DOWNTOWN RETAIL & WAREHOUSE OPPORTUNITY

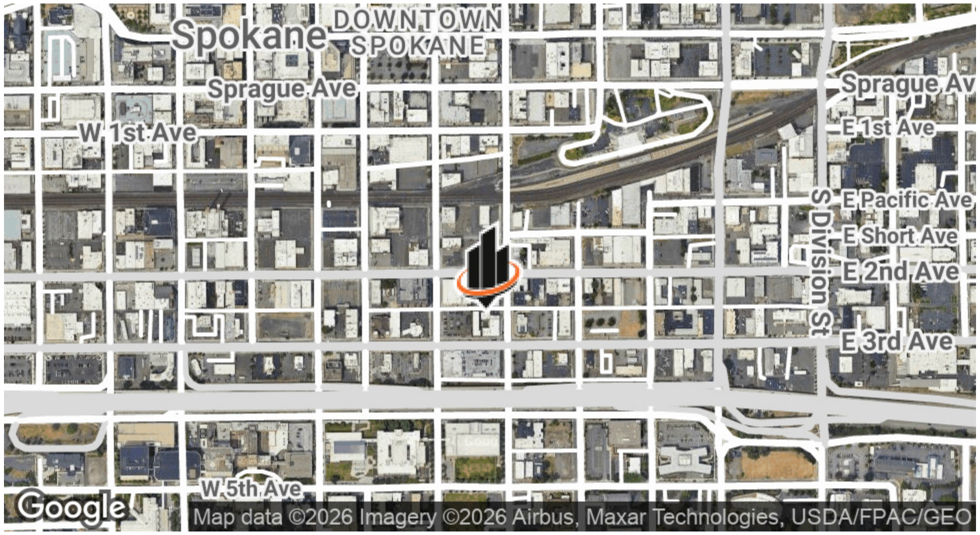
222 SOUTH WASHINGTON STREET

Spokane, WA 99201

PRESENTED BY:

MATTHEW BYRD
Senior Advisor
C: 509.499.9229
matt.byrd@svn.com

SVN
CORNERSTONE COMMERCIAL



OFFERING SUMMARY

SALE PRICE:	$650,000
BUILDING SIZE:	4,023 SF
LOT SIZE:	0.12 Acres
PRICE / SF:	$173.99/SF
ZONING:	DTG
APN:	35191.2906

PROPERTY OVERVIEW

Located in the heart of downtown Spokane, 222 S. Washington Street offers approximately 4,203 square feet of versatile commercial space featuring a street-facing retail area, warehouse/storage space, and second-floor office and breakroom facilities. The property includes seven dedicated customer parking stalls, a rare downtown amenity, plus convenient alley access for additional parking and loading.

Showings by appointment only. Please call the listing agent to schedule showings and ensure tenants are not disturbed.

HIGHLIGHTS

- Versatile 4,203 SF Layout - Functional combination of retail showroom, warehouse/storage space, and second-floor office and breakroom facilities.
- Rare On-Site Parking - Includes 7 dedicated customer parking stalls plus convenient alley access for additional parking and loading/unloading.
- Prime Downtown Spokane Location - Positioned in the heart of downtown with excellent accessibility and visibility for retail, showroom, or service-oriented businesses.
- Leased Investment Opportunity - Offering an income-generating asset with an established tenant in place.

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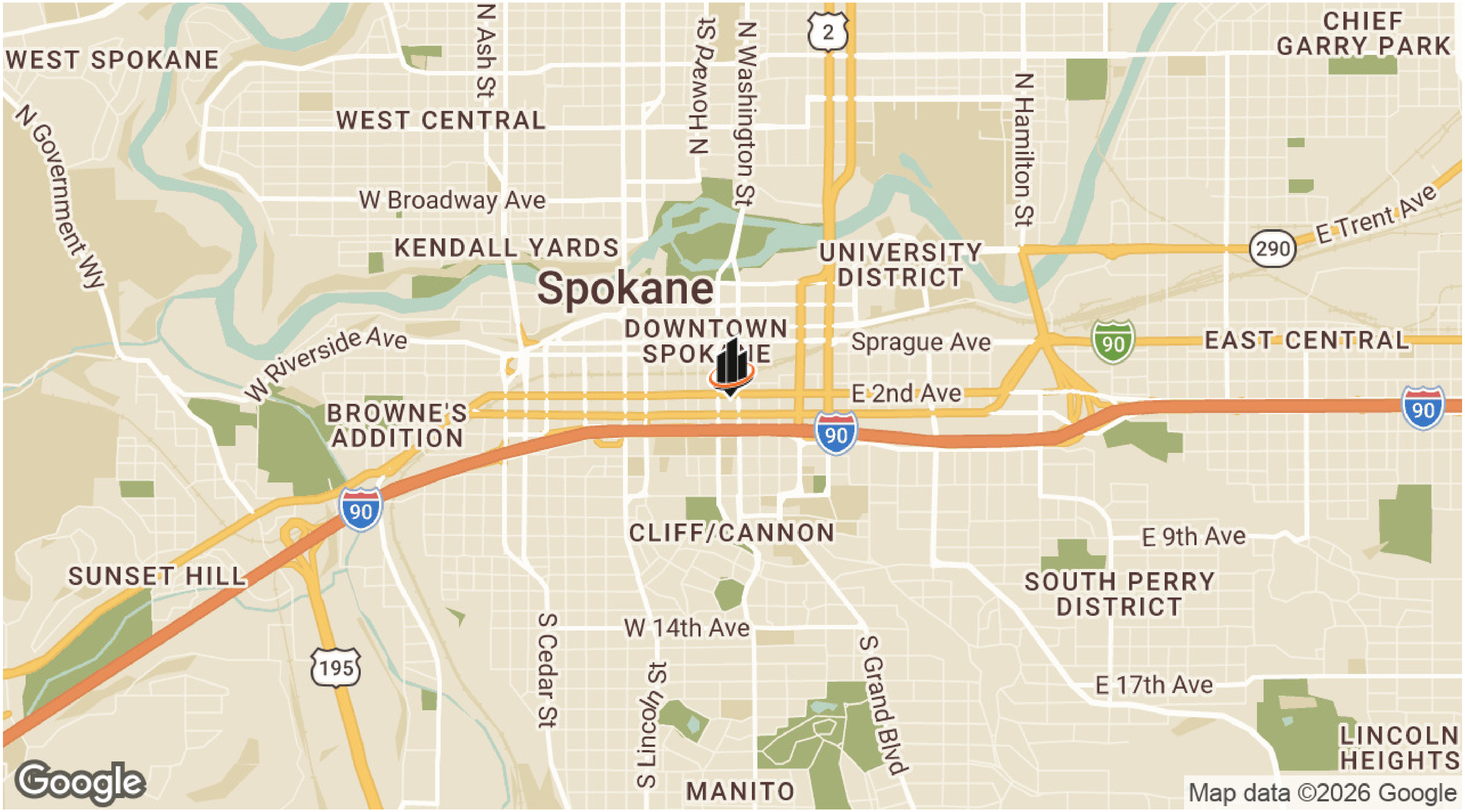
LOCATION MAP



