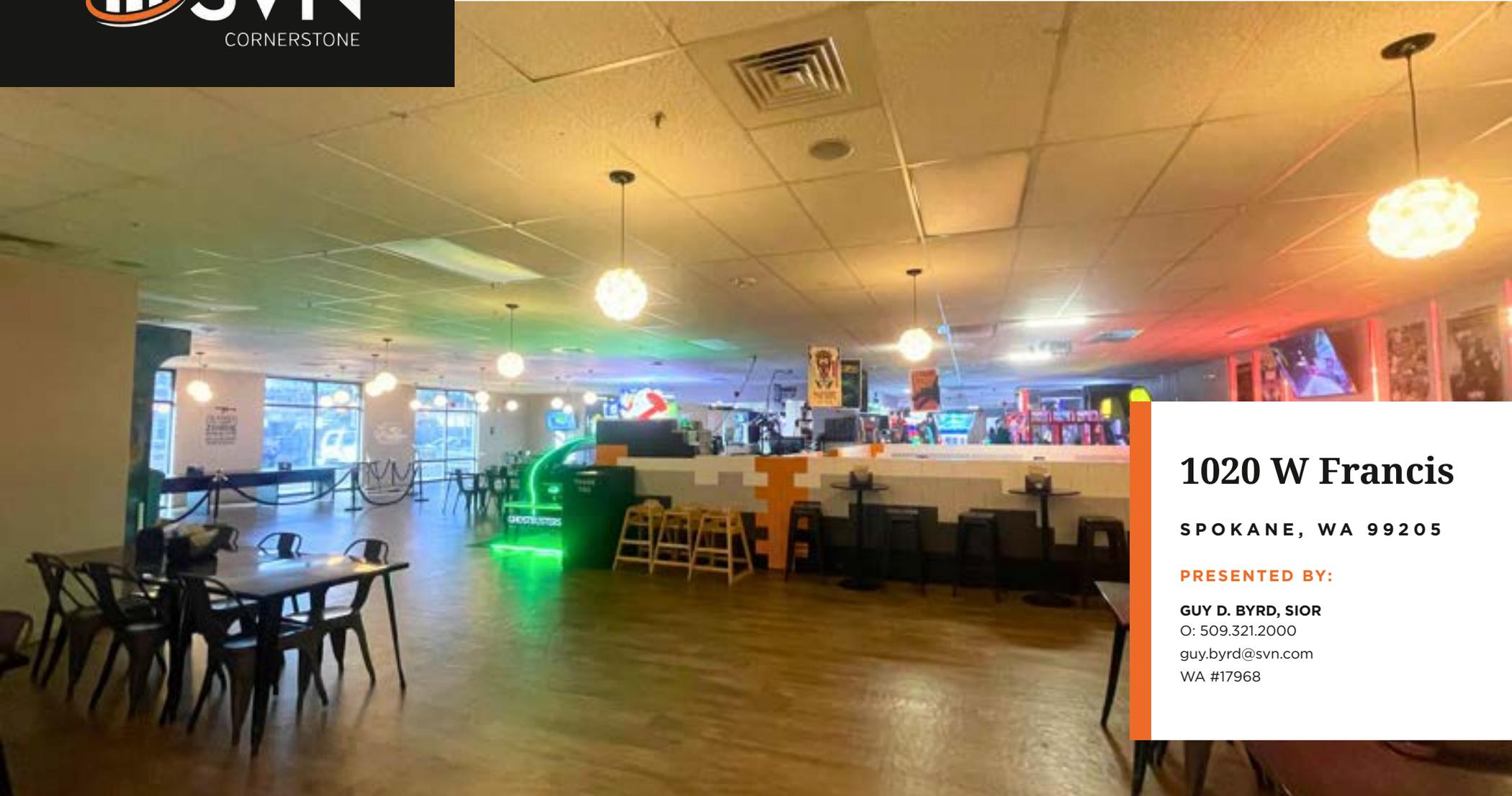




CHAOS Arcade Asset Sale



1020 W Francis

SPOKANE, WA 99205

PRESENTED BY:

