



Offering Memorandum



Former Cricket Retail Store

509 N SULLIVAN RD SUITE C, VERADALE, WA 99037

PROPERTY SUMMARY

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VERADALE, WA 99037

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/YR/NNN
	\$22.00 SF/YR/NNN
NNN EXPENSE:	\$5.75/SF/YR
BUILDING SIZE:	11,770 SF
AVAILABLE SF:	1,437 SF
LOT SIZE:	1.56 Acres
YEAR BUILT:	2004
ZONING:	Corridor Mixed Use
APN:	45144.1144

PROPERTY SUMMARY

Strategically located at 509 N Sullivan Rd the Gesa Center offers exceptional retail and office spaces designed for success. Situated in the heart of Spokane Valley, this vibrant center provides unparalleled visibility and accessibility for your business.



PROPERTY HIGHLIGHTS

- **Prime Spokane Valley Location:** 509 N Sullivan Rd with exceptional visibility and access
- **High Exposure:** Prominent frontage along busy N Sullivan Road
- **Ample Parking:** 65 stalls (5.52 spaces per 1,000 SF)
- **Signage Opportunities:** Pylon signage plus potential electronic reader board with landlord approval
- **Built-In Customer Traffic:** Join a strong tenant mix including Natalie Nails, Little Caesars Pizza, Little Tokyo, GameStop, Eye Guys, Family Eye Care, and GESA Credit Union
- **Available now:** space is currently vacant & ready for a new tenant



High Visibility
31,939 ADT



Ample Parking
(5.52/1,000 SF)



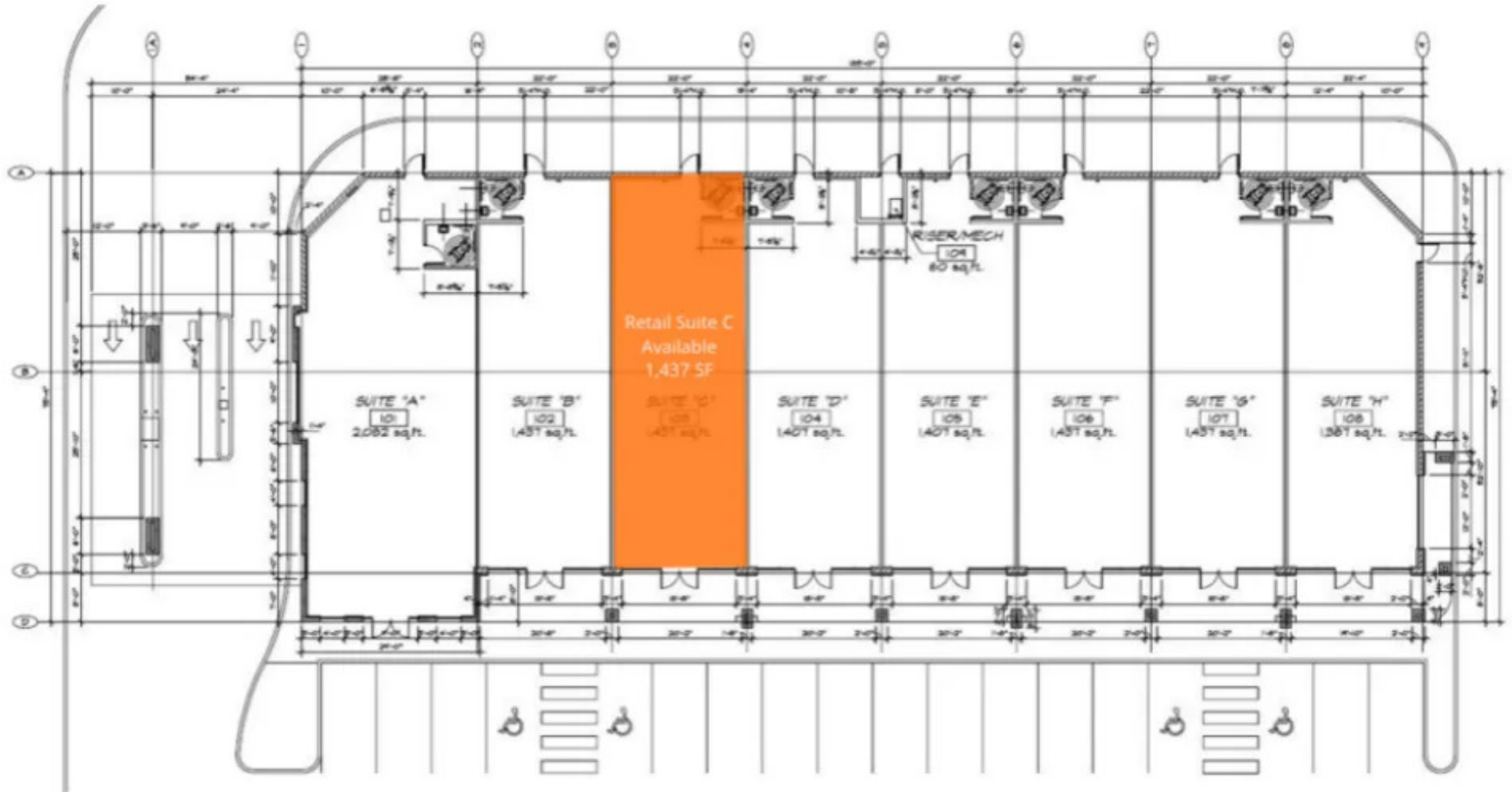
Signage Opportunities

PROPERTY PHOTOS



FLOOR PLANS

P:\2003\03-326\dwg\hills03-326 Preliminary floor Plan 1.dwg, 11/1/2004 10:16:59 AM, Plot by: D:\ppp



