

COMPLETE SUITE FURNITURE

★ NOW OPEN! ★

Complete Suite  
FURNITURE  
TINY SUITES

NOW OPEN  
PARKING

**SALE**  
Complete Suite  
Furniture

1219 N DIVISION ST  
Spokane, WA 99202

**PRESENTED BY:**

**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,750,000
<b>BUILDING SIZE:</b>	10,600 SF 5,300 SF on two levels
<b>LOT SIZE:</b>	0.35 Acres
<b>PRICE / SF:</b>	\$165/SF
<b>YEAR BUILT:</b>	1946 Renovated 2000
<b>ZONING:</b>	GC-150

**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968

### PROPERTY OVERVIEW

Free Standing Retail building on Lower North Division Street for Sale. Location to the Gonzaga University and the North Periphery business district.

### PROPERTY HIGHLIGHTS

- 27,200 average daily traffic (ADT) as of 2019
- Great visibility along N Division St near Gonzaga and downtown Spokane area with an electronic reader board sign.
- Central location with easy access to all areas of Spokane
- Surrounded by many retailers including Mor Furniture For Less and Spokane Furniture
- 26 car parks available on site

# INTERIOR PHOTOS



**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968

**EXTERIOR AND AERIAL**



**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968

# LOCATION AND RETAILER MAP



**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968

# DEMOGRAPHICS MAP & REPORT

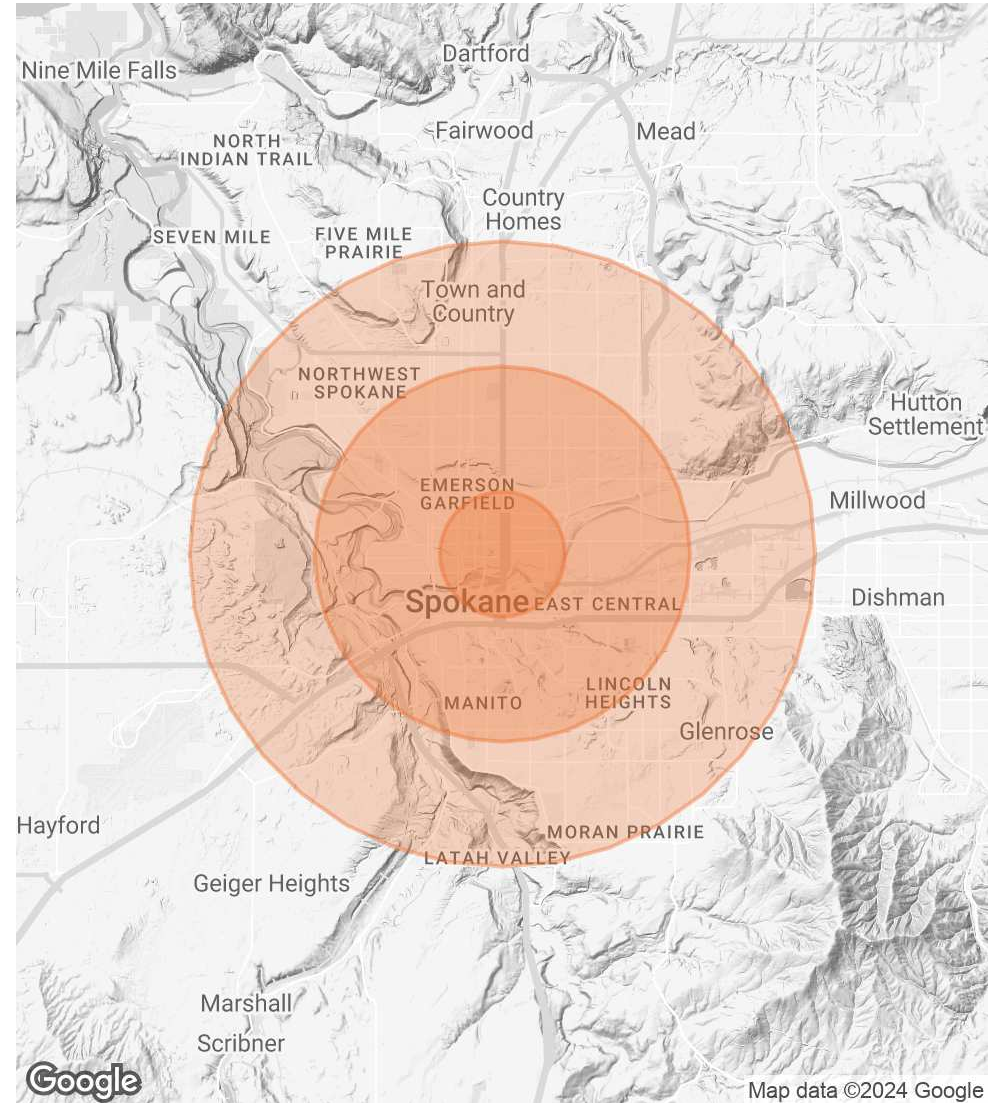
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,547	131,888	268,888
<b>AVERAGE AGE</b>	30.8	33.8	35.1
<b>AVERAGE AGE (MALE)</b>	31.3	32.8	33.8
<b>AVERAGE AGE (FEMALE)</b>	30.9	34.9	36.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,974	56,849	115,183
<b># OF PERSONS PER HH</b>	2.5	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$35,123	\$46,976	\$51,193
<b>AVERAGE HOUSE VALUE</b>	\$293,878	\$176,744	\$185,267

2020 American Community Survey (ACS)



**GUY D. BYRD**  
 Designated Broker  
 guy.byrd@svn.com  
 WA #17968

## ADVISOR BIO 1



### GUY D. BYRD

Designated Broker

[guy.byrd@svn.com](mailto:guy.byrd@svn.com)

Direct: **509.953.5109**

WA #17968 // ID #DB35767

## PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the 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.

## 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

### SVN | Cornerstone

1311 N. Washington Street Suite D  
Spokane, WA 99201  
509.321.2000

### GUY D. BYRD

Designated Broker

[guy.byrd@svn.com](mailto:guy.byrd@svn.com)

WA #17968

## DISCLAIMER

The material contained in this Offering Memorandum 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Memorandum 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 Offering Memorandum, 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 Offering Memorandum 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 Offering Memorandum 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.

**GUY D. BYRD**  
Designated Broker  
guy.byrd@svn.com  
WA #17968