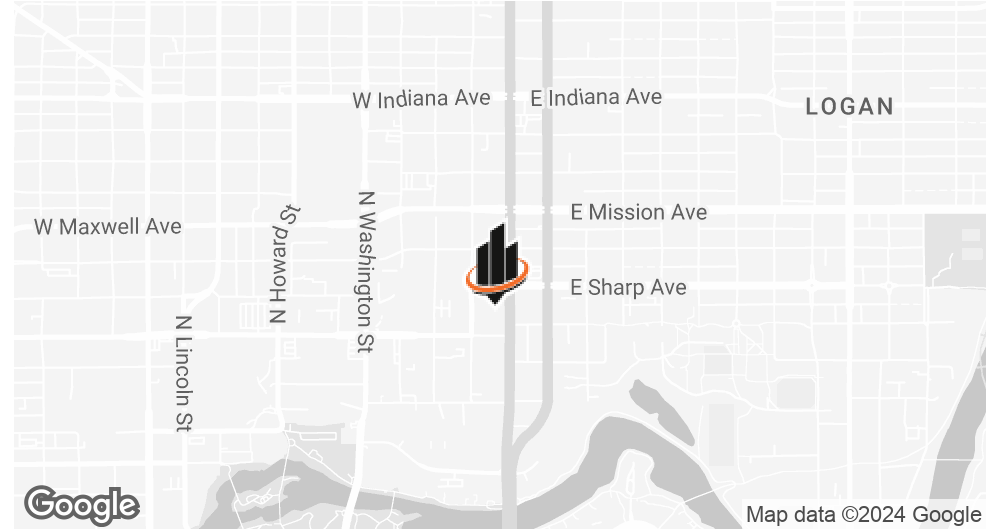
Spokane, WA 99202

**PRESENTED BY:**

**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10/SF/YR
<b>MONTHLY LEASE RATE:</b>	\$8,833/MO/NNN
<b>BUILDING SIZE:</b>	10,600 SF
<b>LOT SIZE:</b>	0.35 Acres
<b>YEAR BUILT:</b>	1946
<b>RENOVATED:</b>	2000
<b>ZONING:</b>	GC-150
<b>APN:</b>	35181.0817

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### PROPERTY OVERVIEW

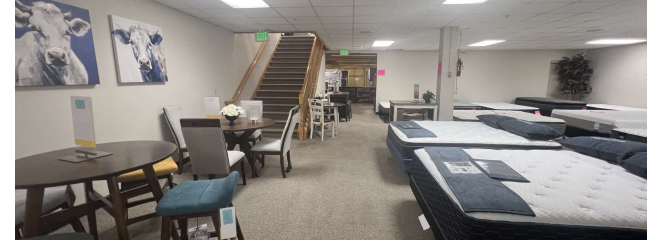
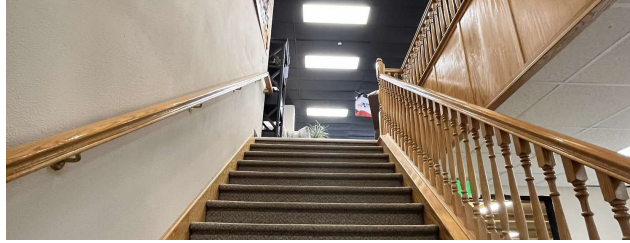
Free Standing Retail building on Lower North Division Street for Sale. Located near Gonzaga University and the North Periphery business district.

### PROPERTY HIGHLIGHTS

- 27,200 average daily traffic (ADT) as of 2019
- Great visibility along N Division St near Gonzaga and the downtown Spokane area with an electronic reader board sign
- Central location with easy access to all areas of Spokane
- Surrounded by many retailers including Mor Furniture For Less and Spokane Furniture
- 26 car parks available on site

