

OFFERING MEMORANDUM

# COMMERCE PARK AT WEST PLAINS

## PARCELS/PADS FOR SALE & BUILD TO SUIT

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11515 WEST MEDICAL LAKE  
ROAD

Spokane, WA 99004

**PRESENTED BY:**

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Draft Rendering- pending final BSP



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## OFFERING SUMMARY

<b>SALE PRICE:</b>	Contact Agent
<b>BUILD TO SUIT:</b>	TBD
<b>AVAILABLE PARCELS:</b>	0.97-20+ Acres
<b>TOTAL DEVELOPMENT SIZE:</b>	684,880±/SF Building Area 94 Acres
<b>PRICE / SF:</b>	\$5.00-\$25.00
<b>ZONING:</b>	Mixed use Regional Commercial Light Industrial
<b>APN:</b>	14121.9027

## PROPERTY OVERVIEW

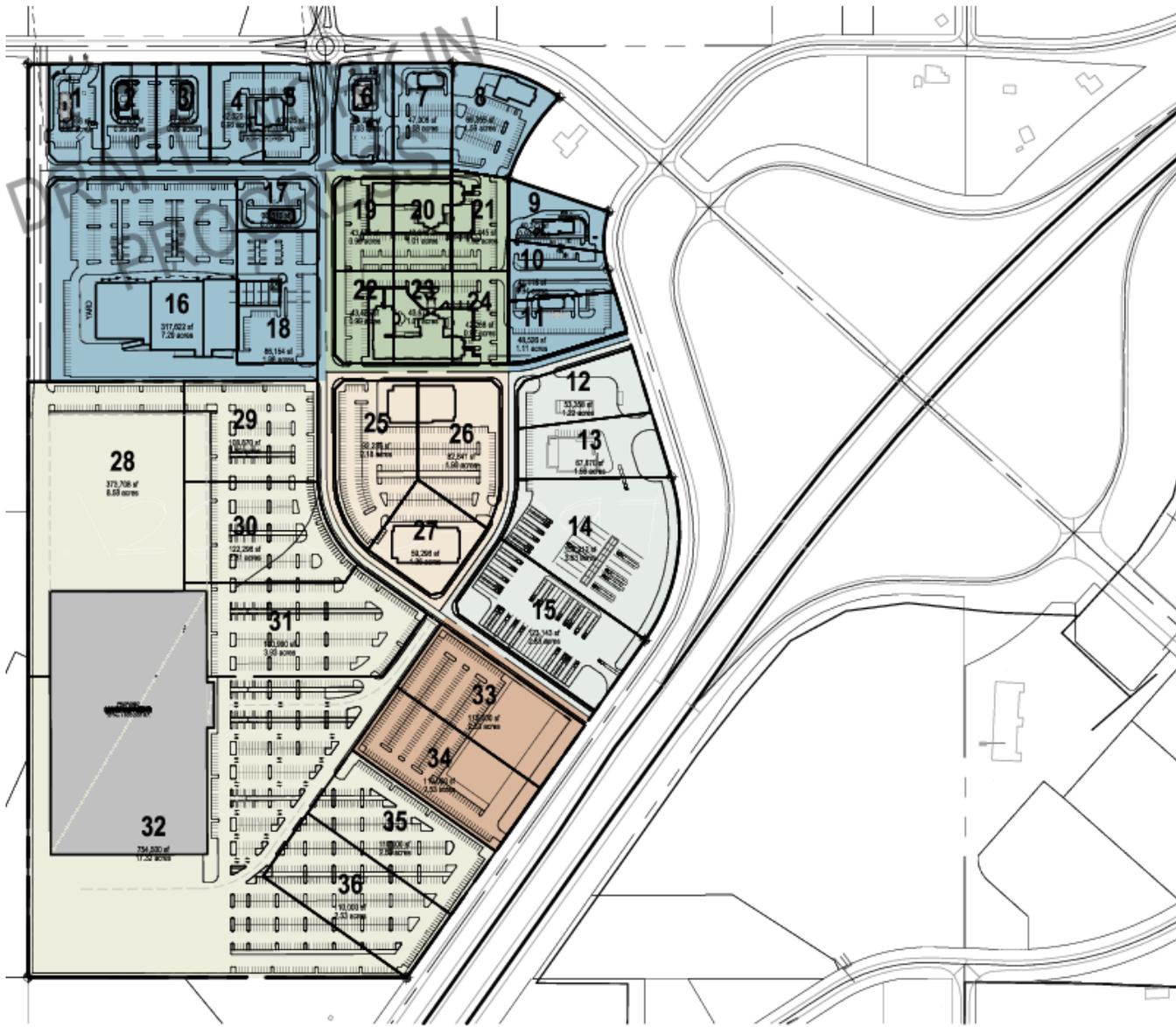
Parceled commercial development land totaling 94 acres for sale and build to suit. Located between Spokane Airport and Spokane Fairchild Air Force Base. We are inviting users to secure as placeholders. The Binding Site Plan (BSP) is expected to be finalized in 2022. Individual parcels will be finalized at that time.