PFP.01 PRELIMINARY FLOOR PLAN #1
SCALE: 1/16"=1'-0" • AUGUST 4, 2004 • 03-326

BWA BERNARDO WILLS
ARCHITECTS PC

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RETAILER MAP



Google

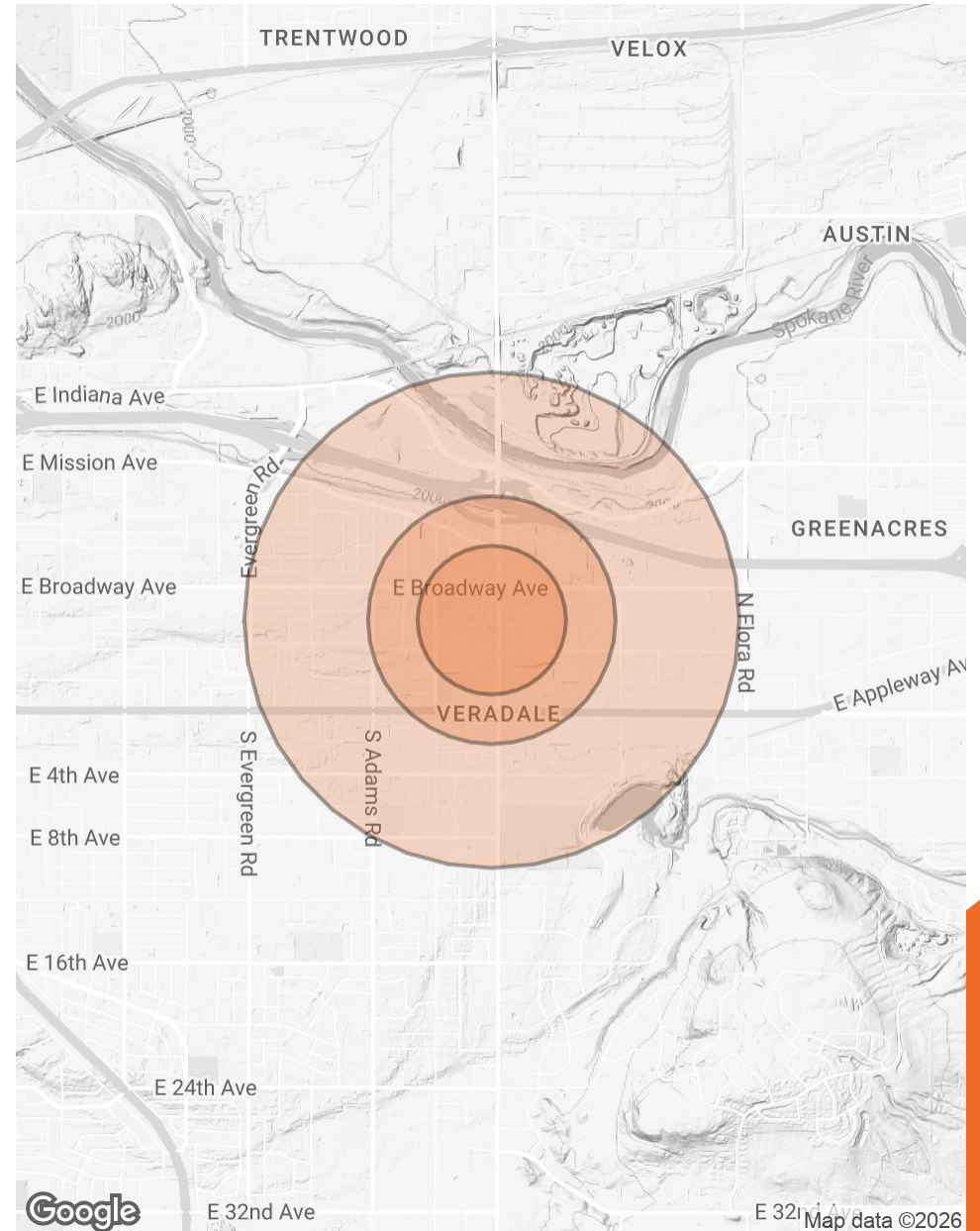
Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	679	2,935	10,835
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	37	36	38
AVERAGE AGE (FEMALE)	39	39	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	274	1,231	4,581
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$71,004	\$67,978	\$73,920
AVERAGE HOUSE VALUE	\$309,306	\$289,697	\$353,728

2020 American Community Survey (ACS)





GUY D. BYRD, SIOR

Designated Broker

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Direct: **509.321.2000** | Cell: **509.953.5109**

WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

ICSC ; CCIM ; Greater Spokane Incorporated (GSI) member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member, Society of Industrial and Office Realtors (SIOR)

SVN | Cornerstone

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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

1311 N. WASHINGTON STREET
SUITE D
SPOKANE, WA 99201



SVNCORNERSTONE.COM