



GROUND LEASE

1730 N Division St

Spokane, WA 99207

PRESENTED BY:

TAYLOR GIBBONS

O: 509.939.1741

taylor.gibbons@svn.com

SITE PLAN AND SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7,500.00 per month
AVAILABLE SF:	14,620 SF Lot
ZONING:	GC-70
RUBY CAR COUNT	24,700 Per Day
DIVISION CAR COUNT	26,600 Per Day

PROPERTY DESCRIPTION

Ground Lease pad adjacent to brand new Panda Express.

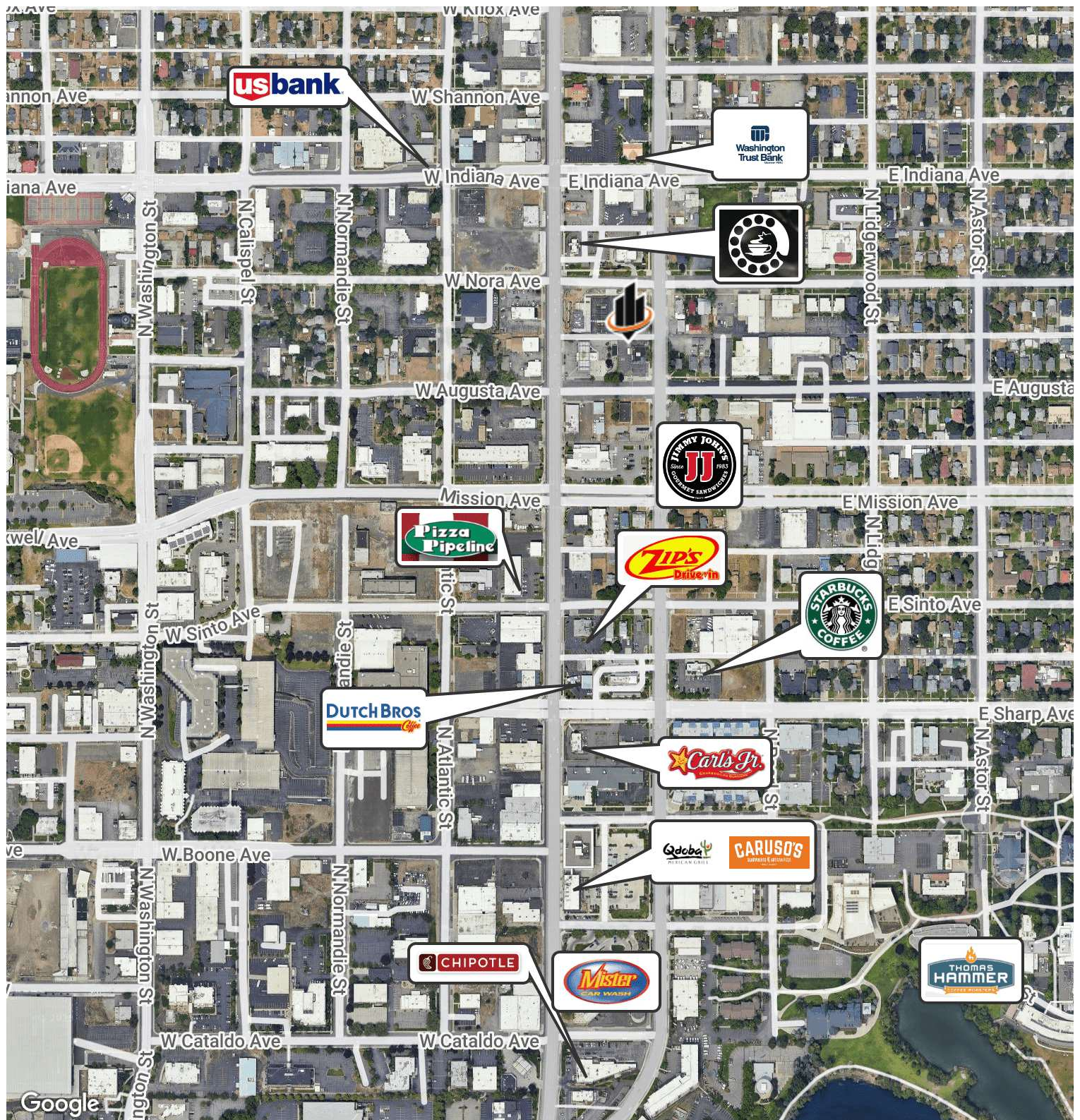
Strong Retail Corridor with great access and visibility.

Drive Thru permitted.

Reciprocal Access with Panda Express

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RETAILER MAP



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ADDITIONAL PHOTOS



TAYLOR GIBBONS
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LANDLORD'S WORK

Exhibit "C" Construction Exhibit

DESCRIPTION OF LANDLORD'S WORK

Landlord shall provide, at Landlord's expense, the following improvements ("Landlord's Work"):

A. SITE WORK (off-site only)

1. Access roads and parking areas complete with hard surfaced paving, striping, traffic signs, and drainage.
1. Landscaping, and irrigation system for the shopping center.
2. Sidewalks curbs, exterior ramps and stairways, if any.
3. Repairs and re-paving to sidewalks and paved areas in the shopping center, resulting from landlord bring utilities to the premises.
4. Water supply mains, shut-off valves, cold water service, valve and hydrants.
5. Storm drains, sanitary sewers, drains, and branch sanitary waste line.
6. Fixtures for parking lot lighting, spot lighting, or flood light as landlord deems necessary or desirable, and including initial lighting elements.
7. Parking lights as required by Code.

