

// BUILD TO SUIT OPPORTUNITY



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- Excellent build to suit site close to Gonzaga University, Downtown, and North Bank
- 1701 N Division, Spokane WA 99205
- Parcel 35074.7012
- Zoning: GC-70 - Wide Range of allowable uses
- High Traffic/High Visibility Corner Location
- New Panda Express development across the street
- Lease Rate Negotiable/Subject to Build Out

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	22,720 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,825	55,562	100,153
Total Population	16,173	133,265	241,026
Average HH Income	\$73,780	\$75,870	\$86,654

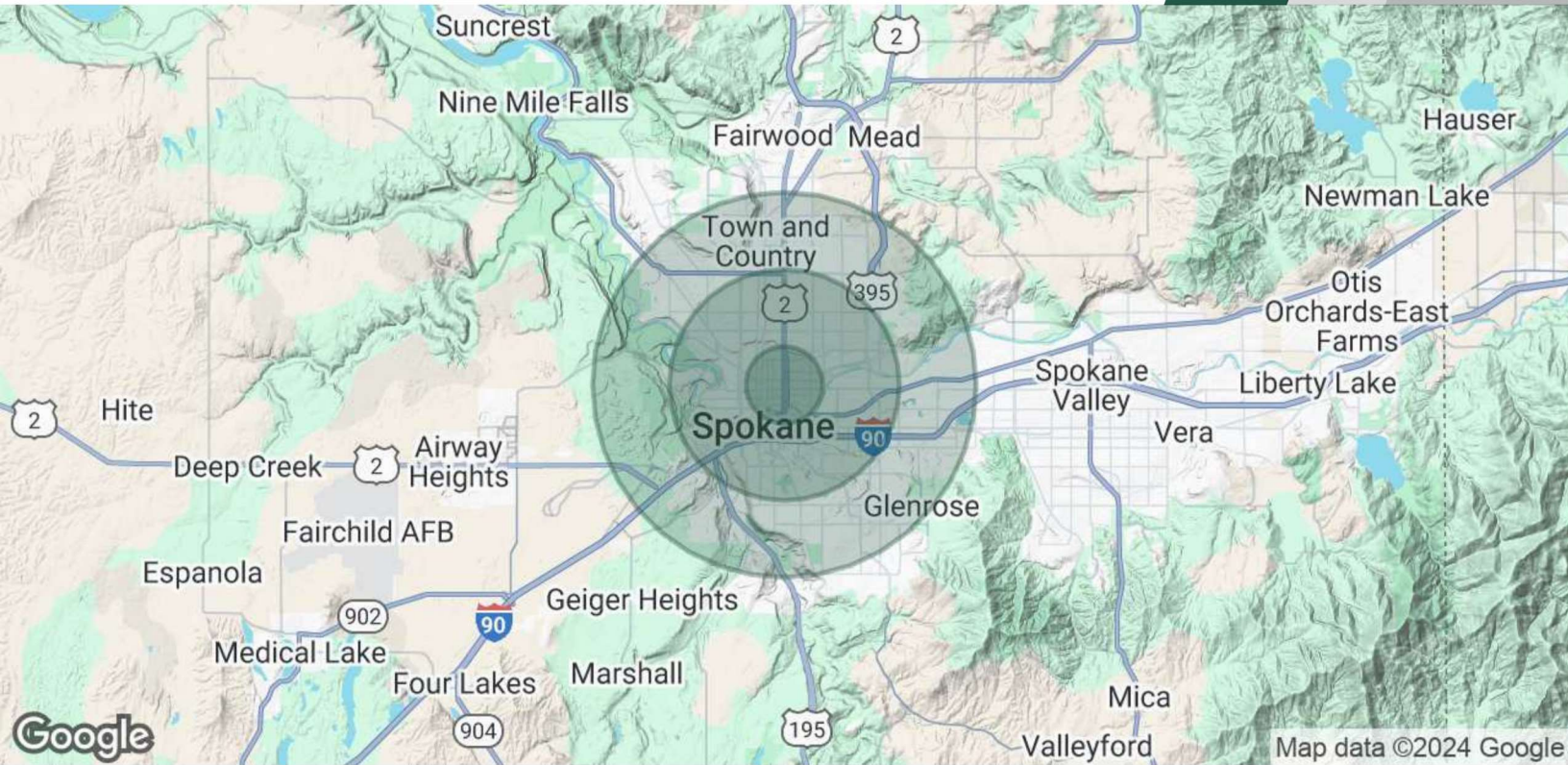
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// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,173	133,265	241,026
Average Age	34	39	40
Average Age (Male)	34	38	39
Average Age (Female)	35	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,825	55,562	100,153
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$73,780	\$75,870	\$86,654
Average House Value	\$459,410	\$386,523	\$414,434

