



# Offering Memorandum



**Drive Thru - 2703 N Division St**

**SPOKANE, WA 99207**

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## PROPERTY SUMMARY

### 2703 N DIVISION ST

SPOKANE, WA 99207

#### OFFERING SUMMARY

LEASE RATE:	\$40/SF/NNN
SALE PRICE:	\$1,100,000
BUILDING SIZE:	1,600 SF
LOT SIZE:	0.60 Acres
ZONING:	GC - 70
DIVISION TRAFFIC:	+/- 24,179 VPD
BUCKEYE TRAFFIC:	+/- 10,780 VPD

## PROPERTY SUMMARY

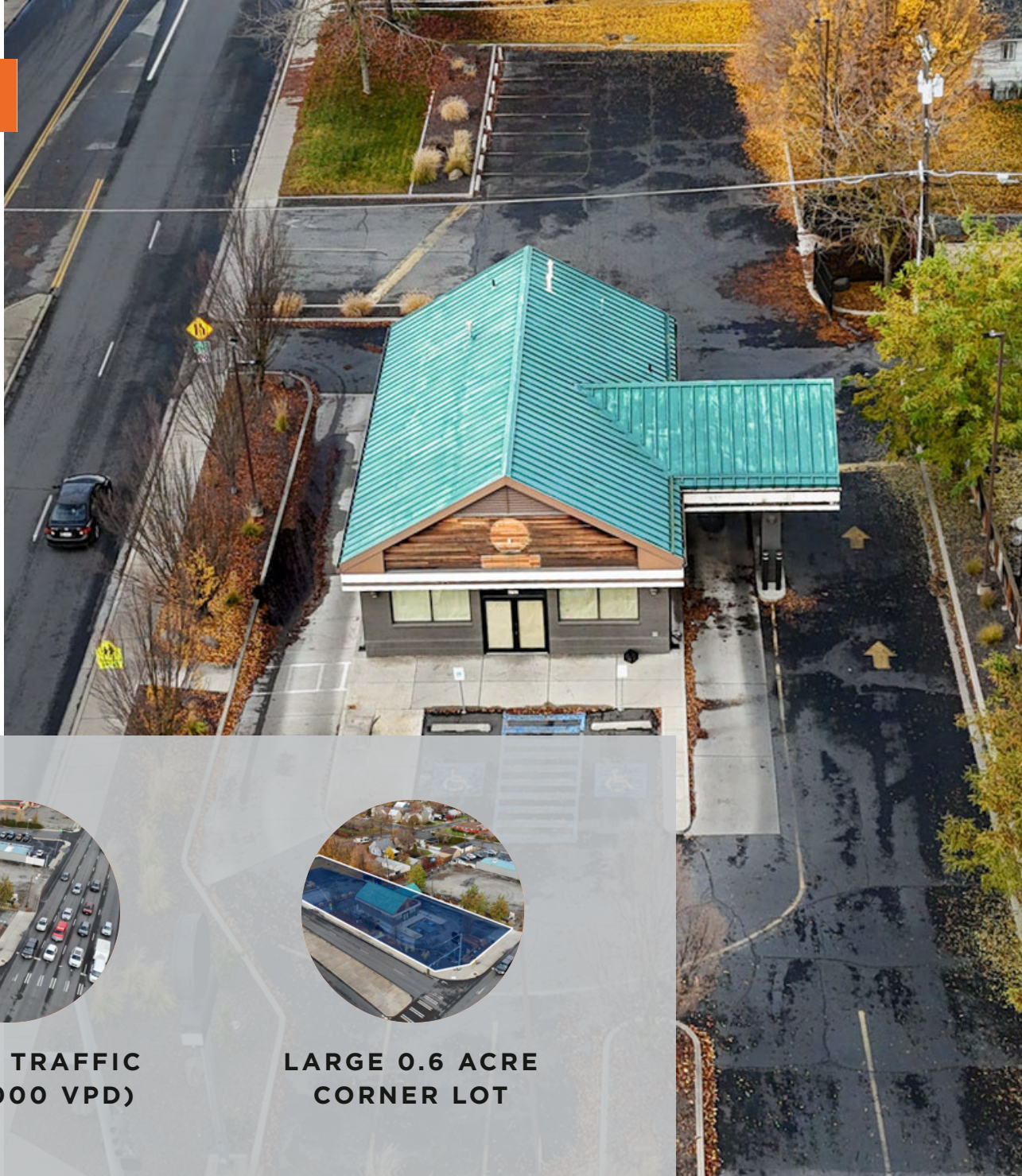
2703 N Division Street is a 1,600 SF former Starbucks located on a ±0.60-acre GC-70 zoned parcel just off southbound Division Street, Spokane's highest-traffic urban arterial. The property benefits from strong visibility, a proven drive-thru layout, and two-direction access from Buckeye Avenue. Demand for standalone drive-thru sites remains high in Spokane, and supply along the Division corridor is extremely limited.