## PROPERTY HIGHLIGHTS

- Ideally located at the "Gateway" to the burgeoning West Plains of Spokane
- Flexible zoning is permitted within the zoning matrix and allows for a number of various uses: hospitality, residential, retail, office, travel plaza, manufacturers etc.
- Public street access, power, water and sewer are being made available to individual parcels
- Existing nearby businesses: Amazon Fulfillment Center, Caterpillar Distribution Center, UTC Aerospace Systems, Bobcat of Spokane, and Inland Power and Light, Co.
- Future nearby users/developments: Mullen Technologies, Selkirk Pharma, Rail Truck Transload Facility, Kenworth Sales Company, Puget Sound Pipe and McKinstry, and West McFarlane Business Park







**Concept Plan**  
Scale: 1"=300'-0" (11"x17")

### Site & Parcel Information

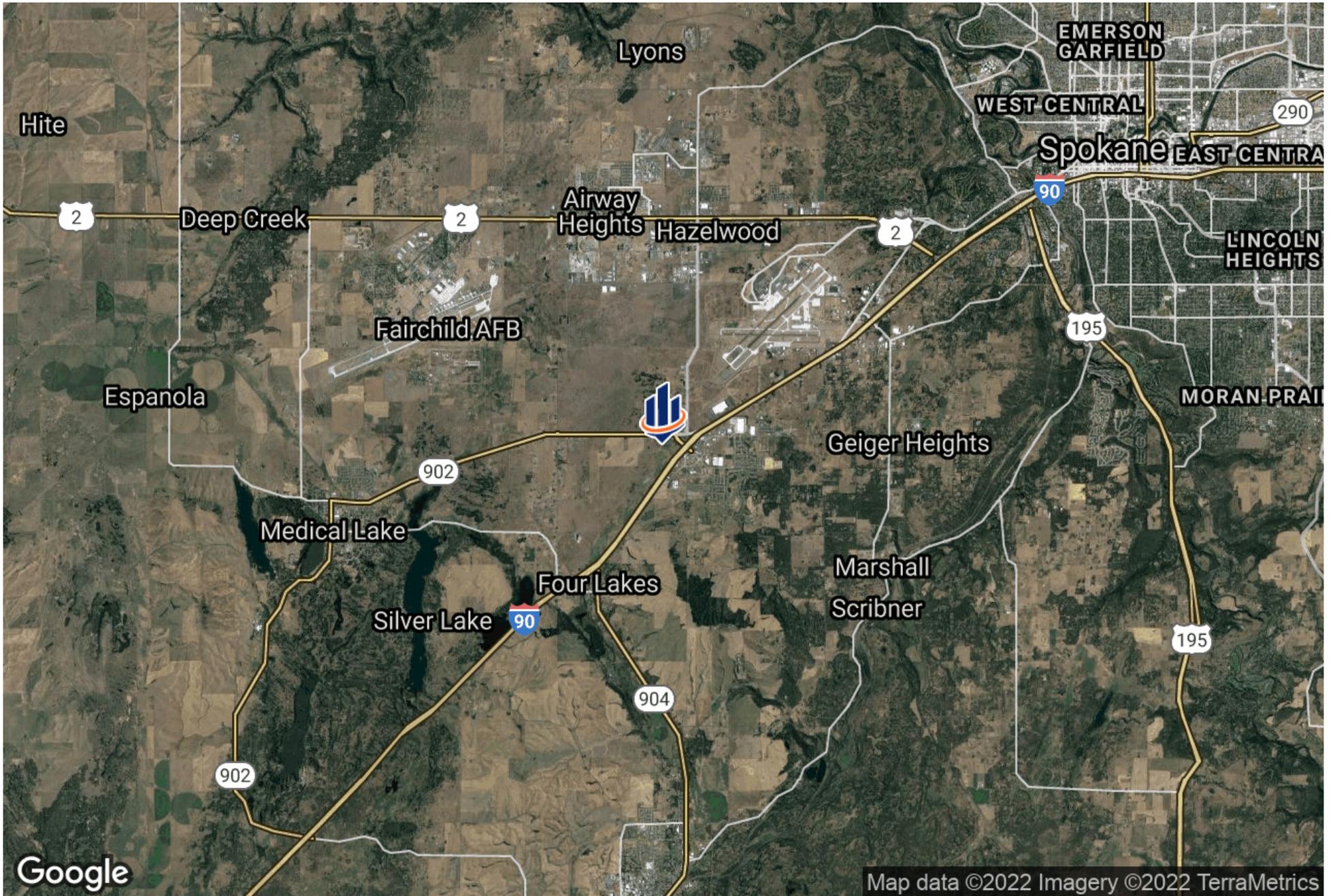
C.1 ZONE-C1: SHOPPING CENTER					
BUILDING INFORMATION					
BLDG NAME	PARCEL AREA SF	PARCEL AREA ACRE	BLDG AREA	REQUIRED PARKING MANUFACTURING 10250 SF/MIN.	PROVIDED PARKING
PARCEL 28-36: MANUFACTURING	1,750,364 SF	48.2 ACRE	300,000 SF	1,200.0 STALLS	1,773.0 STALLS
PARCEL 1: FAST FOOD	42,268 SF	1.0 ACRE	2,000 SF	8.0 STALLS	31.0 STALLS
PARCEL 2: FAST FOOD	42,820 SF	1.0 ACRE	2,700 SF	10.8 STALLS	41.0 STALLS
PARCEL 3: FAST FOOD	42,820 SF	1.0 ACRE	2,700 SF	10.8 STALLS	41.0 STALLS
PARCEL 4, 5: SIT DOWN RESTAURANT	83,445 SF	1.9 ACRE	5,900 SF	23.6 STALLS	113.0 STALLS
PARCEL 6: BANK	44,805 SF	1.0 ACRE	3,800 SF	15.2 STALLS	18.0 STALLS
PARCEL 7: FAST FOOD	47,008 SF	1.1 ACRE	2,800 SF	10.4 STALLS	86.0 STALLS