C. UTILITY DISTRIBUTION SYSTEMS EXTERIOR TO TENANT'S LEASE PREMISES

Landlord shall bring utilities for tenant's use to within five (5) feet of tenant's lot (lease line)

1. Water. One - One-inch (1") pipe size with shutoff valve.
2. Sewer. Four-inch (4") minimum of size sewer line with minimum one-quarter inch (1/4") per foot slope from the furthest plumbing location.
3. Electrical service. Two four-inch electrical service conduits. Tenant responsible for transformer and electric meter.
4. Gas Service. Gas at street and tenant is responsible for bringing to pad
5. Telephone. One- Two-inch (2") telephone/Internet conduit and line from the service provider at lease line.

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DEMOGRAPHICS MAP & REPORT



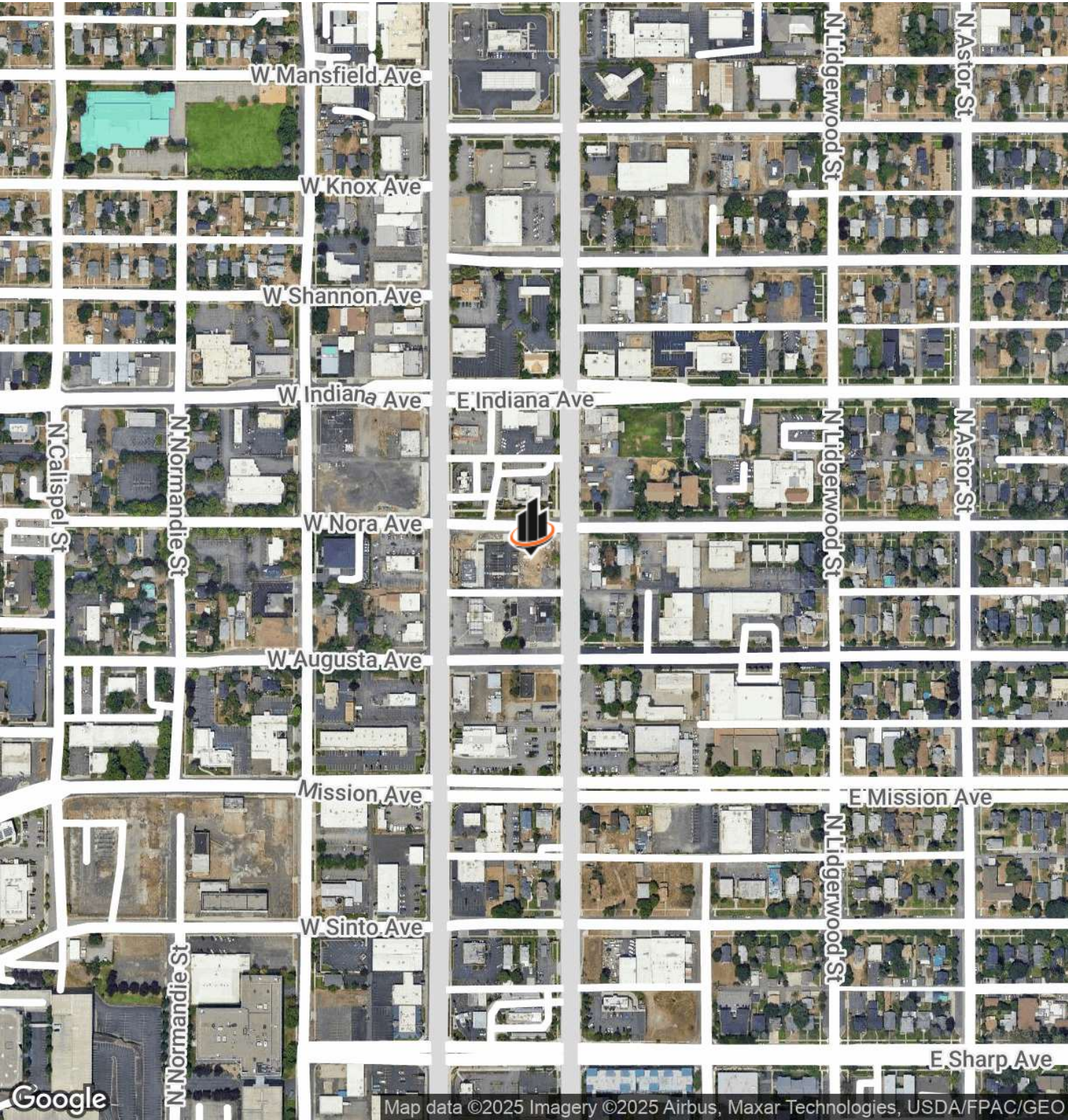
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,604	133,679	240,193
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	34	38	39
AVERAGE AGE (FEMALE)	35	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,982	55,720	99,802
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$73,416	\$75,872	\$86,639
AVERAGE HOUSE VALUE	\$452,403	\$386,354	\$414,221

Demographics data derived from AlphaMap

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LOCATION MAP



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