

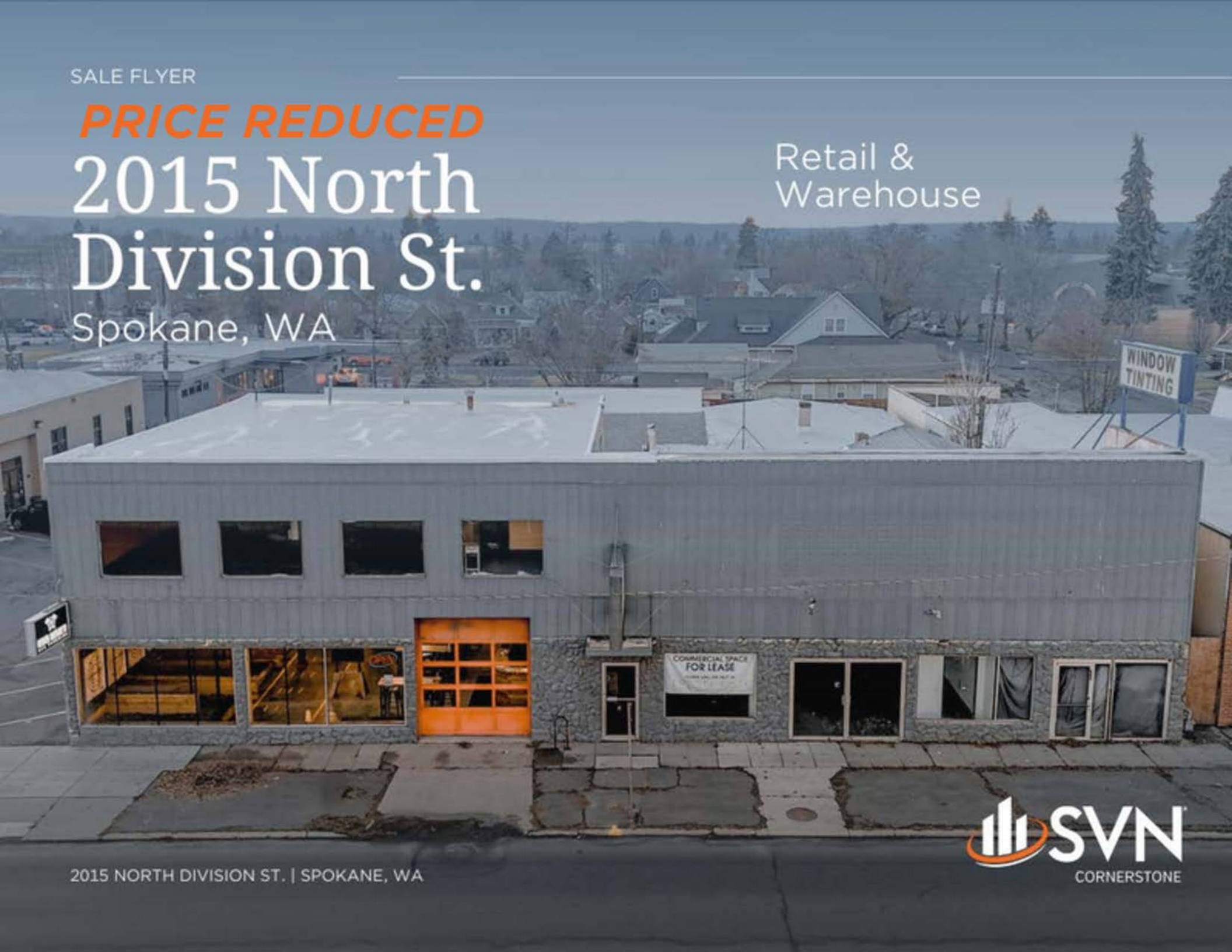
SALE FLYER

**PRICE REDUCED**

# 2015 North Division St.

Spokane, WA

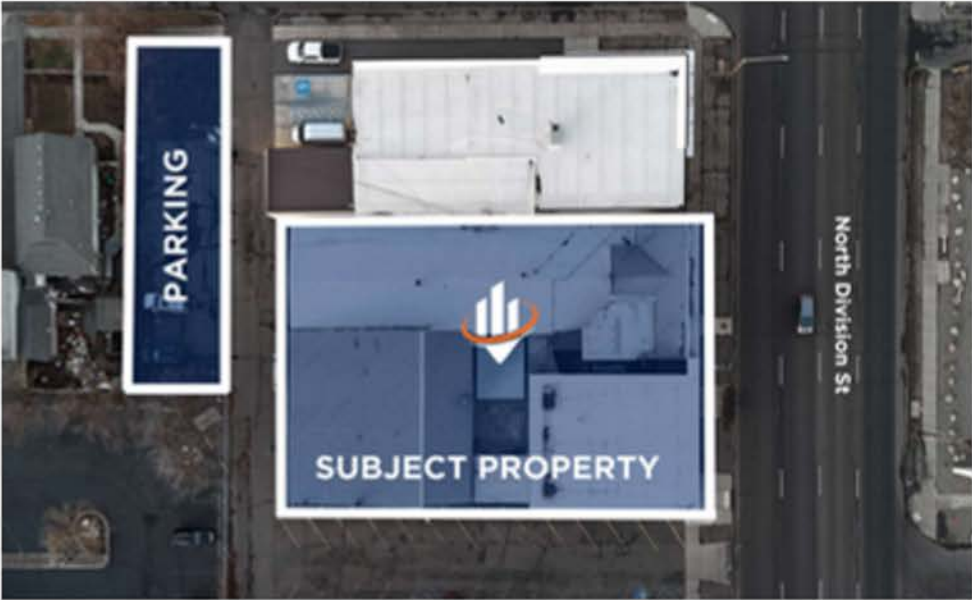
Retail &  
Warehouse



2015 NORTH DIVISION ST. | SPOKANE, WA



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000 <del>\$1,150,000</del>
BUILDING SIZE:	15,480 SF
LOT SIZE:	0.43 Acres
PRICE / SF:	\$61.37/SF
YEAR BUILT:	1921
ZONING:	GC-70
APN:	35074.3402   35074.3407

PROPERTY OVERVIEW

2015 N Division St is a 15,480 SF freestanding retail property with warehouse space located in Spokane, WA, built in 1921 on a 0.43-acre lot. The property is zoned GC-70, offering versatility for various retail uses, and is positioned in a high-traffic area with over 25,000 daily vehicle counts. Priced at \$950,000 (\$61.37/SF), it represents a competitive investment opportunity in Spokane’s retail market.

PROPERTY HIGHLIGHTS

- 111' of frontage on N Division Street
- High-traffic arterial with over 25,000 daily vehicles.
- 15,480 SF building offering retail and warehouse space
- 0.43-acre parcel with GC-70 zoning supporting a variety of retail and commercial applications
- 3 overhead doors
- 15 on-site parking stalls