## PROPERTY HIGHLIGHTS

- GC-70 zoning with broad commercial use flexibility
- Proven single-tenant drive-thru building
- Large commercial parcel with excellent circulation
- Strong frontage and signage opportunity
- Rare standalone availability along Division
- Located on the high-visibility morning-commute side of Division, capturing strong inbound traffic toward Downtown Spokane
- Positioned within a high-demand drive-thru/QSR corridor
- Adjacent to established national retailers attracting daily traffic



**ESTABLISHED QSR  
INFRASTRUCTURE**



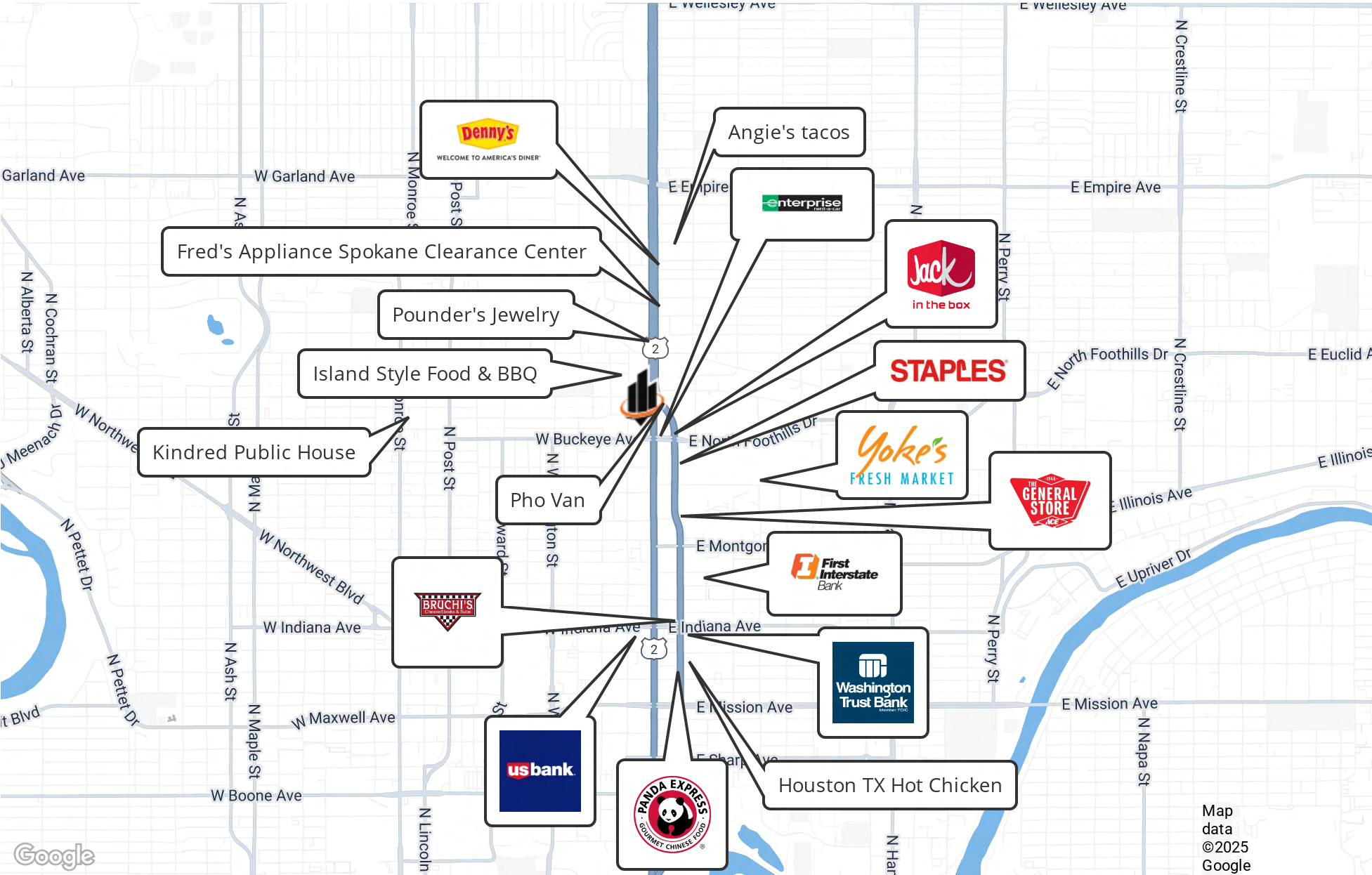
**STRONG TRAFFIC  
(+/-35,000 VPD)**



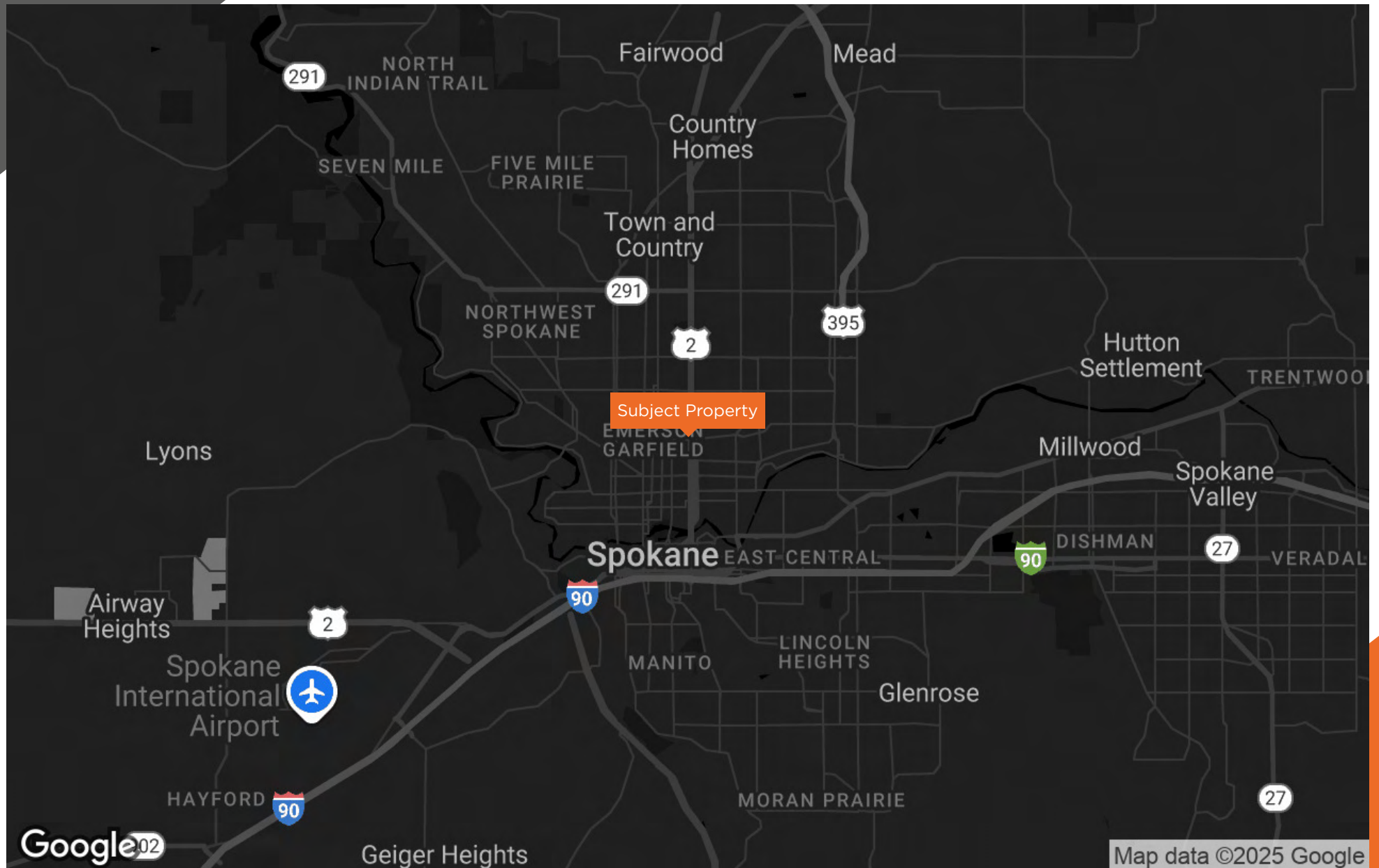
**LARGE 0.6 ACRE  
CORNER LOT**



