



Offering Memorandum



Drive-Thru Retail For Sale/Lease

1605 N GREENE ST
SPOKANE, WA 99207

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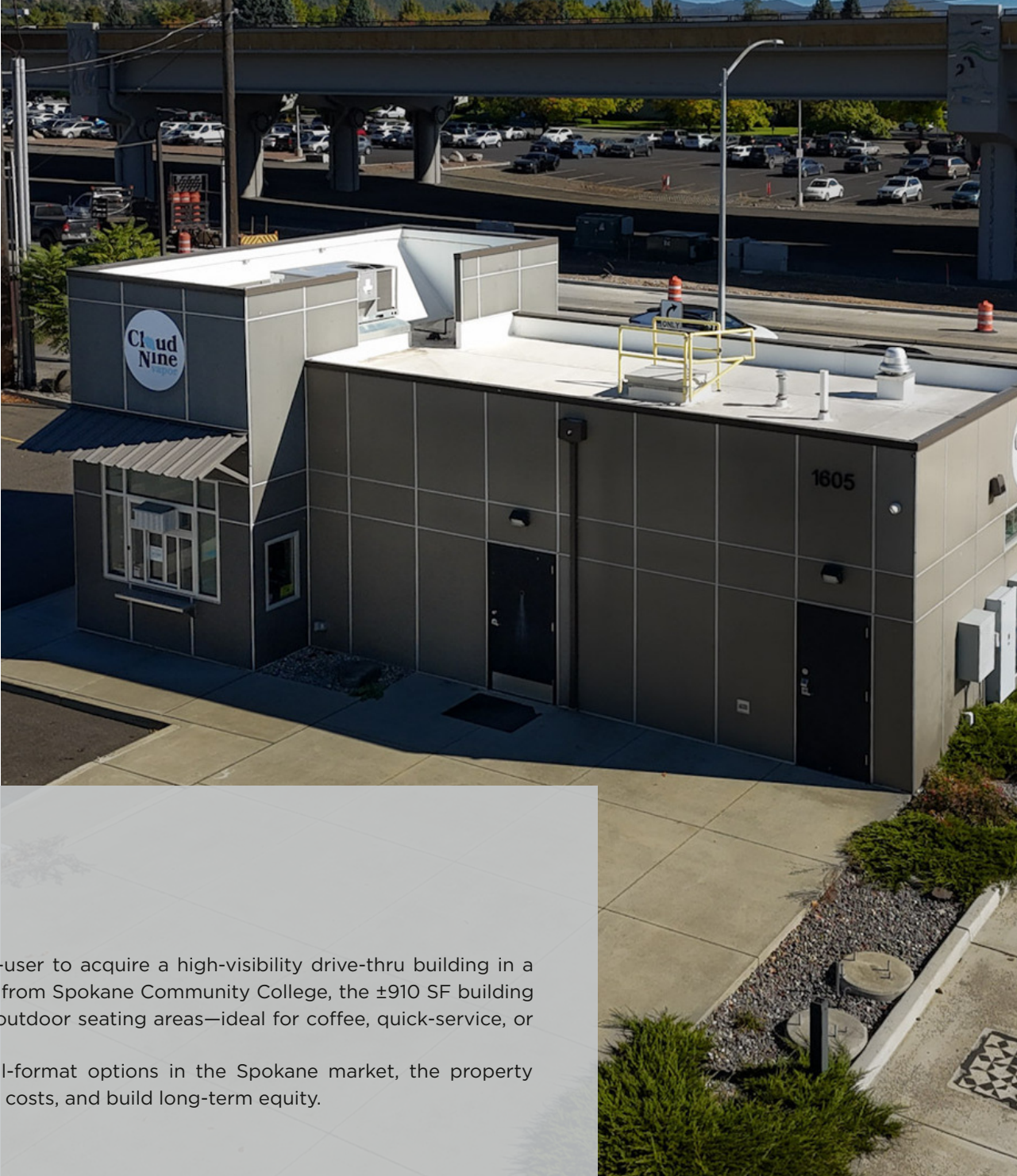
PROPERTY SUMMARY

1605 N GREENE ST

99207, WA SPOKANE

OFFERING SUMMARY

SALE PRICE:	\$480,000
LEASE RATE:	\$3,500.00 per month (NNN)
BUILDING SIZE:	910 SF
LOT SIZE:	0.41 Acres



PROPERTY SUMMARY

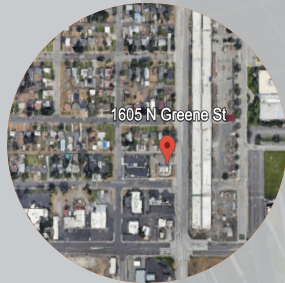
This former Starbucks offers a rare opportunity for an owner-user to acquire a high-visibility drive-thru building in a well-traveled Spokane corridor. Located on ±0.42 acres across from Spokane Community College, the ±910 SF building features a single drive-thru lane, walk-up window, and indoor/outdoor seating areas—ideal for coffee, quick-service, or specialty retail concepts. With modern construction, strong visibility, and limited small-format options in the Spokane market, the property provides an excellent opportunity to own your location, control costs, and build long-term equity.