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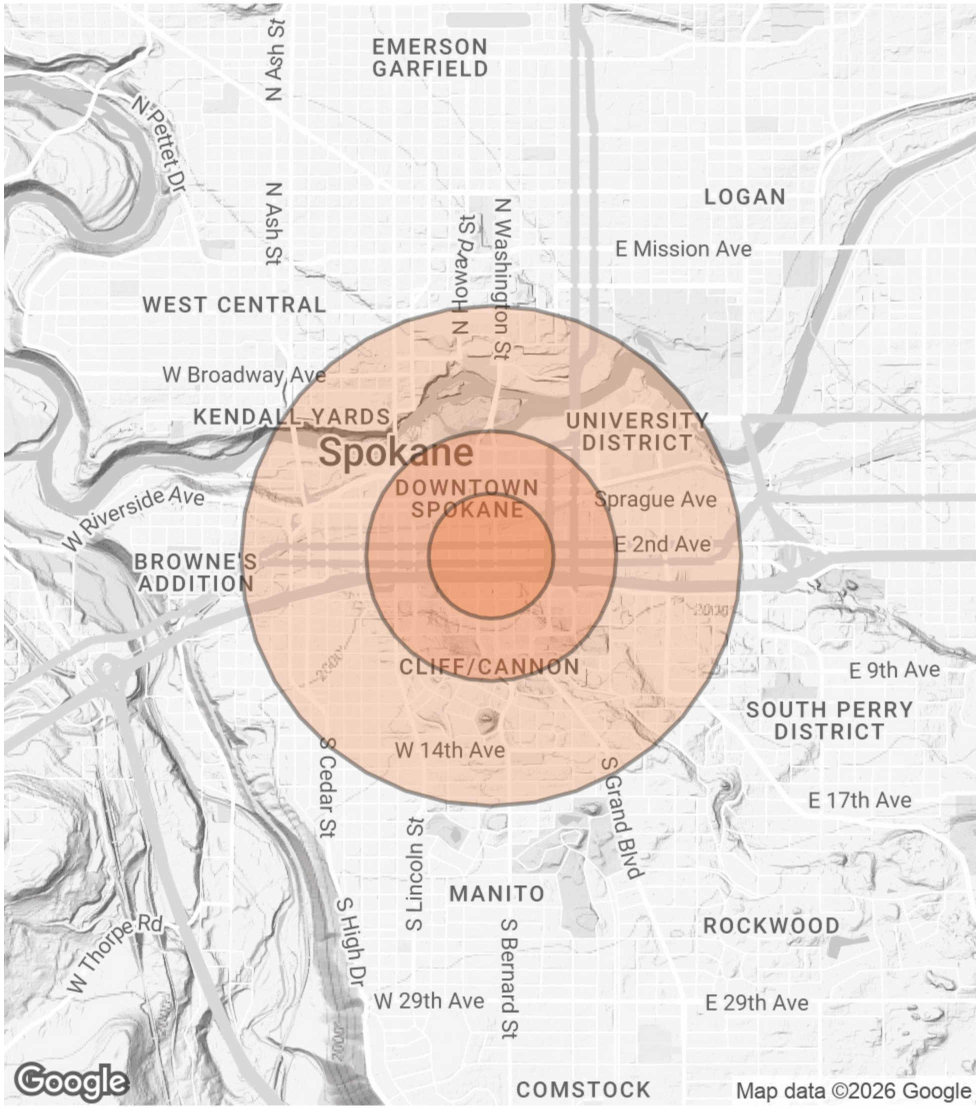
POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	810	3,500	15,319
AVERAGE AGE	46.1	43.5	38.7
AVERAGE AGE (MALE)	48.2	43.6	38.9
AVERAGE AGE (FEMALE)	42.8	42.9	39.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	472	2,141	8,132
# OF PERSONS PER HH	1.7	1.6	1.9
AVERAGE HH INCOME	$51,037	$56,322	$64,916
AVERAGE HOUSE VALUE	$118,249	$204,360	$297,069

2023 American Community Survey (ACS)



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ADVISOR BIO

MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.499.9229**

WA #44400

PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

SVN | Cornerstone
1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

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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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