



**FOR LEASE**

**Cheney Retail/Office Space**

**706 1ST ST**

Cheney, WA 99004

**PRESENTED BY:**

**ANDREW KEEF**

C: 509.628.6678

andrew.keef@svn.com

WA #23007080

Fully Renovated as of July 2025!

**SVN**  
CORNERSTONE

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Call Listing Agent
<b>SUITE 101:</b>	2,000 SF
<b>SUITE 102:</b>	900 SF
<b>SUITE 103:</b>	900 SF
<b>LEASE TYPE:</b>	NNN
<b>ESTIMATED NNN EXPENSES:</b>	\$2/SF/YR
<b>BUILDING SIZE:</b>	7,084 SF
<b>ZONING:</b>	G1 Downtown Core

### PROPERTY OVERVIEW

- Newly Renovated In July 2025
- Three Retail/Office Suites Available For Lease
- Prime Location At The Corner Of 1st St And C St In Downtown Cheney
- Walking Distance From Eastern Washington University (EWU) Campus
- Modern And Updated Retail/Office Space
- High Visibility And Foot Traffic In The Downtown Area
- Delivered As A Vanilla Shell
- 20 Minutes From Downtown Spokane
- 20 Minutes From Spokane International Airport

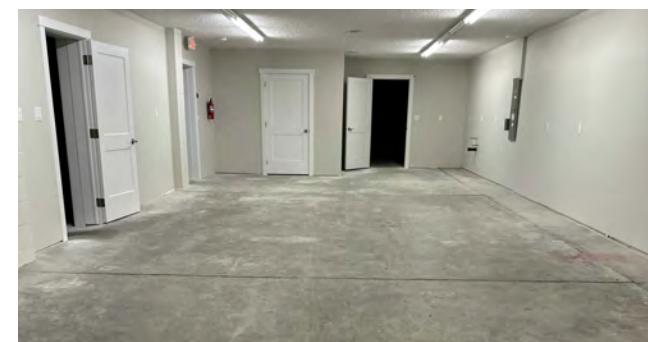
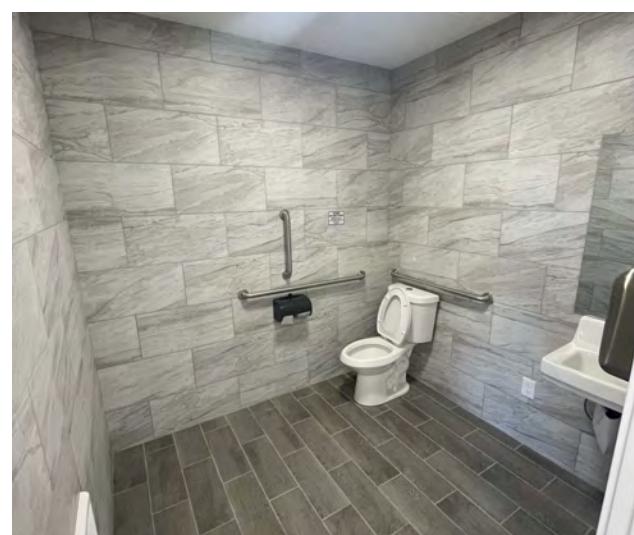
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## ADDITIONAL PHOTOS