Demographics data derived from AlphaMap

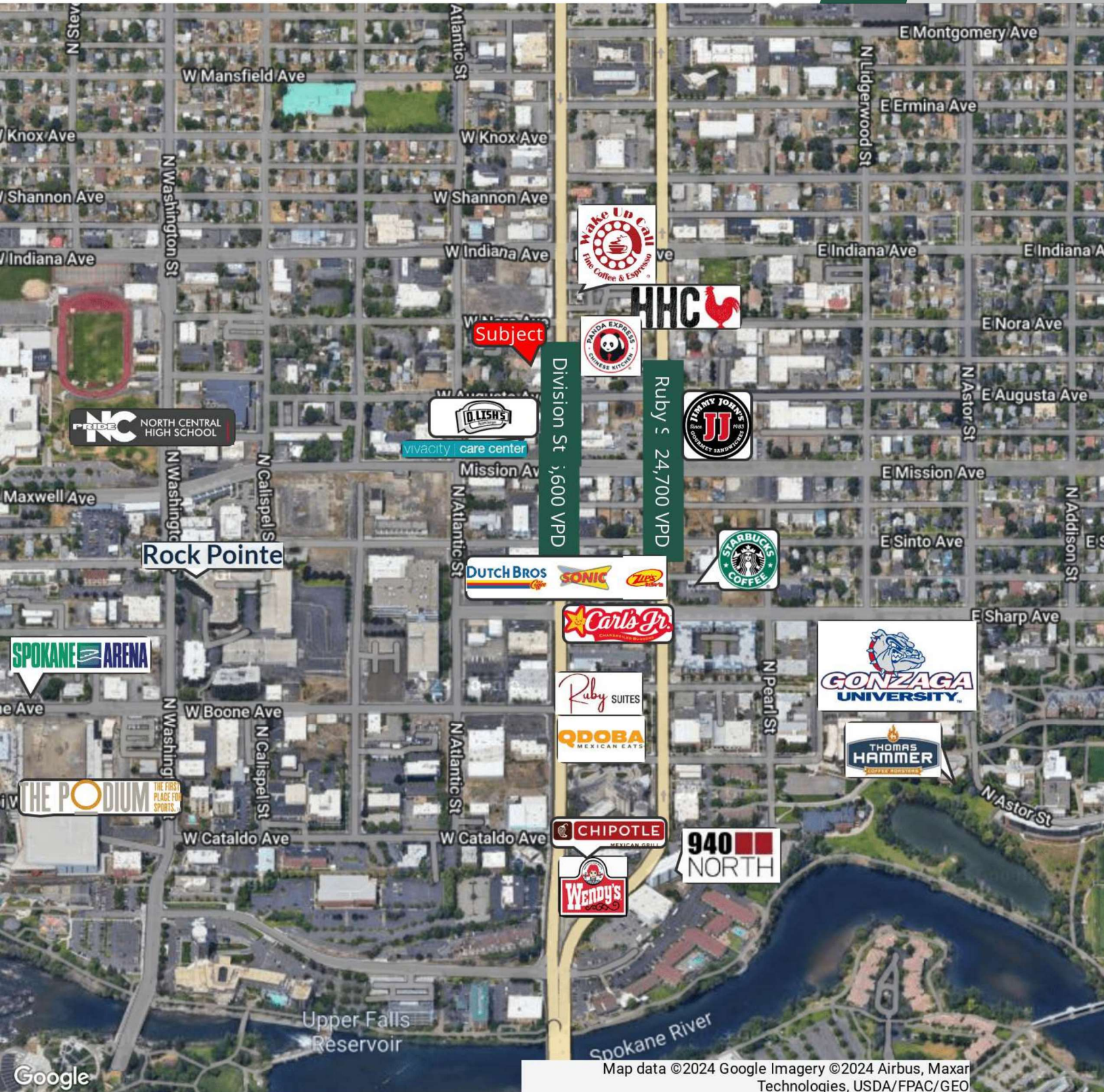
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// 1701 RETAIL MAP



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