

Sprague Ave

Dartmouth Rd

Subject Property

Appleway Blvd

SALE/LEASE OR BUILD TO SUIT

102 S Dartmouth Rd

102 S DARTMOUTH RD

Spokane Valley, WA 99206

PRESENTED BY:

GUY D. BYRD

Designated Broker

guy.byrd@svn.com

WA #17968

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,702,898 \$17/SF
LEASE OR BTS:	TBD
LOT SIZE:	3.65 Acres 158,994 SF
PRICE / ACRE:	\$740,520
ZONING:	CMU (Corridor Mixed Use)
APN:	45201.0121

PROPERTY OVERVIEW

Commercial Development Property in the Spokane Valley located across the street from the newly built Spokane Valley City Hall and Spokane Valley Public Library. This property is one of the largest development property available on the East Sprague corridor located between the Sprague and Appleyway couplet.

PROPERTY HIGHLIGHTS

- Owner would sell, lease or Build to Suit for qualified Tenants
- This property has frontage on Appleyway which is landscaped, has sidewalks and two existing curb cuts.
- This property would be very accommodating for larger retail/office users or a Multi Tenant development.
- This CMU zoned property allows for retail, multi-family, offices and light manufacturing along major transportation corridors. Adjacent residential zones are protected through transitional standards
- Located between the Appleyway and Sprague Avenue Couplets provides easy access and exposure to East West Traffic and is the main arterial in the Valley of Spokane.

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AERIAL



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DEMOGRAPHICS MAP & REPORT

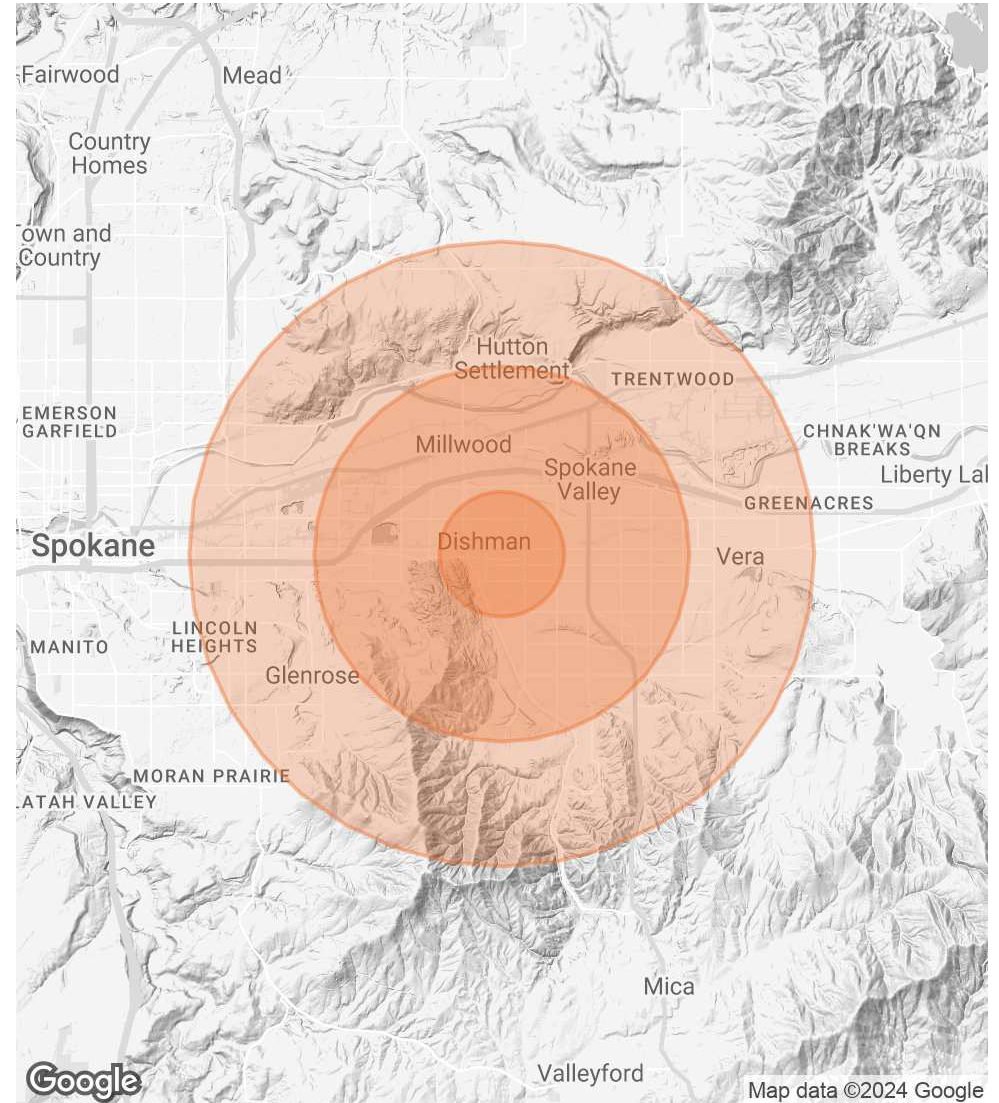
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,424	63,404	115,420
AVERAGE AGE	37.5	38.2	38.3
AVERAGE AGE (MALE)	33.7	36.2	36.4
AVERAGE AGE (FEMALE)	40.0	39.9	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,325	27,471	48,286
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$47,046	\$53,077	\$58,170
AVERAGE HOUSE VALUE	\$153,803	\$202,156	\$200,358

2020 American Community Survey (ACS)



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MEET
THE
TEAM

Biography



Guy D. Byrd
Designated Broker

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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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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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