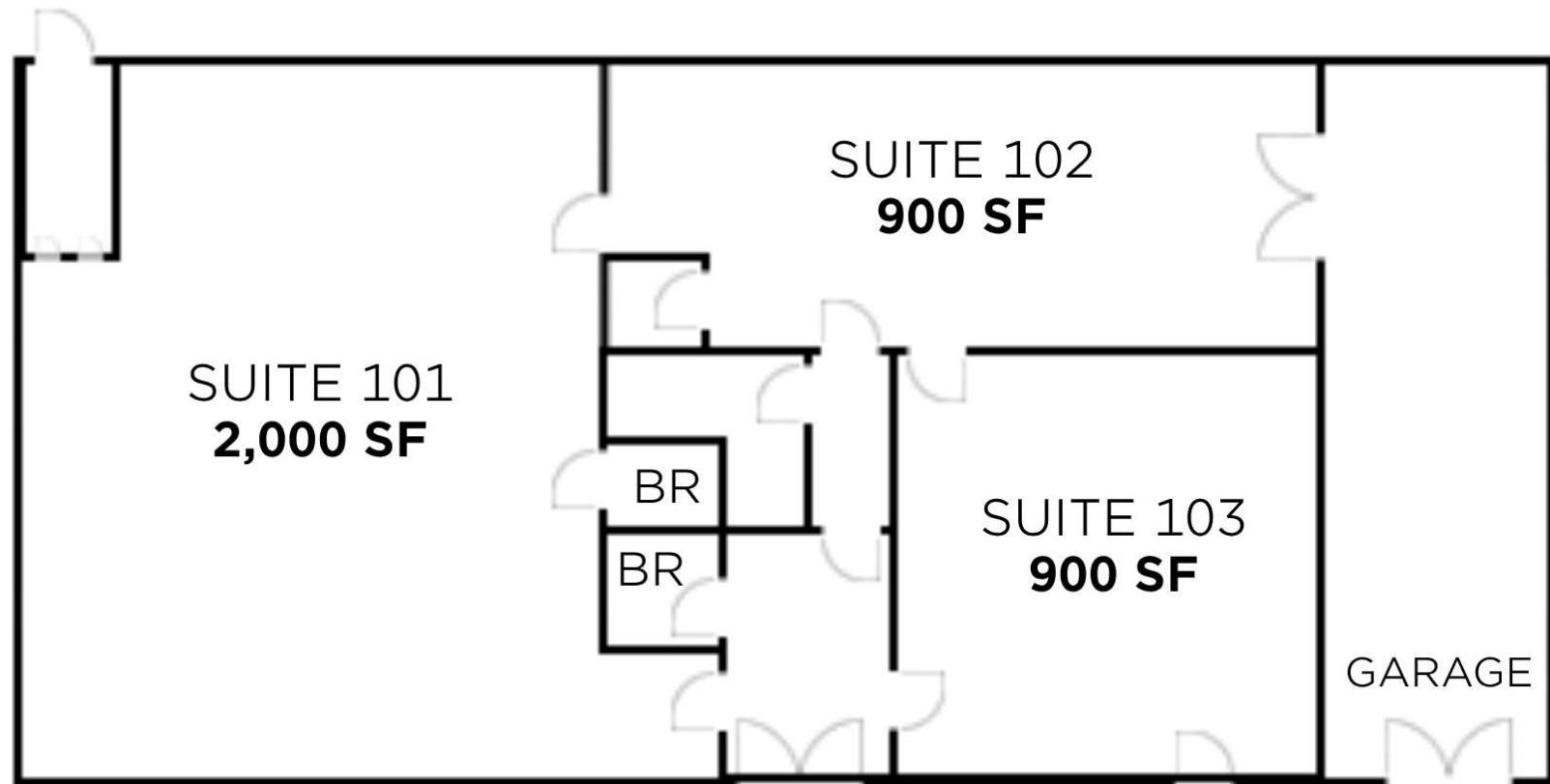
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## FLOOR PLAN



