



555 E. Francis Avenue Spokane, WA 99208

- LOCATION:** Great location with frontage on Francis Avenue, Addison & Standard Streets, within the retail and service-oriented development area of north metro Spokane. Conveniently located minutes west of the North Spokane Corridor/Hwy 395 for great access. Present location of RnR RV Center, formerly Fred Meyer
- SITE:** ±9.87 acres (±430,106 SF); parcel number 36293.0004 and 36293.0002 (improvement only, Building 2)
Entire site fenced with 6' perimeter fence plus 4' interior cross fenced
- ZONING:** City of Spokane GC-70, General Commercial
- IMPROVEMENTS:** Total Building Footprint: ±137,861 SF per 2025 CBRE appraisal
- Building 1: ±136,640 SF; will subdivide at additional rent
 - Building 2, pad building: ±1,221 SF
- Construction Type: CMU/Steel, new roof in August of 2020
- Security: Exterior perimeter alarm system plus interior alarm system included; monitoring by Buyer or Lessee
- Heat: office/showroom: roof HVAC service area: gas unit heaters
- Ceiling Height: showroom: ±13'6" - 15'10"; truss clear ±14'6" - 18'7"
- Loading OHDs: service area: 7 grade OHDs, 14'W x 14'H; showroom: 9 grade, 3 dock high
- Age: 1965, addition in 1993 of ±50,640 SF; ±20,000 SF remodeled service area in 2016; Bldg 2: 1977
- Lighting: LED lighting throughout
- Power: 3000 amp, 277/480 volt 3 phase per Merit Electric. Additional power available per Avista Utilities
- Sprinklered: interior: wet system; outside covered areas: dry system
- SALE PRICE:** \$14,250,000.00
- LEASE PRICE:** \$89,610.00/Mo/NNN; RE Taxes \$63,128 for 2026 & fire insurance \$13,744~subject to change based on tenant's use

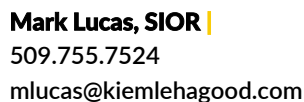
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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 09/22/2026 J:\BROKERS\LUCAS DOCS\FLYERS\Francis E 555.PUB

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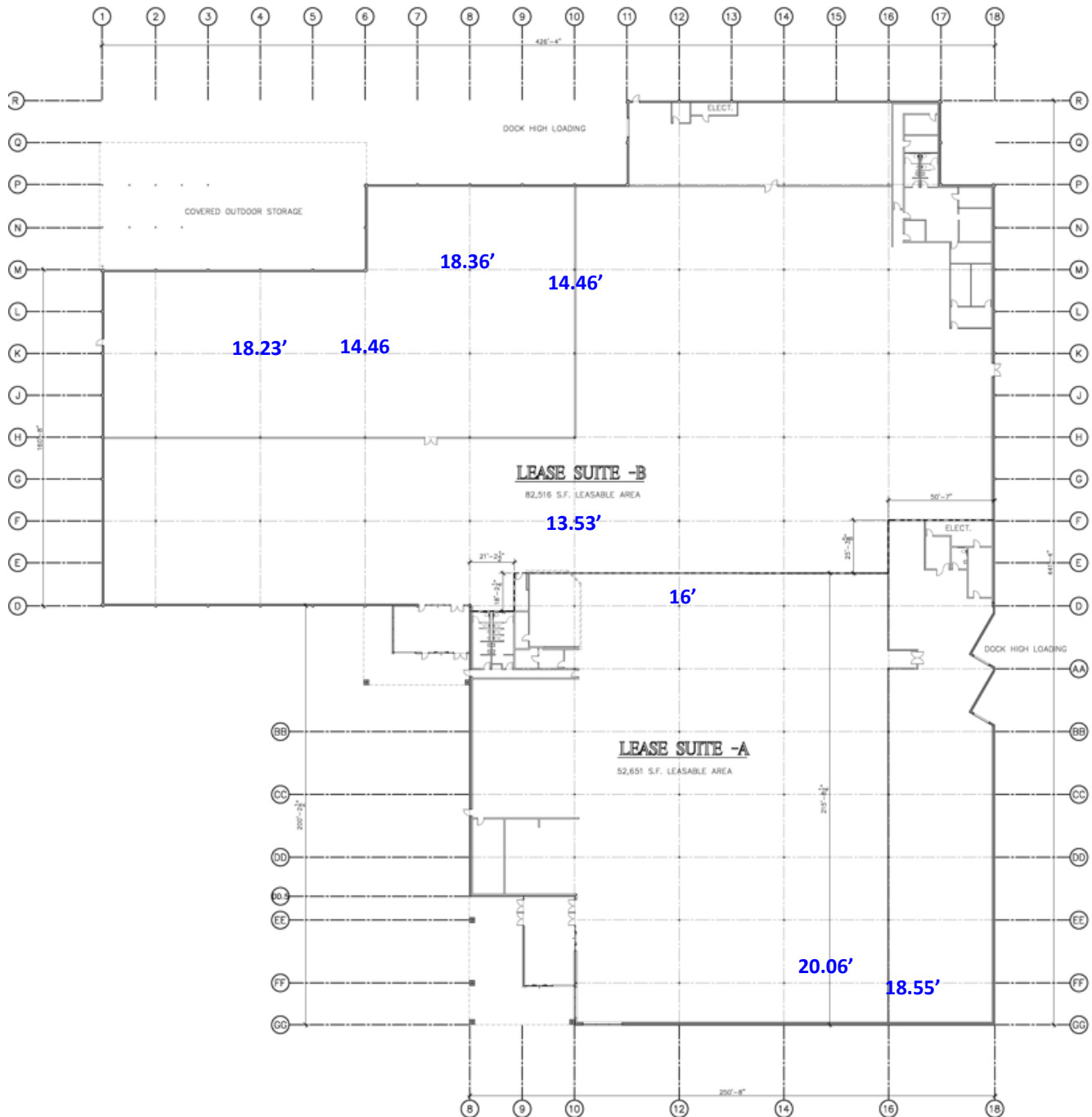
DIVISIBLE FLOOR PLAN

