

**QSR FOR LEASE**

# Former Jack In The Box Restaurant

**3020 E 29TH AVE**

Spokane, WA 99223

**PRESENTED BY:**

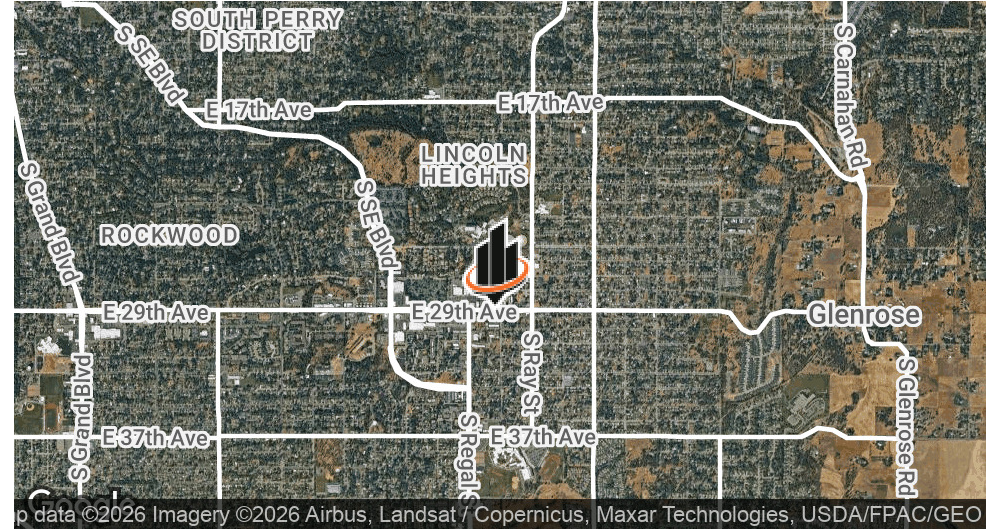
**GUY D. BYRD, SIOR**

Phone: 509.321.2000

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

WA #17968

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$11,500/MO/NNN OR \$37.87/SF/YR/NNN
<b>ESTIMATED CAMS:</b>	\$4.50/SF
<b>AVAILABLE SF:</b>	3,644 SF
<b>LOT SIZE:</b>	0.712 Acres 30,972 SF
<b>ZONING:</b>	CC2-DC
<b>TRAFFIC COUNT:</b>	26,006 ADT
<b>2025 RE TAXES:</b>	\$18,830.29

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## PROPERTY OVERVIEW

Position your business in one of Spokane's most sought-after retail locations. This former Jack in the Box restaurant offers a rare opportunity to lease a second-generation QSR building in the heart of the South Hill's primary retail corridor. Located directly south of Lincoln Heights Shopping Center and Trader Joe's, the property benefits from excellent visibility, convenient access, and strong surrounding consumer traffic generated by a mix of national and local retailers.

## PROPERTY HIGHLIGHTS

- Prime location in Spokane's premier South Hill retail corridor
- Directly south of Lincoln Heights Shopping Center and Trader Joe's
- Highly visible corner location at E 29th Avenue & Fiske Street
- Surrounded by established national and local retailers serving one of Spokane's strongest retail trade areas
- Adjacent 1,248 sf Subway space is also available; CLA for details