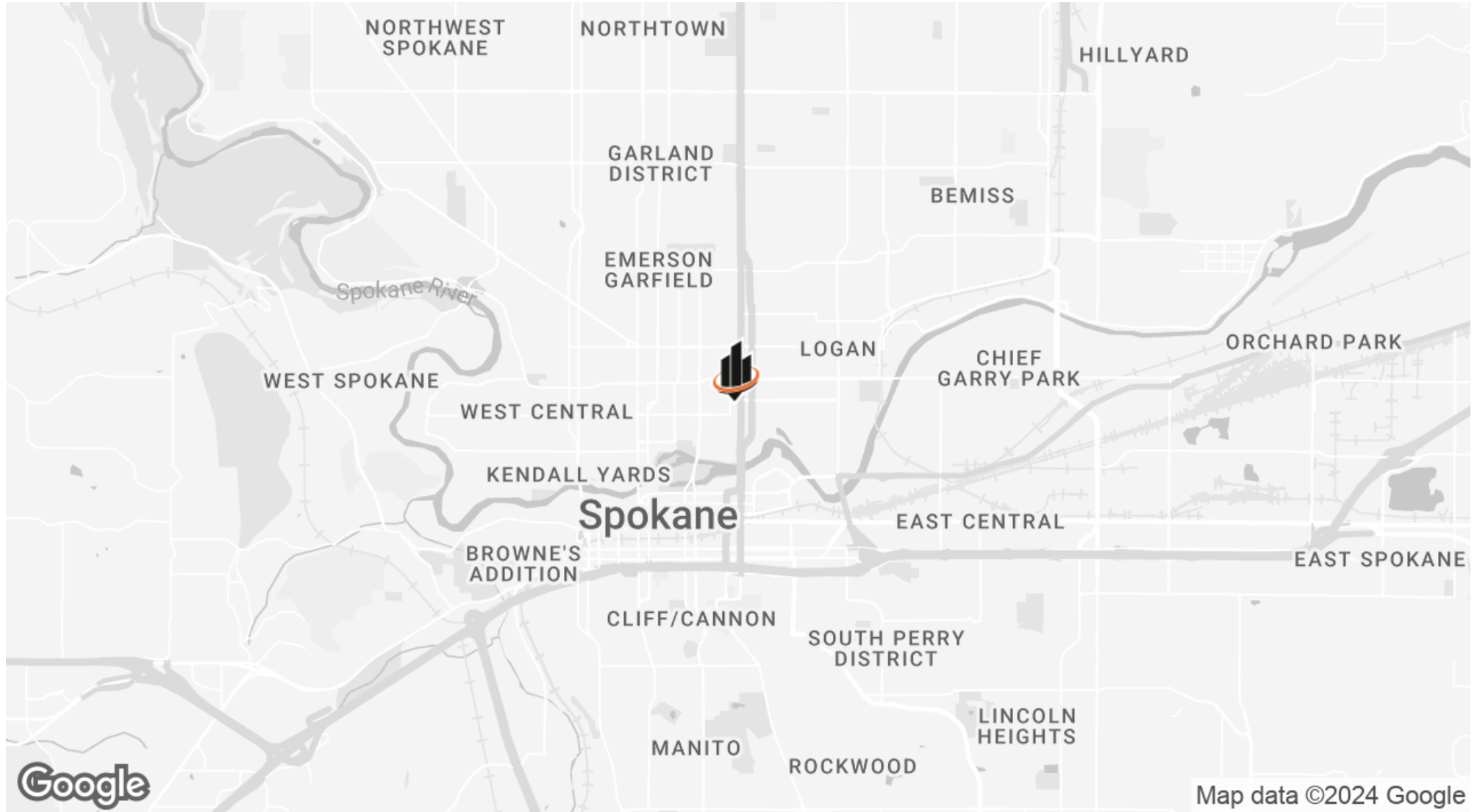


## ADDITIONAL PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

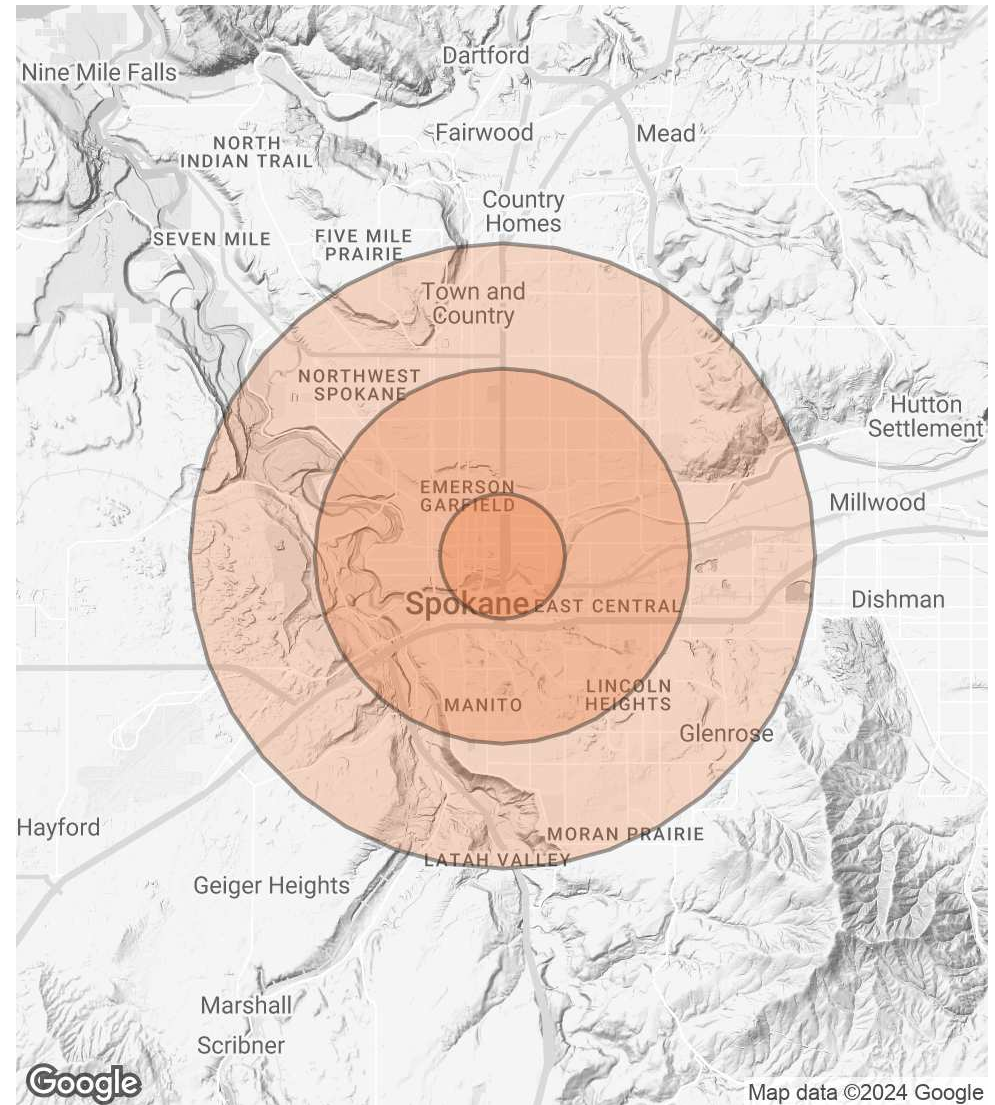
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,547	131,888	268,888
<b>AVERAGE AGE</b>	30.8	33.8	35.1
<b>AVERAGE AGE (MALE)</b>	31.3	32.8	33.8
<b>AVERAGE AGE (FEMALE)</b>	30.9	34.9	36.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,974	56,849	115,183
<b># OF PERSONS PER HH</b>	2.5	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$35,123	\$46,976	\$51,193
<b>AVERAGE HOUSE VALUE</b>	\$293,878	\$176,744	\$185,267

2020 American Community Survey (ACS)



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## PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane, WA. 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. 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.

## EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University  
Designated Broker's Real Estate License in the States of Washington and Idaho

## MEMBERSHIPS

### SVN | Cornerstone

1311 N. Washington Street Suite D  
Spokane, WA 99201  
509.321.2000

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## DISCLAIMER

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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.

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