ADDITIONAL PHOTOS





LOCATION MAP





## DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

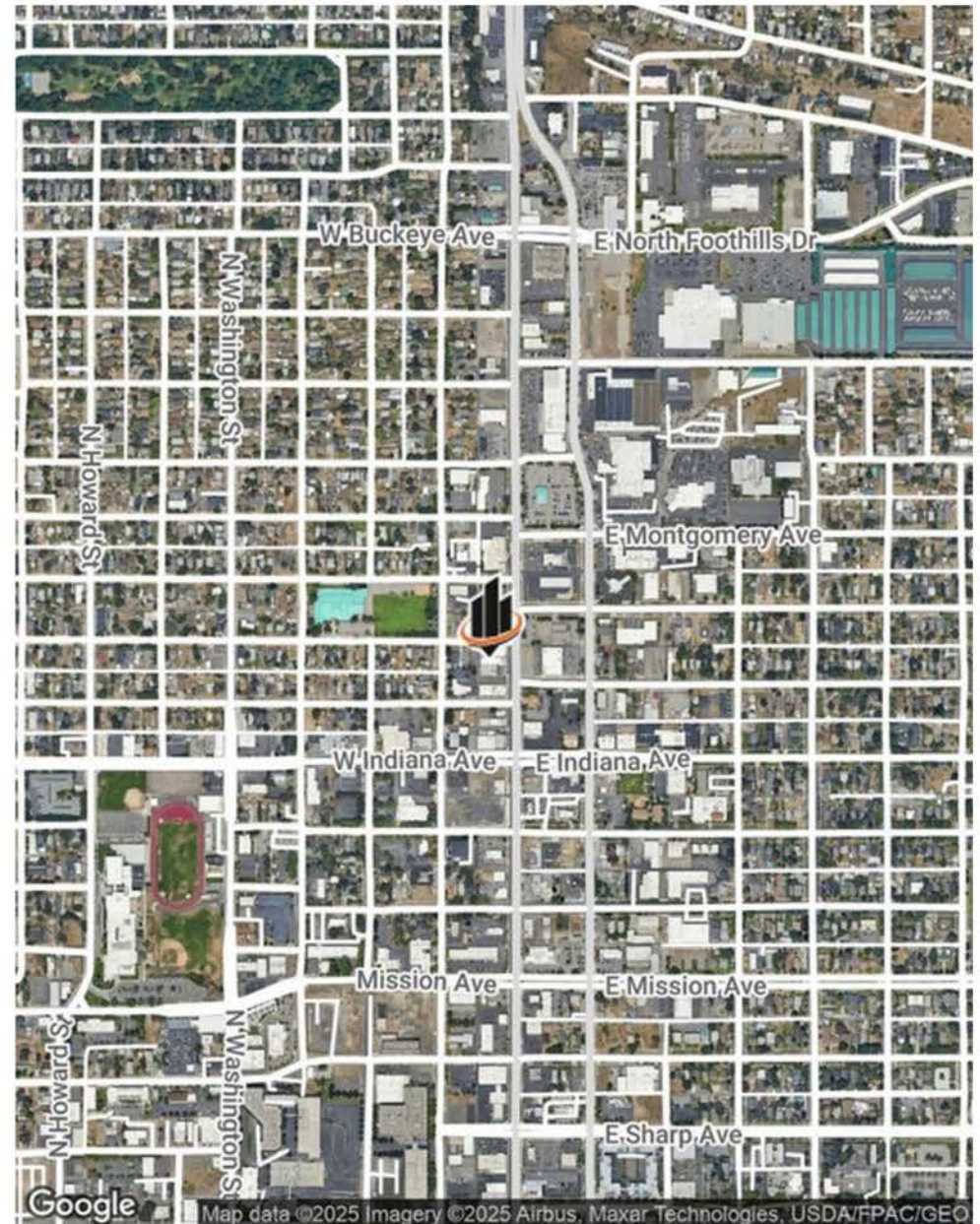
TOTAL POPULATION	17,518	135,278	235,974
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	34	38	39
AVERAGE AGE (FEMALE)	35	39	41

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	6,415	56,597	97,340
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$75,041	\$73,802	\$85,856
AVERAGE HOUSE VALUE	\$434,859	\$378,388	\$411,627

Demographics data derived from AlphaMap



## MEET THE TEAM

Biography



Guy D. Byrd  
Designated Broker

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a premier full-service firm in Spokane, Washington. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. In 2015, he launched a strategic partnership with SVN International, founding SVN Cornerstone and establishing it as a top-tier provider in commercial real estate services and development. As Managing Director, Guy has built a collaborative, high-achieving team culture dedicated to delivering exceptional results for SVN Cornerstone's clients. While the firm primarily serves Washington and Idaho, Guy's extensive connections with SVN brokers nationwide allow him to meet the needs of sophisticated clients across the United States. Supported by SVN International's resources, his team is equipped to deliver unmatched value. With over 38 years of commercial real estate experience, Guy has closed more than \$500 million in transaction value. He remains active in property development on behalf of industrial and retail clients, bringing his expertise to diverse commercial projects. He is a multi-year recipient of SVN International's President's Circle Award and has earned the prestigious Partner's Circle Award multiple times. His commitment to client success has led him to represent national clients, including Caliber, McKinstry, Par Pacific, Armbrust Aviation, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. Guy is deeply involved in his industry and community, holding memberships with CCIM, ICSC, SIOR, and Greater Spokane Inc. A former president and active member of the Spokane Commercial Real Estate Traders Club, he also serves on the Board of Directors for the American Red Cross Inland Northwest Region. Committed to education, he supports Spokane public and parochial schools through board memberships, panel participation, and fundraising initiatives.

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guy.byrd@svn.com



Andrew Keef  
Associate Advisor

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.

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## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.