# RETAILER MAP

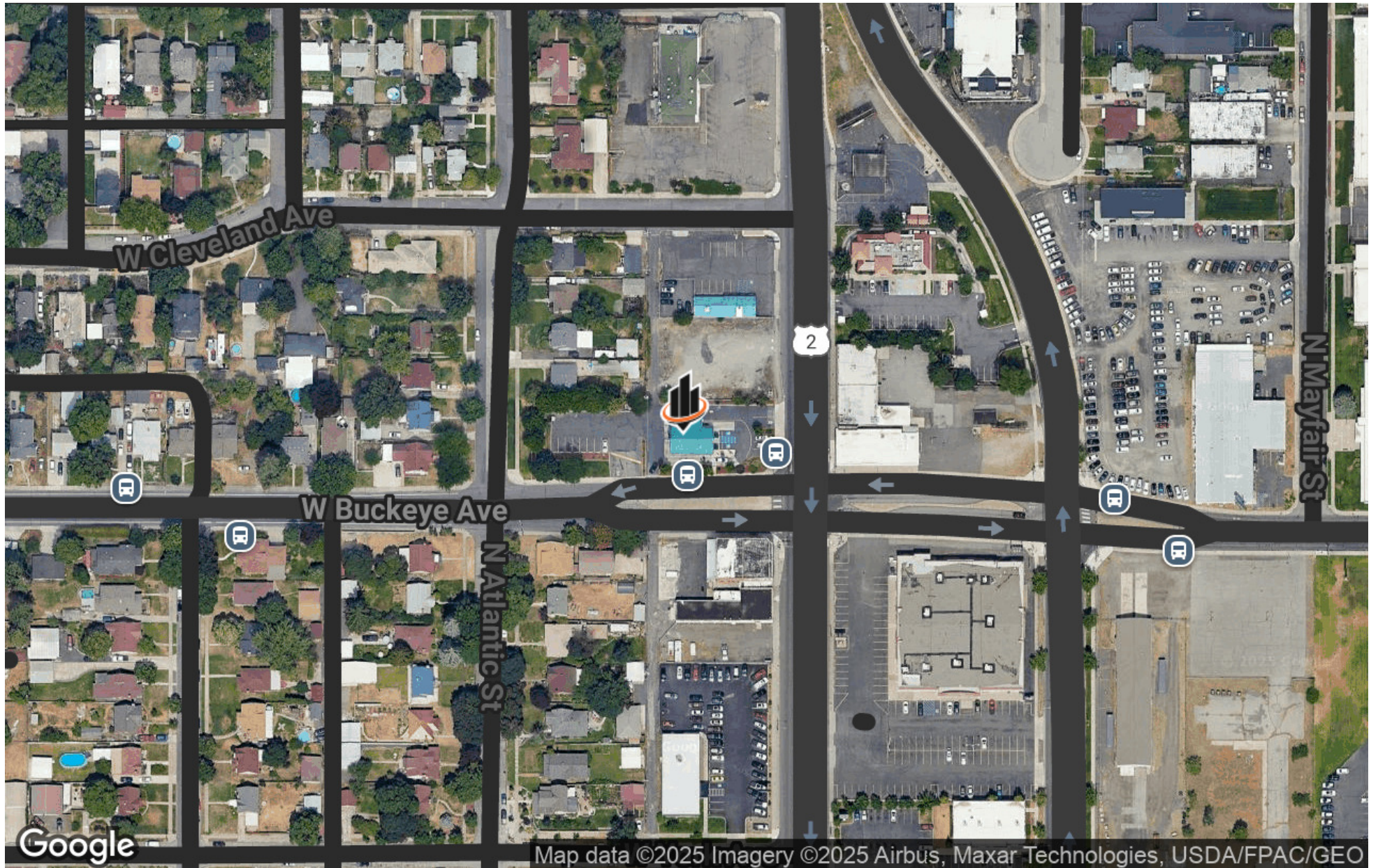


## REGIONAL MAP





# AERIAL MAP



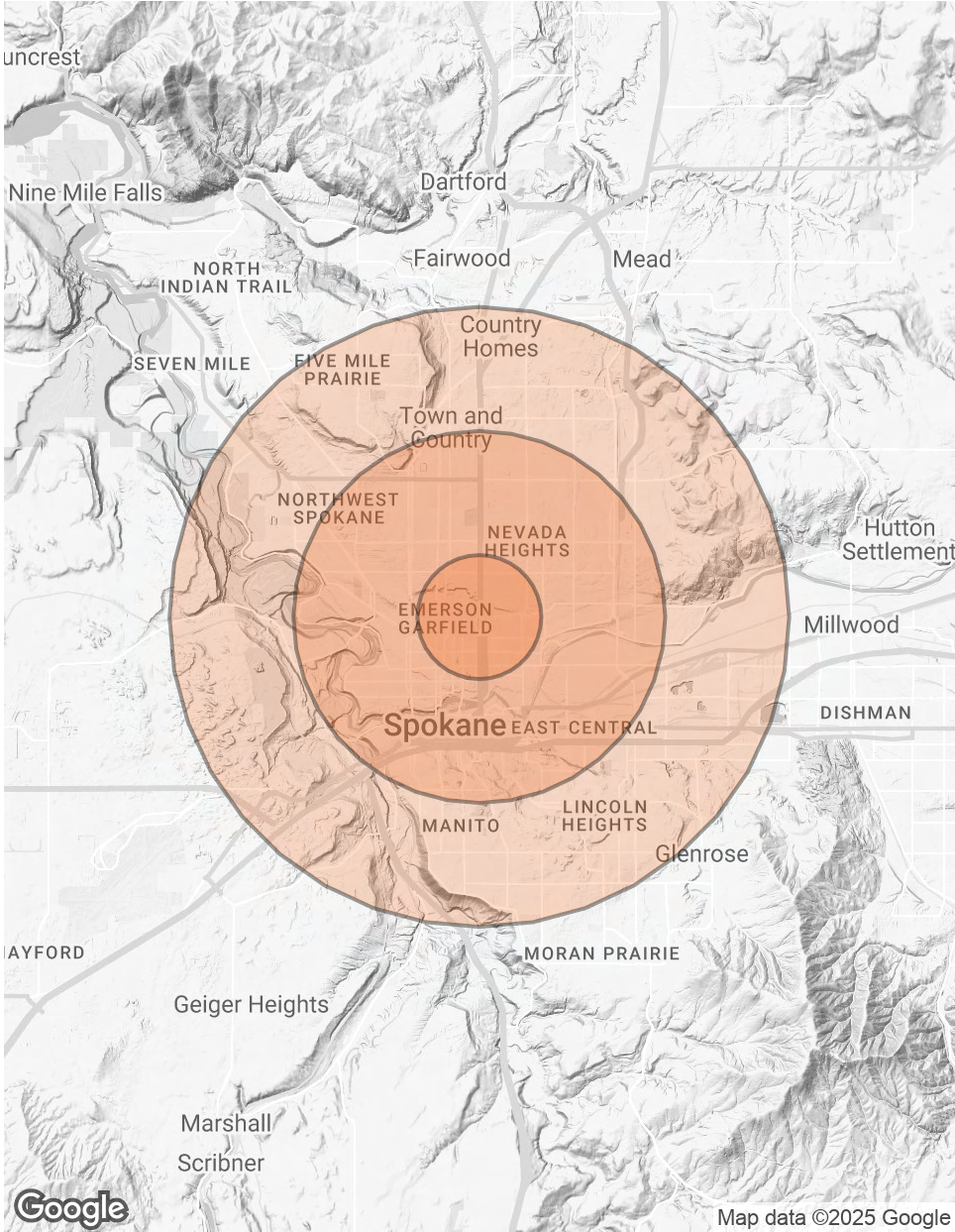


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,729	139,247	229,519
AVERAGE AGE	37	39	40
AVERAGE AGE (MALE)	36	38	39
AVERAGE AGE (FEMALE)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,501	58,363	94,897
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$71,518	\$71,390	\$84,316
AVERAGE HOUSE VALUE	\$394,134	\$364,383	\$408,583

Demographics data derived from AlphaMap





## MEET THE SVN RETAIL TEAM



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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.





# Collective Strength, Accelerated Growth

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