

**FOR SUBLEASE**

# Former Jack In The Box Restaurant

**3020 E 29TH AVE**

Spokane, WA 99223

**PRESENTED BY:**

**GUY D. BYRD**

O: 509.953.5109

[guy.byrd@svn.com](mailto:guy.byrd@svn.com)

WA #17968



## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$6,000/MO/NNN
ESTIMATED CAMS:	\$4.50/SF
AVAILABLE SF:	3,644 SF
LOT SIZE:	0.712 Acres 30,972 SF
ZONING:	CC2-DC
TRAFFIC COUNT:	26,000
2021 TAXES:	\$16,604.06

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### PROPERTY OVERVIEW

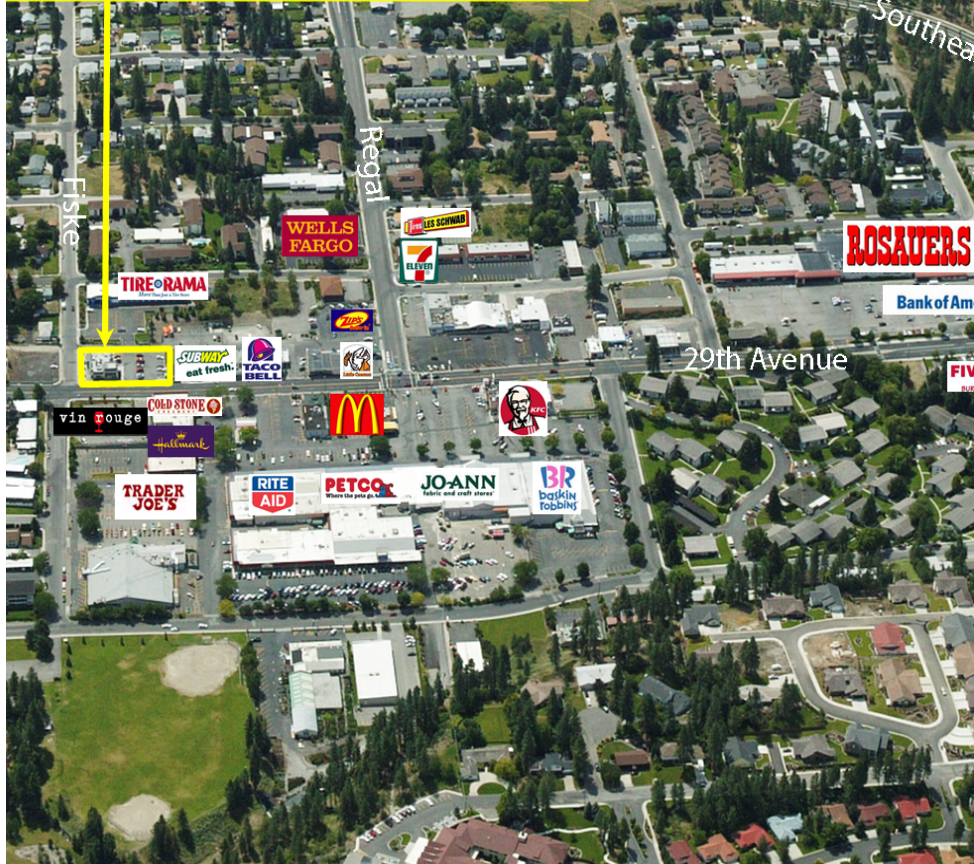
Former Jack in the Box Restaurant for Sub Lease situated directly south of Lincoln Heights Shopping Center and Trader Joe's

### PROPERTY HIGHLIGHTS

- Sub Lease until June 30, 2029
- Sub Lessor requires experienced, multi store operator with strong financials, preferably a chain store operator
- Located on Spokane South Hill's Busiest Retail Corridor
- South Hill Spokane Retail Market