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Suite A: ±52,651 SF

Suite B: ±82,516 SF * Suite B must be leased first in order to divide

Ceiling Heights:



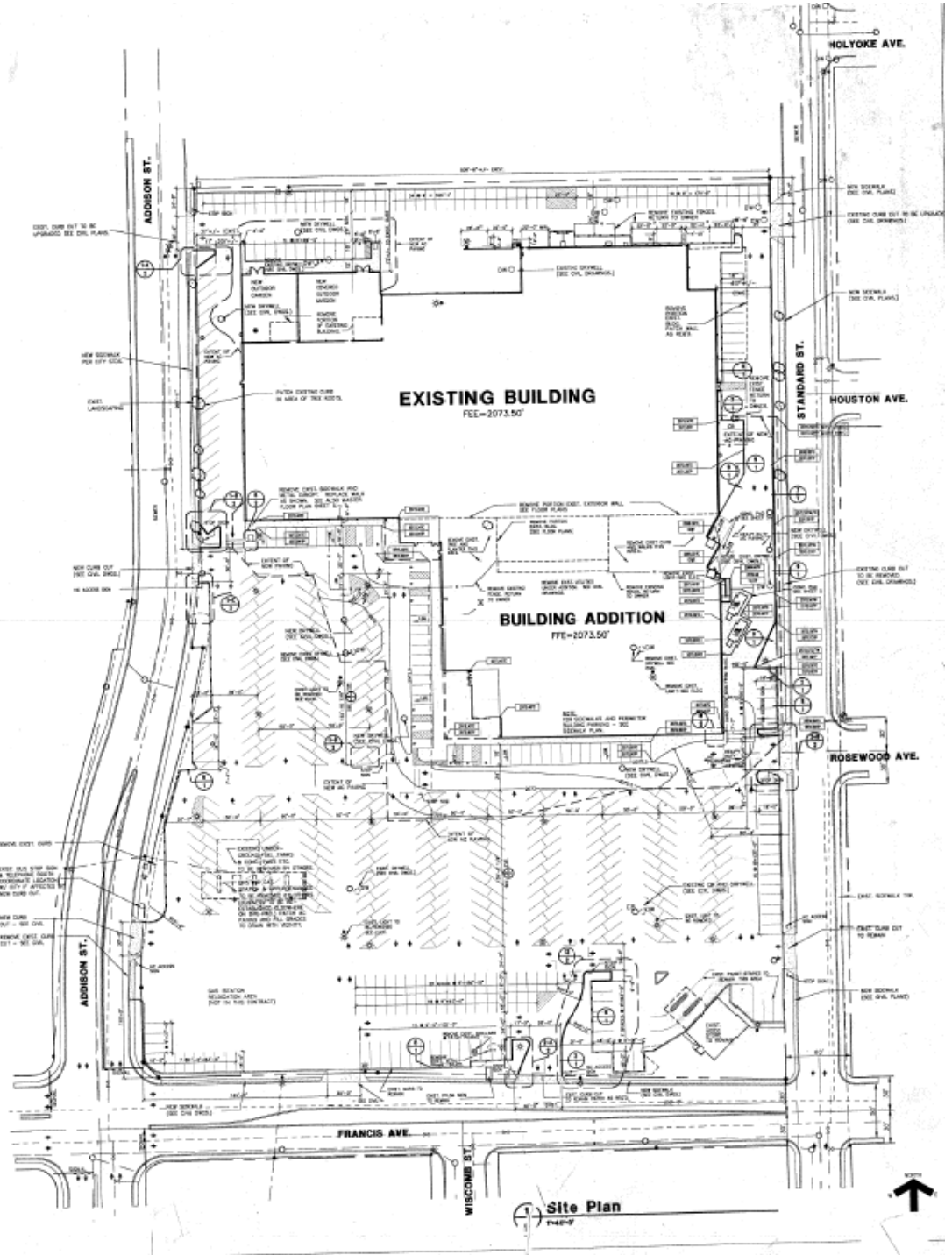
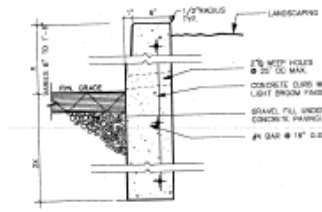
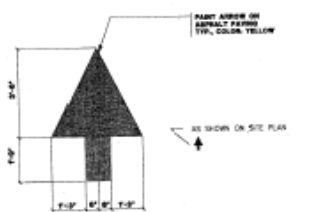
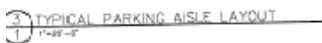
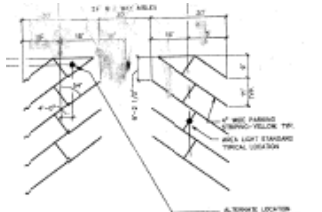
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SITE PLAN