PROPERTY HIGHLIGHTS

- Drive-Thru Infrastructure - Former Starbucks buildout includes existing drive-thru lane, ideal for QSR, coffee, cannabis, or pharmacy concepts
- Curb Appeal - Professionally landscaped parcel with ample frontage.
- Freestanding Identity - Standalone retail building offers unmatched signage opportunities and full brand control
- Flexible User Potential - Perfect for owner-users or investors seeking a boutique footprint with national tenant infrastructure
- Includes - Walk up Window, Outdoor Seating Area, Interior Seating



Existing Drive-Thru



High Traffic Arterial

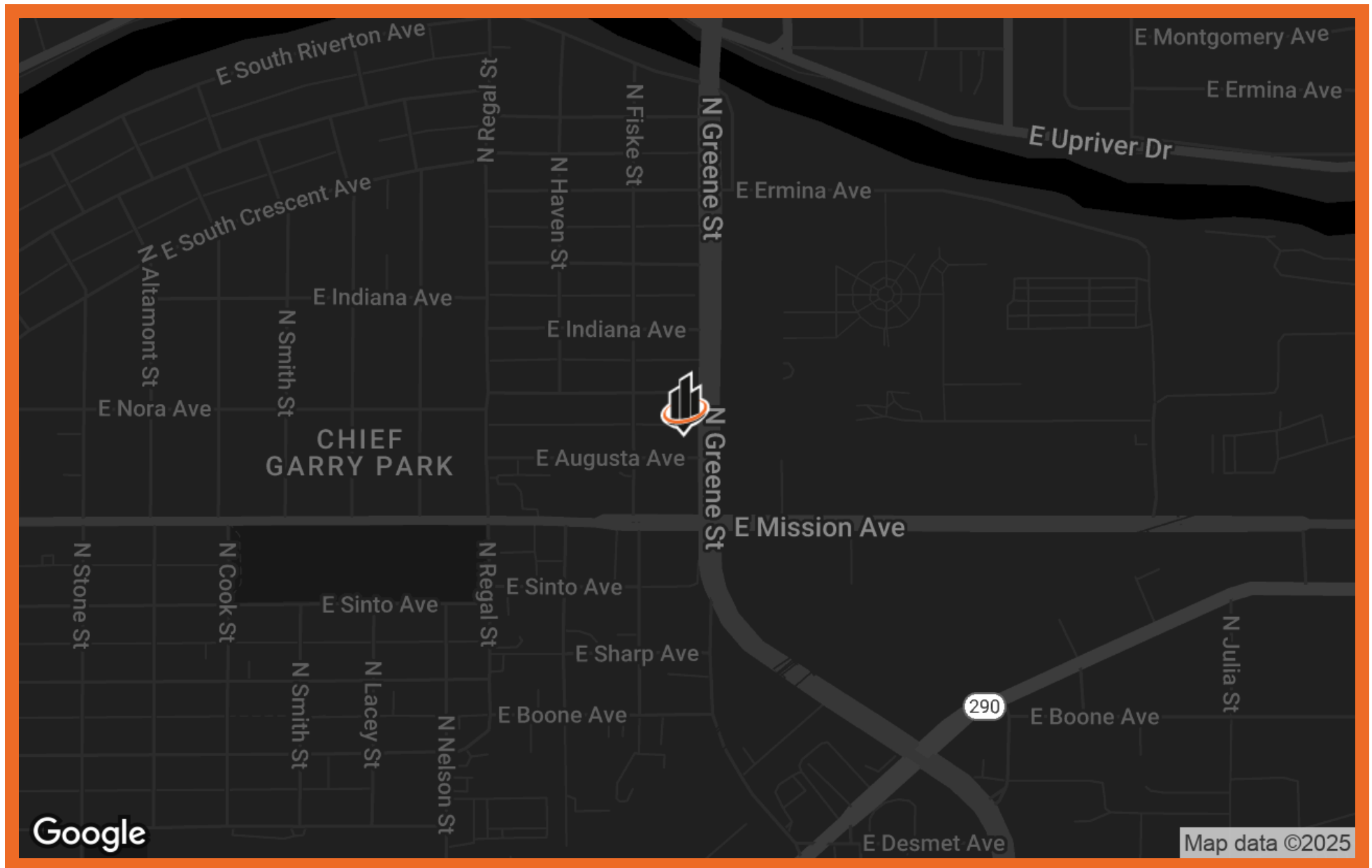


Strong Curb Appeal

PROPERTY PHOTOS



AERIAL MAP





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PROFESSIONAL BACKGROUND

Cayden Kerr is an Associate Advisor at SVN Cornerstone who brings a modern, marketing-driven approach to retail brokerage in Spokane. He doesn't just list properties—he builds visibility, creates momentum, and crafts strategic narratives that get spaces leased and sold.