PARCEL 8: SIT DOWN RESTAURANT	89,385 SF	1.6 ACRE	6,300 SF	25.2 STALLS	81.0 STALLS
PARCEL 9: FAST FOOD	45,372 SF	0.9 ACRE	3,000 SF	12.0 STALLS	37.0 STALLS
PARCEL 10, 11: FAST FOOD	89,641 SF	2.1 ACRE	2,800 SF	10.4 STALLS	47.0 STALLS
PARCEL 12, 13, 14, 15: TRUCK STOP	405,963 SF	9.2 ACRE	11,300 SF	44.8 STALLS	193.0 STALLS
PARCEL 16: HARDWARE/LINE RETAIL	317,622 SF	7.3 ACRE	78,880 SF	302.3 STALLS	278.0 STALLS
PARCEL 17: FAST FOOD	33,910 SF	0.8 ACRE	2,800 SF	10.4 STALLS	24.0 STALLS
PARCEL 18: FAST FOOD	86,154 SF	2.0 ACRE	8,200 SF	32.8 STALLS	86.0 STALLS
PARCEL 19, 20, 21: LONG STAY HOTEL	151,548 SF	3.0 ACRE	65,700 SF	262.8 STALLS	131.0 STALLS
PARCEL 22, 23, 24: HOTEL	129,371 SF	3.0 ACRE	64,660 SF	258.4 STALLS	131.0 STALLS
PARCEL 25, 26: OFFICE/INDUSTRIAL	175,076 SF	4.0 ACRE	19,450 SF	77.8 STALLS	192.0 STALLS
PARCEL 27: OFFICE/INDUSTRIAL	89,286 SF	1.4 ACRE	19,450 SF	77.8 STALLS	193.0 STALLS
PARCEL 33, 34: LIGHT INDUSTRIAL	220,000 SF	5.1 ACRE	48,500 SF	198.0 STALLS	328.0 STALLS
TOTALS:			647,880 SF	2592 Stalls	3695
PROVIDED PARKING:				3,696 STALLS	
DEVELOPMENT PARKING RATIO:				5.70 STALLS PER 1,000 SF	
REQUIRED MINIMUM ADA PARKING (2%):				74 ADA STALLS	
CONVENIENCE PARKING COUNT 250' FROM REPAK. CNTR. ENTRIES:				777 STALLS	

### Legend

- PADS - RETAIL  
- SIT DOWN RESTAURANT  
- FAST FOOD
- MANUFACTURING
- OFFICE/INDUSTRIAL
- LIGHT INDUSTRIAL
- HOSPITALITY - HOTEL  
- LONG STAY
- TRUCK STOP

DRAFT - WORK IN PROGRESS

**Concept Parcel Configuration**  
**11515 W. Medical Lake Interchange**  
 Spokane, WA | BWA: 20-08-097 | Property Analysis | August 2020