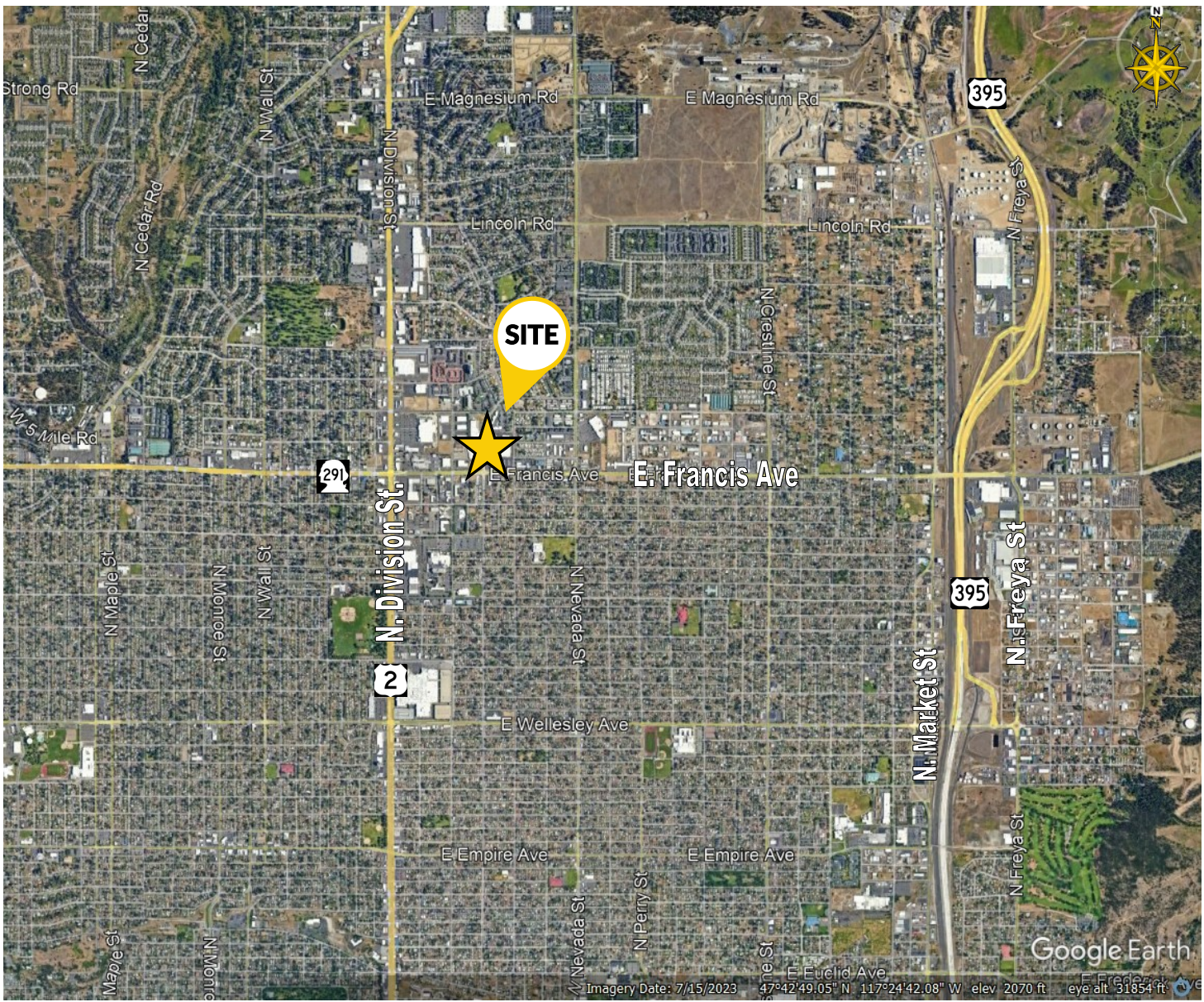
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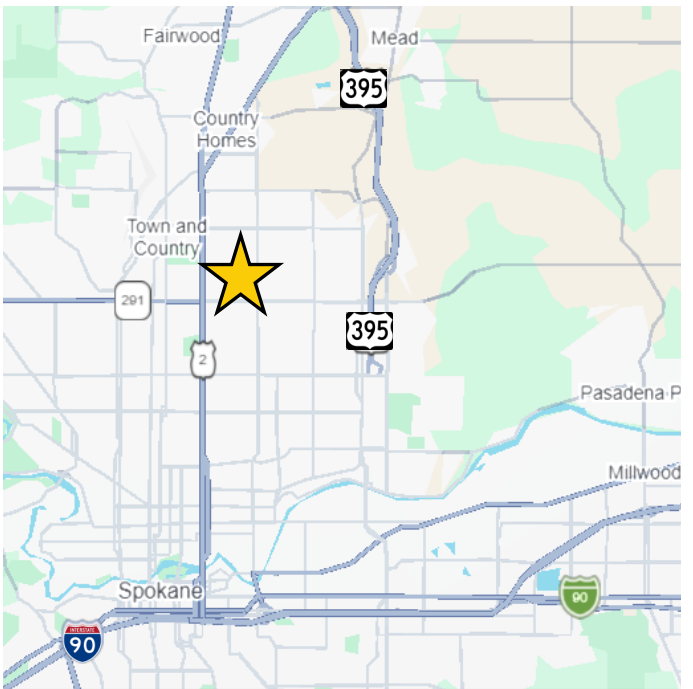
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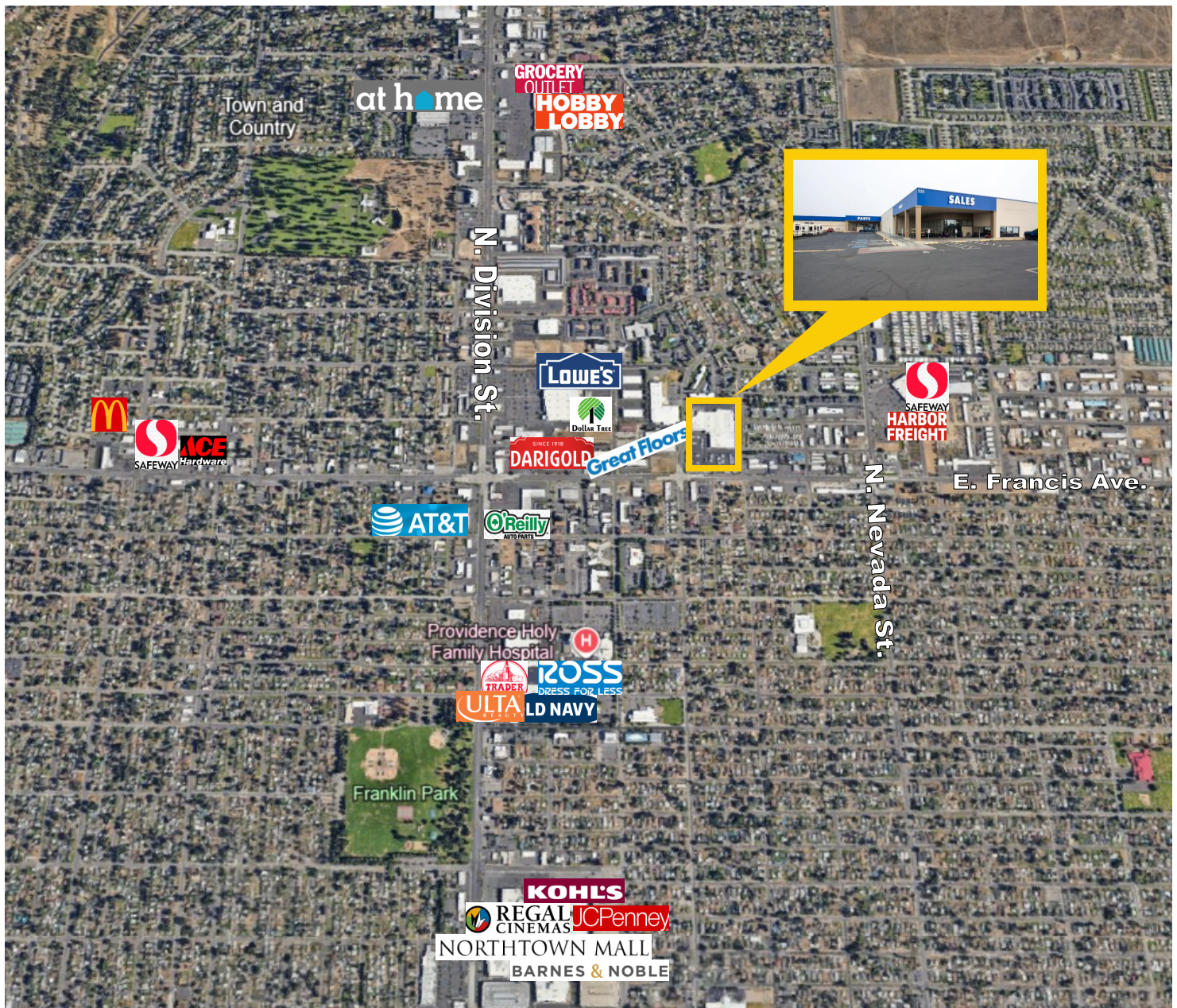
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