



GROUND LEASE

1730 N Division St

Spokane, WA 99207

PRESENTED BY:

TAYLOR GIBBONS

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SITE PLAN AND SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7,500.00 per month
AVAILABLE SF:	14,626 SF Lot
ZONING:	GC-70
RUBY CAR COUNT	24,700 Per Day
DIVISION CAR COUNT	26,600 Per Day

PROPERTY DESCRIPTION

Ground Lease pad adjacent to brand new Panda Express.

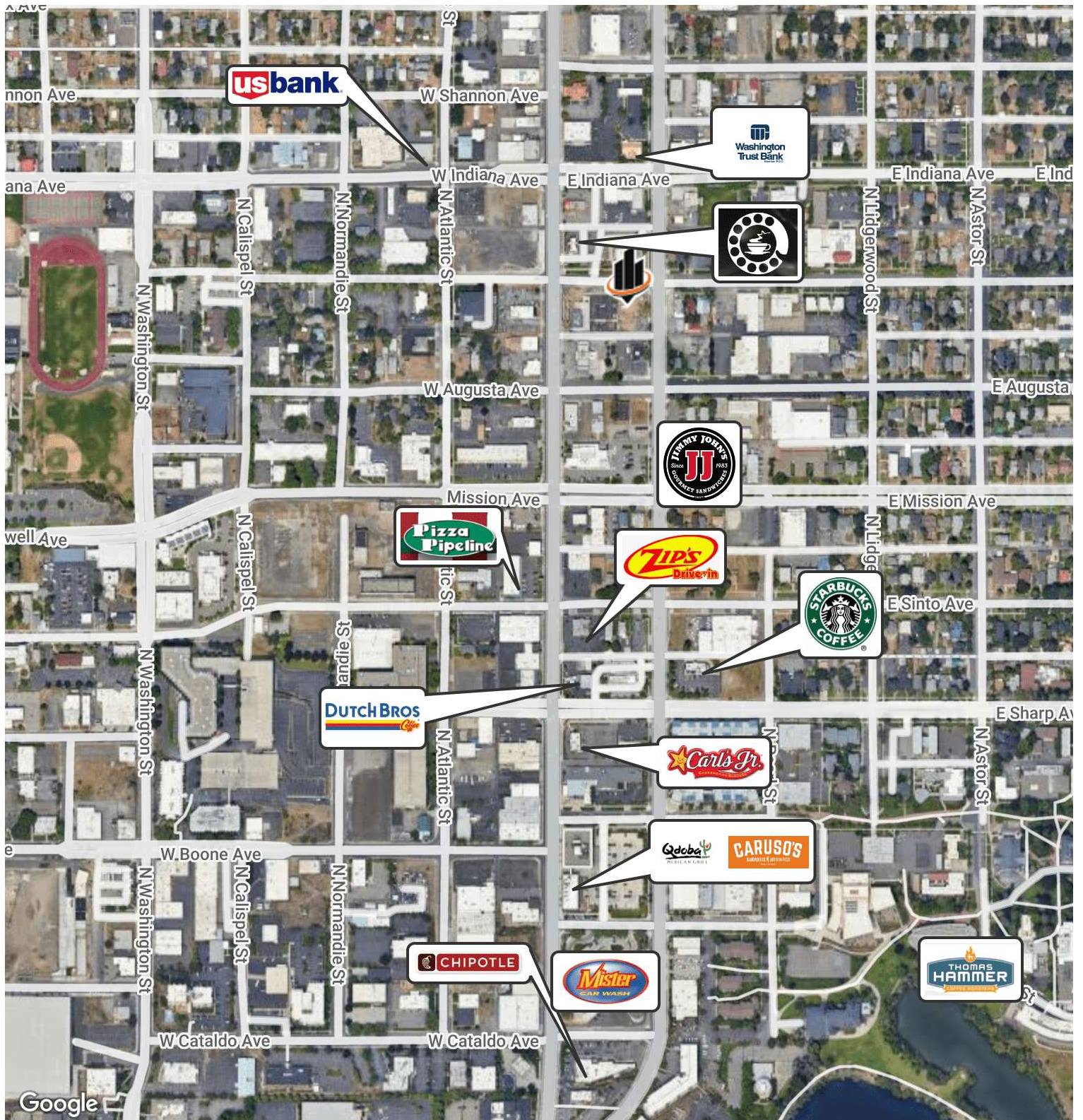
Strong Retail Corridor with great access and visibility.

Drive Thru permitted.

Reciprocal Access with Panda Express

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RETAILER MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,604	133,679	240,193
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	34	38	39
AVERAGE AGE (FEMALE)	35	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,982	55,720	99,802
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$73,416	\$75,872	\$86,639
AVERAGE HOUSE VALUE	\$452,403	\$386,354	\$414,221

Demographics data derived from AlphaMap

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LOCATION MAP



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SVN | RETTER & COMPANY 6

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