With a background in marketing, branding, and visual content, Cayden approaches every project like a campaign. He understands how to capture attention, position a property with purpose, and connect the right tenants to the right spaces. For landlords and business owners, this means more than exposure—it means results.

Cayden specializes in helping clients stand out in a crowded market. From curated drone footage and social content to market data and hands-on strategy, he leverages every tool to give his listings an edge and his clients a clear advantage.

Backed by a degree in Marketing, Business, and Communication from the University of Idaho, Cayden combines creativity with execution—and always leads with a strategy-first mindset. His goal is simple: deliver more than expected, move faster than the competition, and raise the bar for what brokerage should look like.

Cayden's journey into commercial real estate was preceded by his collegiate football career at the University of Idaho, where he developed strong teamwork and leadership skills. Outside of work, he enjoys golfing, fishing, and hiking with his dog. With his passion for the Inland Northwest, and a forward-thinking approach to marketing and client service, Cayden is a valuable asset to the SVN Cornerstone team.

EDUCATION

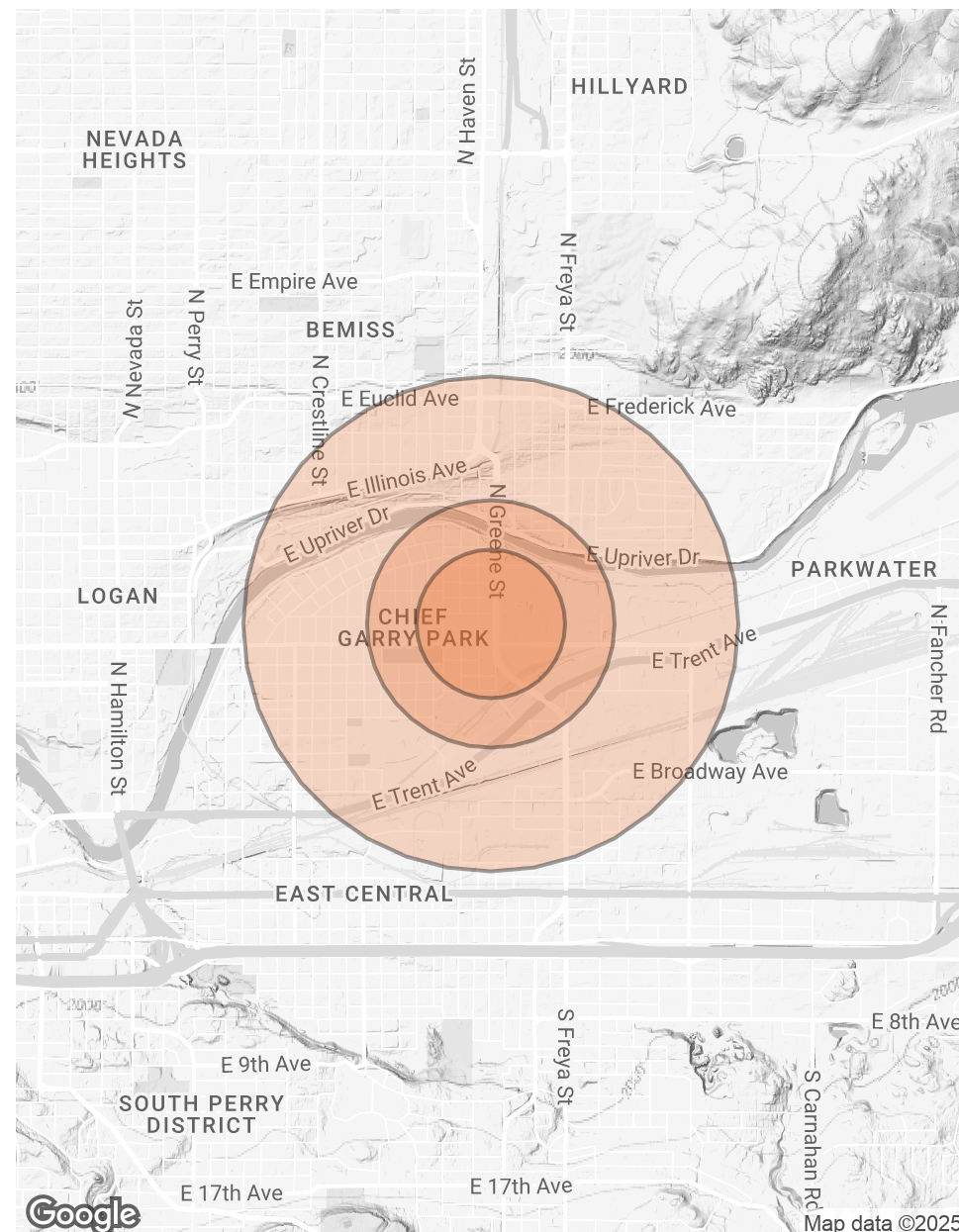
SVN | Cornerstone

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	451	2,371	10,618
AVERAGE AGE	37	37	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	37	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	178	943	4,200
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$64,380	\$63,775	\$71,030
AVERAGE HOUSE VALUE	\$383,038	\$329,901	\$309,881

Demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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