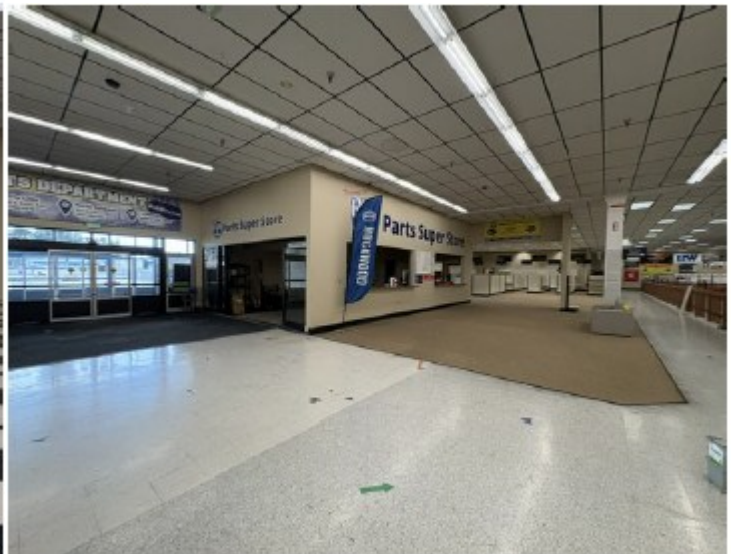


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DEMOGRAPHICS	1 MI	2MI	3MI
EST POPULATION 2026	18,790	108,727	208,309
PROJ. POPULATION 2031	17,823	106,254	207,567
EST. HOUSEHOLDS 2026	8,597	45,460	88,013
PROG. HOUSEHOLDS 2031	8,177	44,507	88,053
2026 AVERAGE HOUSEHOLD INCOME	\$80,360	\$96,498	\$101,364
2026 MEDIAN HOUSEHOLD INCOME	\$65,436	\$76,048	\$77,331
AVERAGE DAILY TRAFFIC	Francis-25,567	Division-41,455	Nevada-22,153

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