# SOUTH HILL RETAIL CORRIDOR



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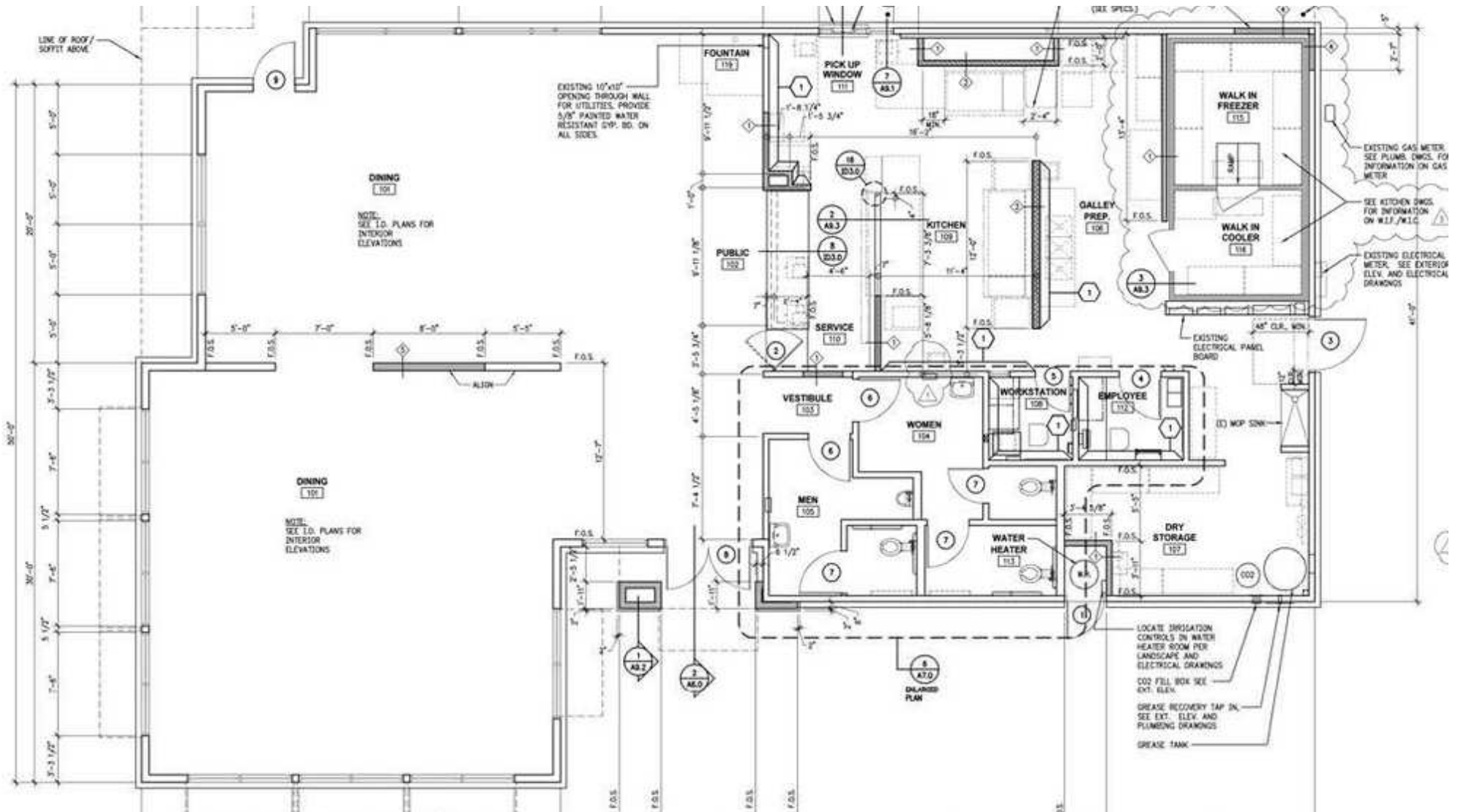
**FORMER JACK IN THE BOX RESTAURANT** | 3020 E 29th Ave Spokane, WA 99223