GUY D. BYRD, SIOR

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guy.byrd@svn.com

WA #17968

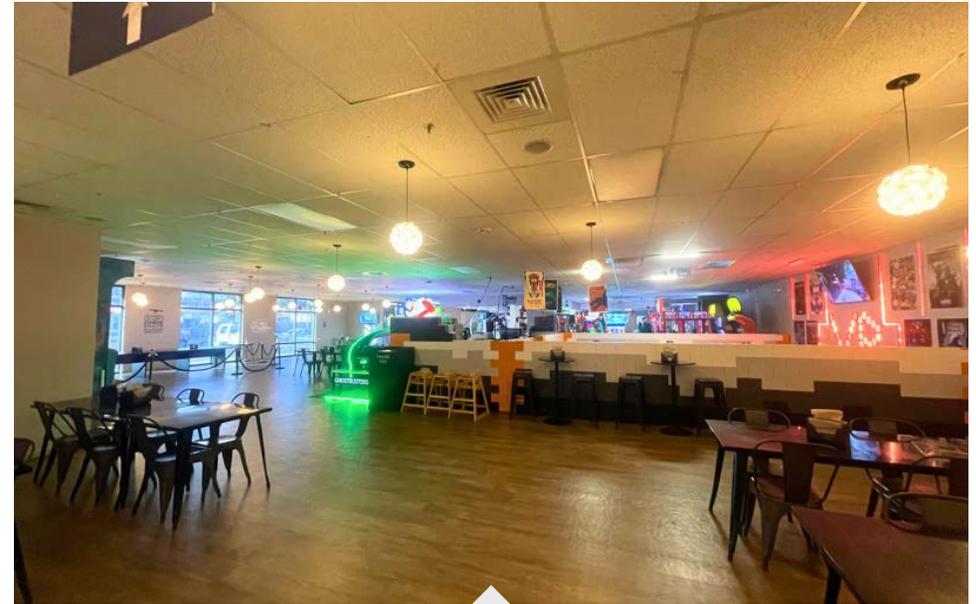
DETAILS & HIGHLIGHTS

OFFERING TYPE:	Asset Sale with Sublease
EST ASSET VALUE:	\$750,000.00
NUMBER OF GAMES:	66
SPACE CONDITION:	Fully built-out
CONCEPT TYPE:	Arcade / Family Entertainment
CURRENT LEASE:	Through March 2027
RNEWAL OPTIONS:	(2) 3-Year Options 3.5% Annual Increases

1020 W Francis Avenue offers an opportunity to acquire the assets of a fully built-out retail and entertainment concept and occupy the space via sublease — ideal for an operator seeking to launch a similar concept in an established location without the time and cost of a new build-out.

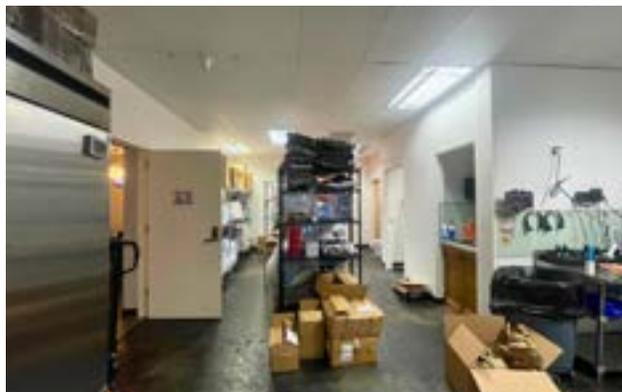
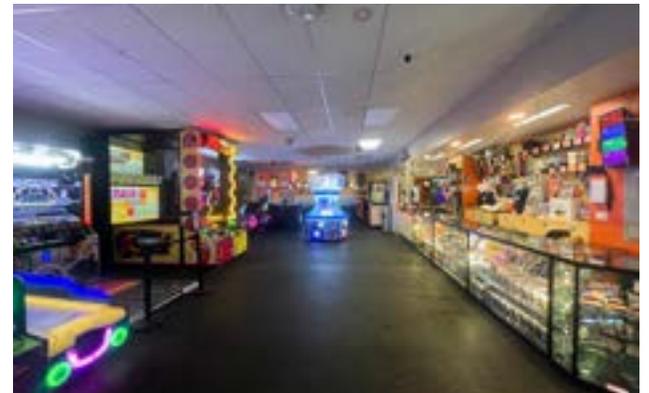
The offering includes an estimated \$750,000 in furniture, fixtures, and equipment, comprised of more than 60 games along with all kitchen and back-of-house equipment, allowing an incoming user to step into a turnkey environment and open efficiently. The property benefits from strong signage exposure along Francis Avenue with approximately 28,445 vehicles per day, ample on-site parking, and solid surrounding residential and retail demand.

A detailed inventory of included assets is available to qualified parties upon execution of a confidentiality agreement.



