

For Sale & Lease

Retail/Office/Medical

NAIBlack



5505 S Regal Street

Spokane, Washington 99223

Property Description

- Total Building Size: 35,040± SF
- Total Lot Size: 102,890± SF (2.33± Acres)
- Turnkey Fitness Center
- Excellent Access
- Desirable part of South Hill on main arterial, Regal Street
- 48± Parking Stalls facing 55th & Regal
- 135± Parking Stalls in overflow lot, connected by pedestrian trail
- Includes Indoor four-lane, 20-yard lap pool
- Zoning: Mixed Use
- Surrounding uses are multi-family to the north with a number of recently constructed apartment complexes and local retail to the South and West
- Do Not Disturb Tenant
- Contact Broker for a tour

Sale Price: \$7,500,000

Lease Rate: \$15.00 SF/yr (NNN)



For more information

Stephen Pohl

O: 509 622 3568

spohl@naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

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AMENITIES

- 5,978± SF Basketball Gymnasium
- Aerobics Room
- Cycling Room
- Weight Room with Rubber Floor
- Two Racquetballs Courts with Glass Viewing Walls
- Indoor Four-Lane, 20-Yard Lap Pool
- Indoor Hot Tub
- Sauna
- Locker Rooms with Ceramic Tile Floor
- Nursery
- 183± Parking Stalls

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NAI Black



E 57th Avenue

South Hill Grill

Morty's Tap & Grille

57th & Regal Center

S Regal Street

E 55th Avenue

57th & Regal Center
HAS
Domino's
BEACON



S Regal Street

Morty's Tap & Grille

E 55th Avenue

THE GALLERY AT SPOKANE
A Thriving Center. Strong Community.

South Hill Grill



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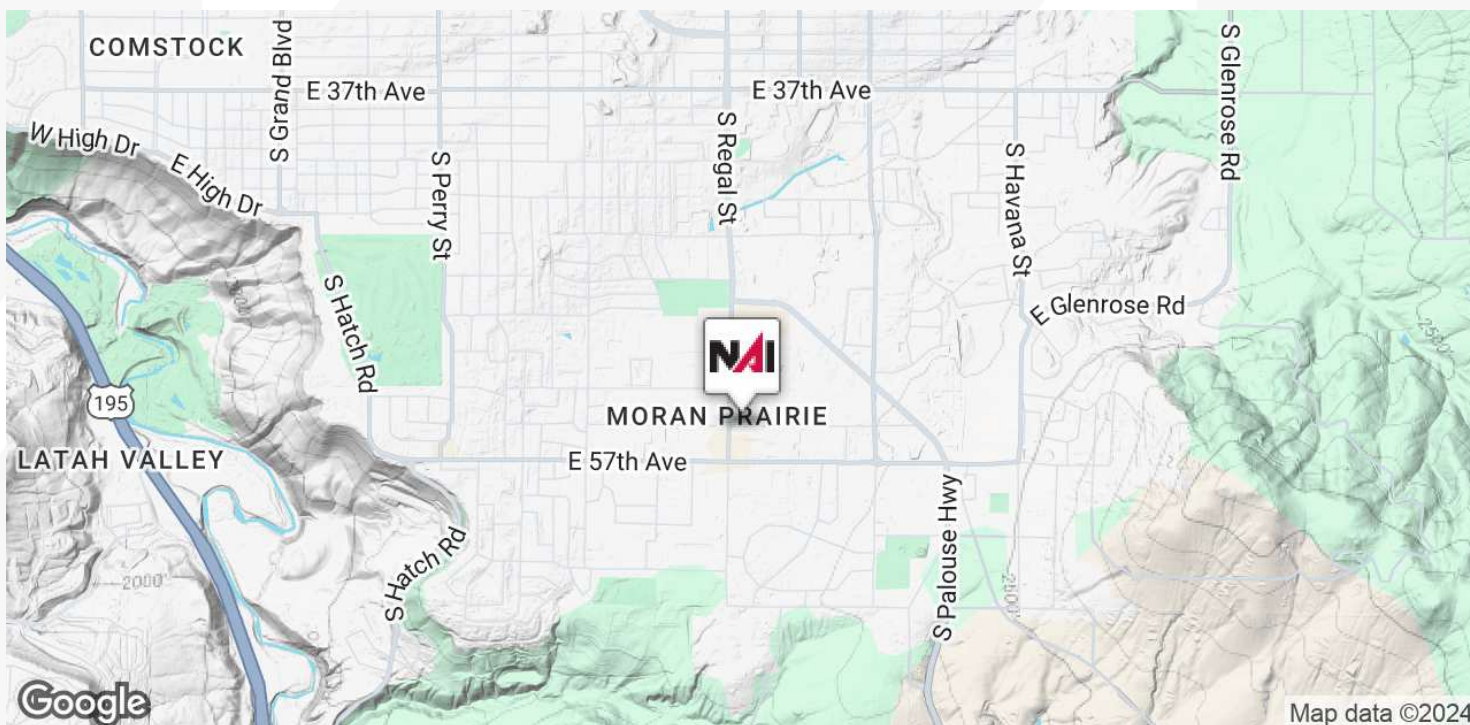


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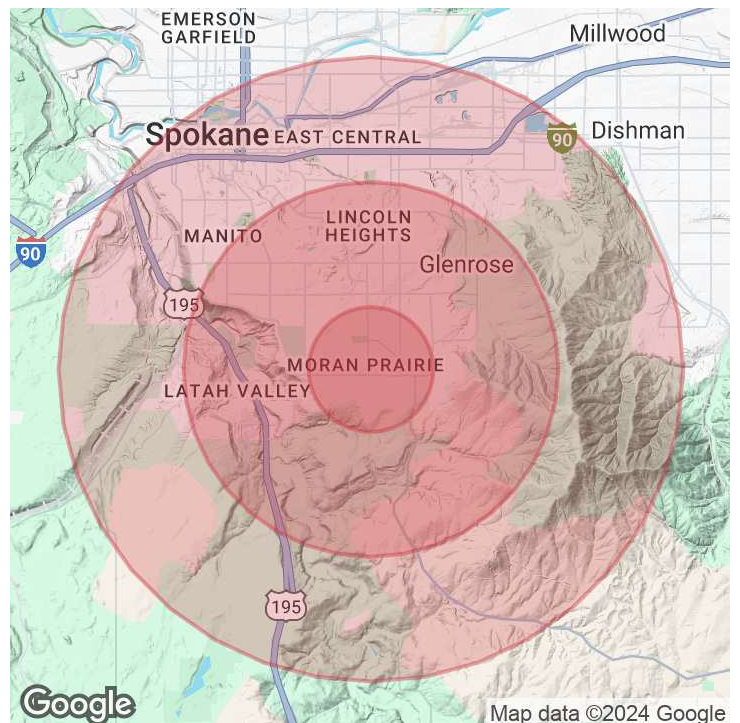
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,630	53,180	108,805
Average Age	43.3	42.7	40.3
Average Age (Male)	41.6	41.2	39.3
Average Age (Female)	43.5	44.2	41.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,435	23,934	50,300
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$80,267	\$98,237	\$81,235
Average House Value	\$261,800	\$304,928	\$252,810

2020 American Community Survey (ACS)



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