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## LOCATION MAP



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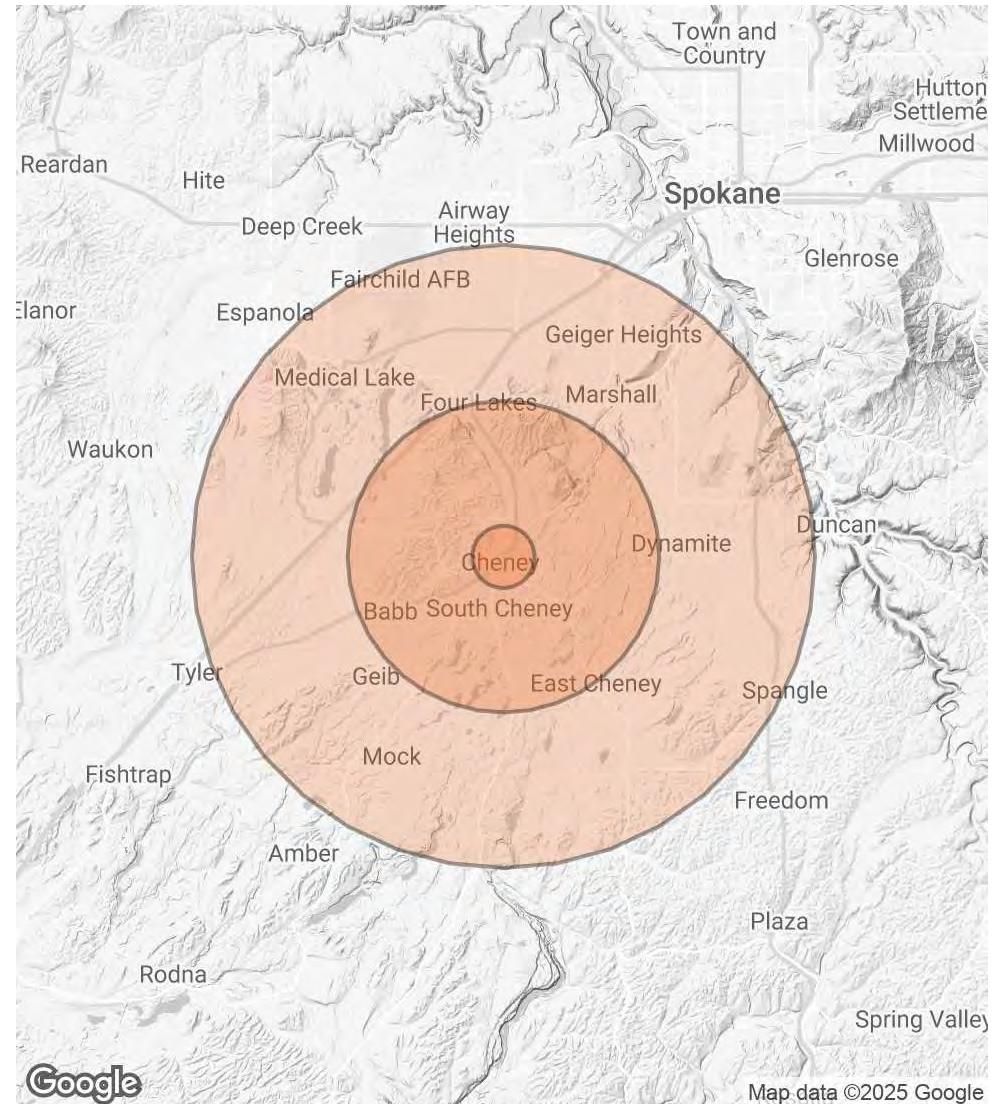
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	6,274	14,204	35,103
<b>AVERAGE AGE</b>	23.0	27.7	35.3
<b>AVERAGE AGE (MALE)</b>	23.7	27.9	34.9
<b>AVERAGE AGE (FEMALE)</b>	22.9	28.0	35.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,366	5,919	14,038
<b># OF PERSONS PER HH</b>	2.7	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$49,689	\$61,205	\$76,436
<b>AVERAGE HOUSE VALUE</b>	\$216,753	\$234,285	\$253,942

2020 American Community Survey (ACS)



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## ADVISOR BIO 1



### ANDREW KEEF

Associate Advisor

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Direct: **509.321.2000**

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### PROFESSIONAL BACKGROUND

Andrew Keef is an Associate Advisor with SVN Cornerstone, specializing in Retail sales and leasing. With a background as a Residential & Commercial Moving Consultant in the Greater Spokane area, Andrew has honed a client-focused approach, prioritizing needs and tailoring services accordingly. His client relationship skills have equipped him to provide the best possible support for his clients in the Commercial Real Estate market.

Andrew is a native of Kennewick, WA, and a graduate of Eastern Washington University. He has spent his life enjoying all the Pacific Northwest has to offer. Along with his amazing wife Anne, they welcomed their first son in 2021, who keeps them on their toes. Andrew enjoys spending quality family time at the lake and playing a round of golf with friends.

### EDUCATION

Eastern Washington University

#### 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.

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