- Turnkey asset acquisition opportunity
- Built-out space with FF&E in place
- Sublease available for occupancy
- High-visibility Francis Avenue frontage
- ±28,445 average daily traffic
- Established retail corridor with strong residential support

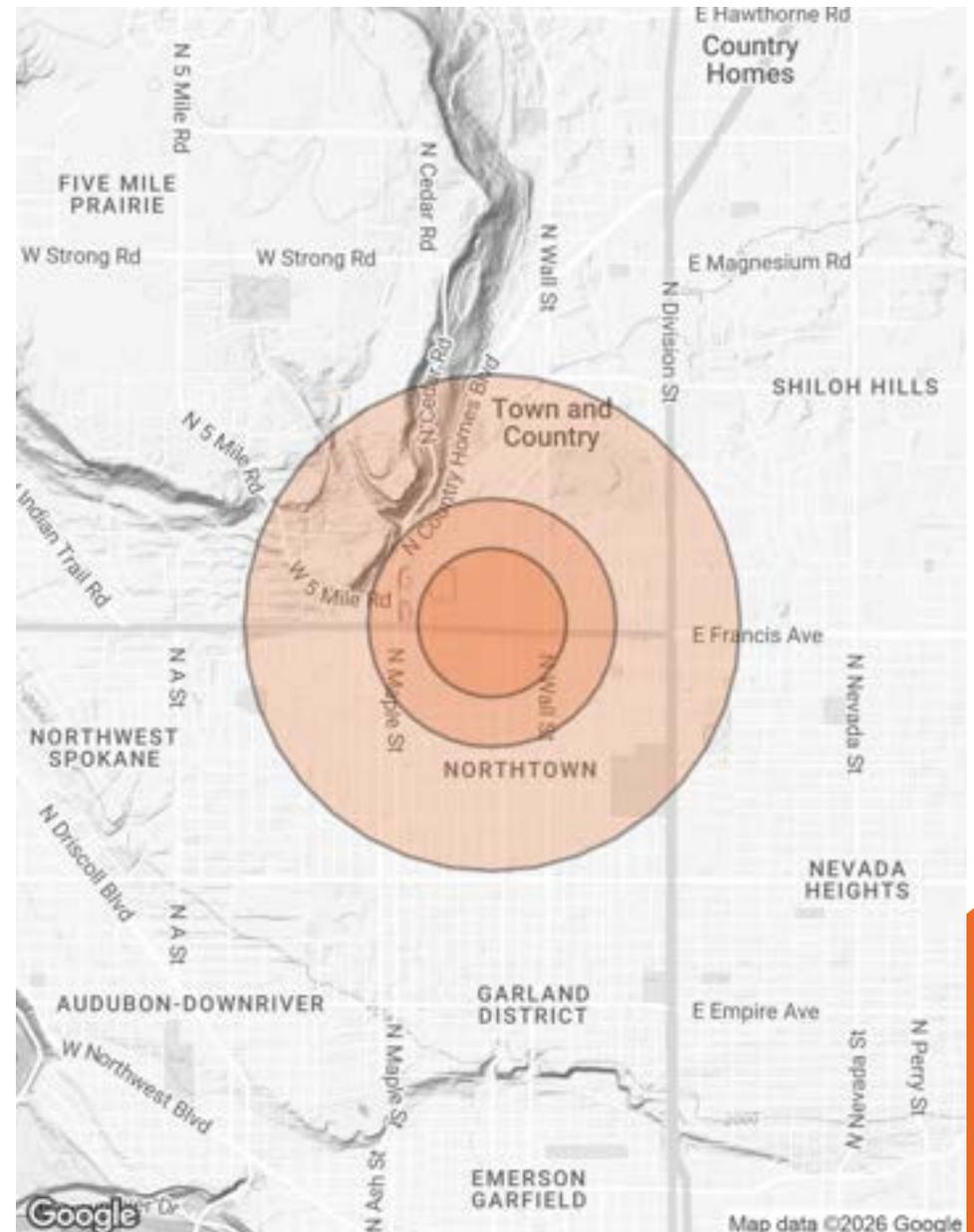
ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,322	4,030	14,997
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	40	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	559	1,696	6,292
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$75,809	\$76,487	\$76,512
AVERAGE HOUSE VALUE	\$363,501	\$361,235	\$354,387

Demographics data derived from AlphaMap



ADVISOR BIO



GUY D. BYRD, SIOR

Designated Broker

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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

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Collective Strength, Accelerated Growth

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