## ADDITIONAL PHOTOS



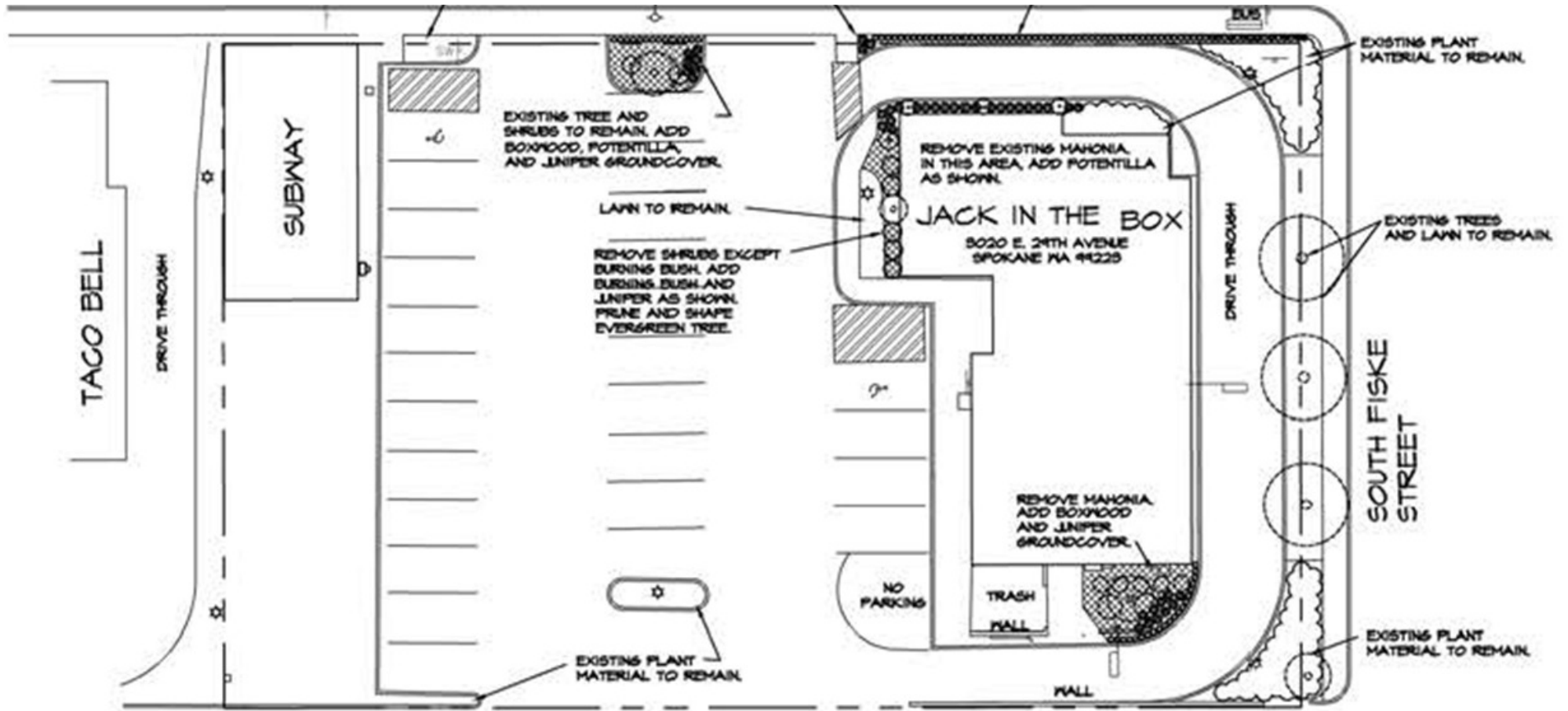
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# FLOOR PLAN