## ADDITIONAL PHOTOS



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**SVN | CORNERSTONE** 3



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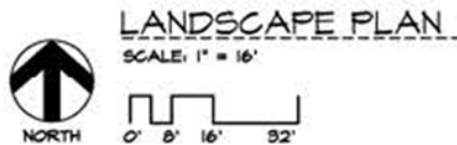
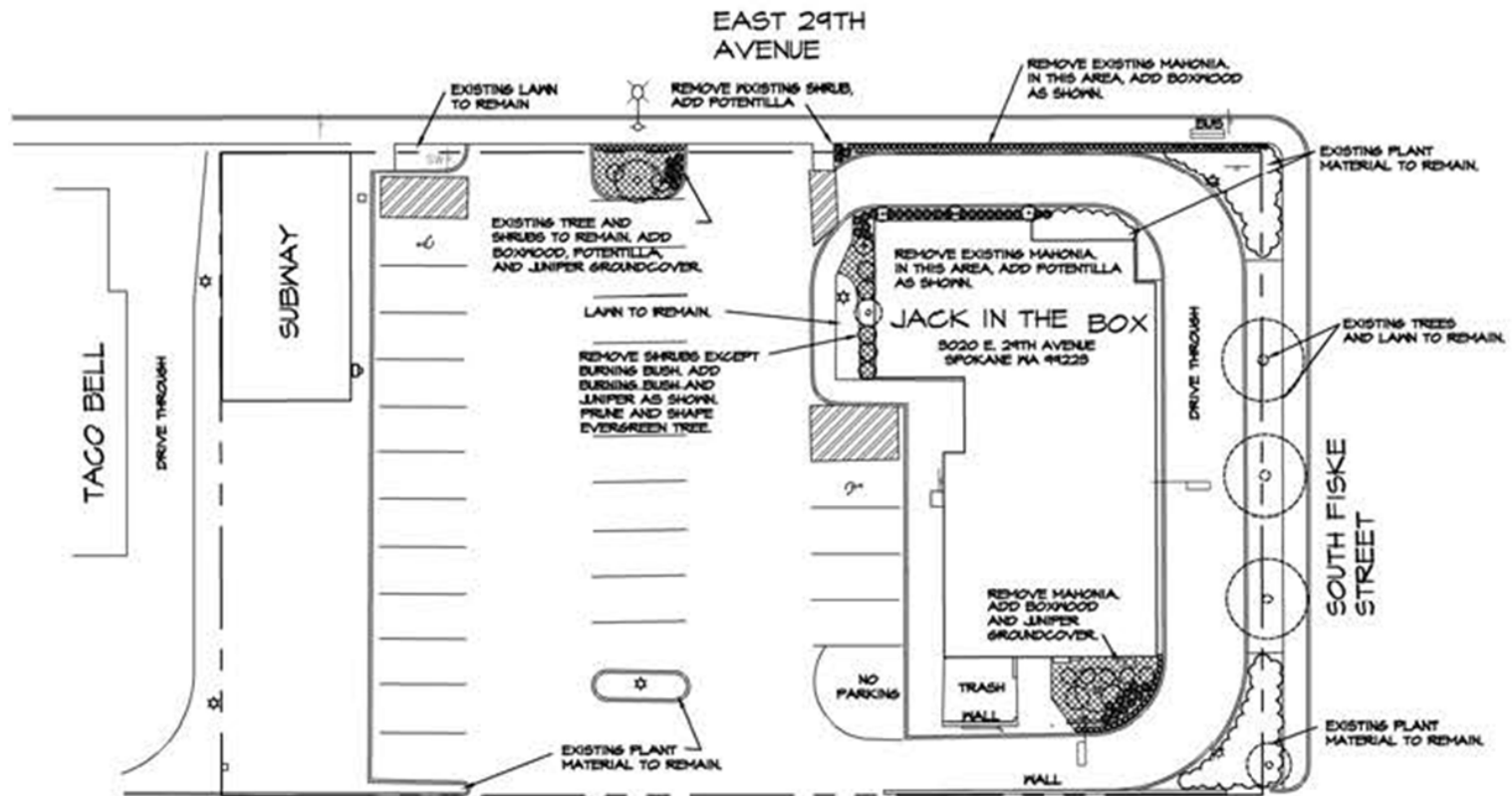
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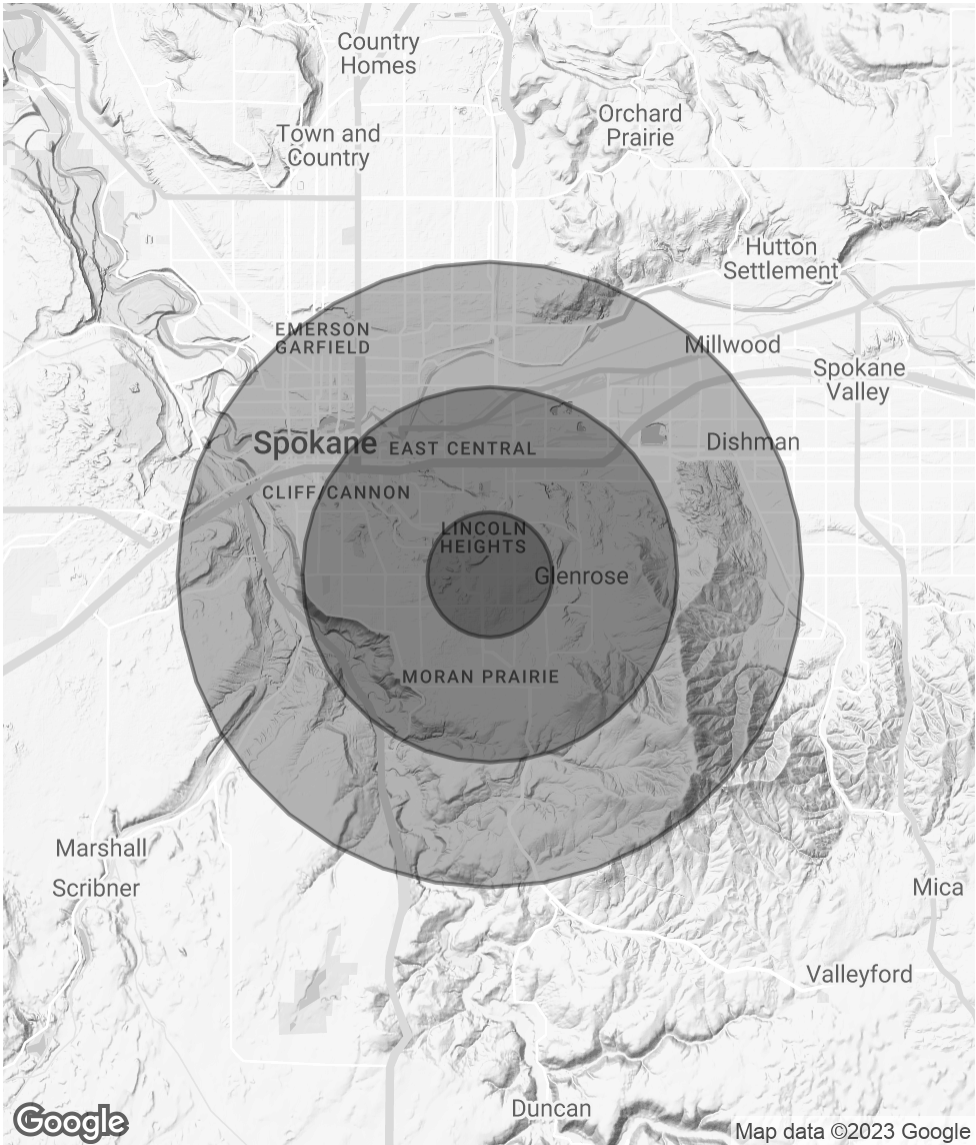


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,344	78,845	168,289
AVERAGE AGE	39.4	38.8	37.3
AVERAGE AGE (MALE)	36.7	36.6	35.9
AVERAGE AGE (FEMALE)	41.5	40.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,336	33,411	71,537
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$63,029	\$69,645	\$61,035
AVERAGE HOUSE VALUE	\$231,889	\$229,703	\$223,922

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



GUY D. BYRD

Designated Broker

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Direct: 509.953.5109 | Cell: 509.953.5109

WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 36 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in property sales, leasing and development on behalf of his regional and national clients. Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns. Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.

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

SVN | Cornerstone  
1311 N. Washington Street Suite D  
Spokane, WA 99201  
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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.

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