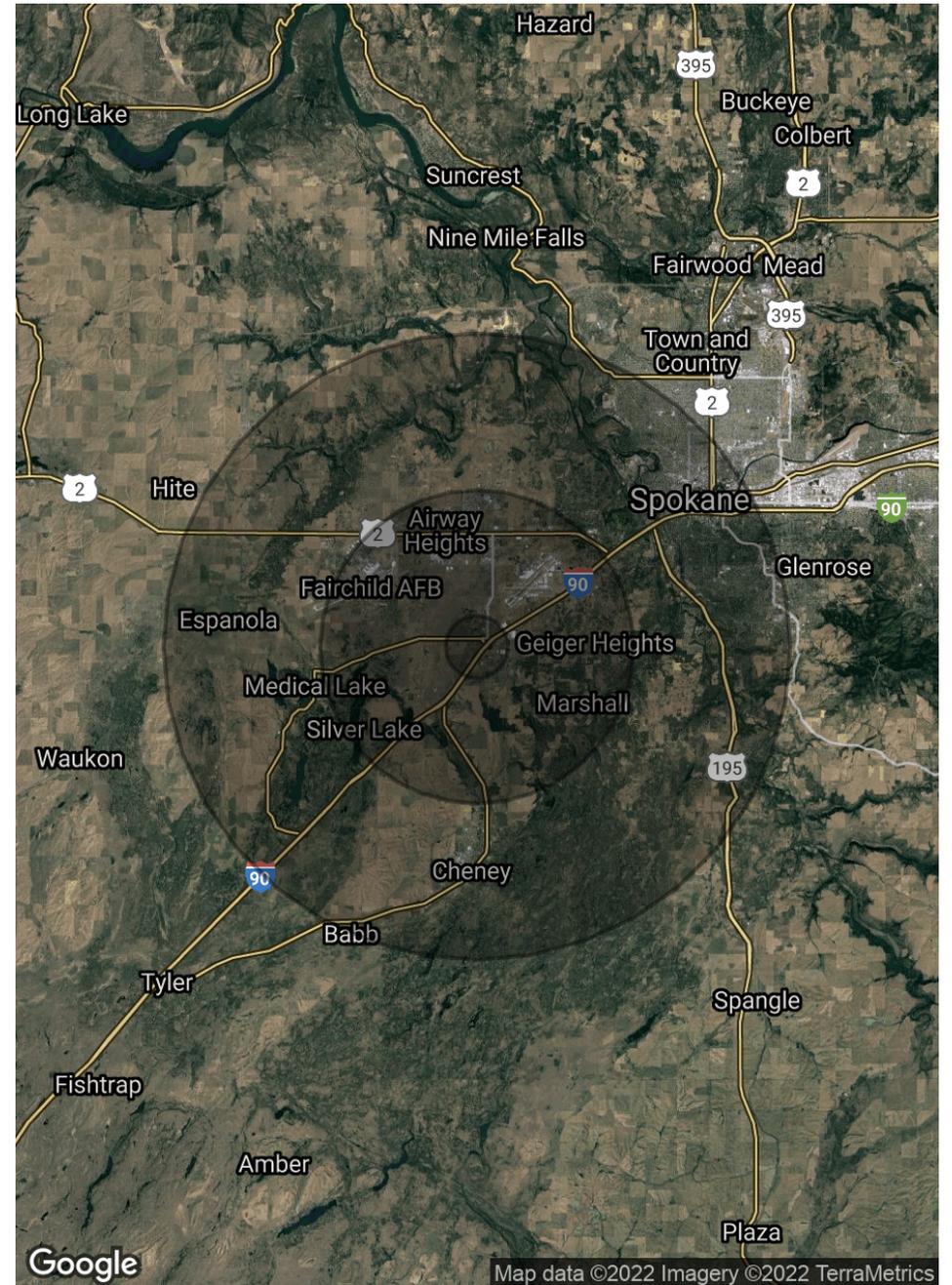
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	155	14,348	75,490
AVERAGE AGE	40.3	34.5	33.3
AVERAGE AGE (MALE)	39.0	35.0	32.9
AVERAGE AGE (FEMALE)	41.1	32.7	33.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	57	4,037	27,192
# OF PERSONS PER HH	2.7	3.6	2.8
AVERAGE HH INCOME	\$71,342	\$58,054	\$56,503
AVERAGE HOUSE VALUE		\$352,860	\$241,014

\* Demographic data derived from 2010 US Census





## JOHN J. HILLIER

Senior Advisor

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WA #44909 // ID #SP45280

### PROFESSIONAL BACKGROUND

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

### MEMBERSHIPS

International Council of Shopping Centers (ICSC)

Institute of Real Estate Management (IREM)

Building Owners and Managers Association (BOMA)

The Urban Land Institute (ULI)



## GUY D. BYRD

Designated Broker

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## 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, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club, and a 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

CCIM Candidate

### SVN | Cornerstone

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