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# DEMOGRAPHICS MAP & REPORT

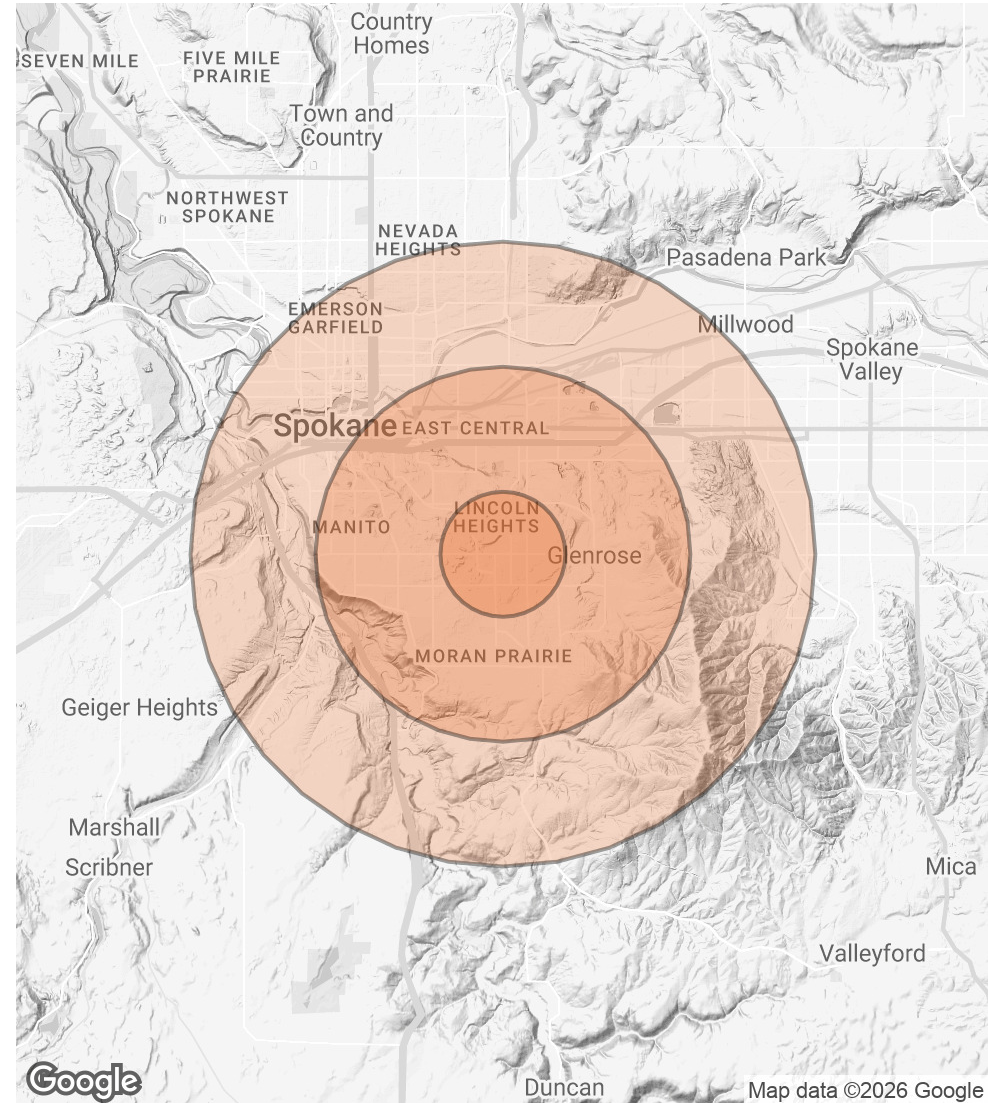
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,344	78,845	168,289
<b>AVERAGE AGE</b>	39.4	38.8	37.3
<b>AVERAGE AGE (MALE)</b>	36.7	36.6	35.9
<b>AVERAGE AGE (FEMALE)</b>	41.5	40.3	38.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,336	33,411	71,537
<b># OF PERSONS PER HH</b>	2.3	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$63,029	\$69,645	\$61,035
<b>AVERAGE HOUSE VALUE</b>	\$231,889	\$229,703	\$223,922

2020 American Community Survey (ACS)



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## ADVISOR BIO



### GUY D. BYRD, SIOR

Designated Broker

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

Direct: **509.321.2000** | Cell: **509.953.5109**

WA #17968 // ID #DB35767

## PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

## EDUCATION

### SVN | Cornerstone

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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.

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