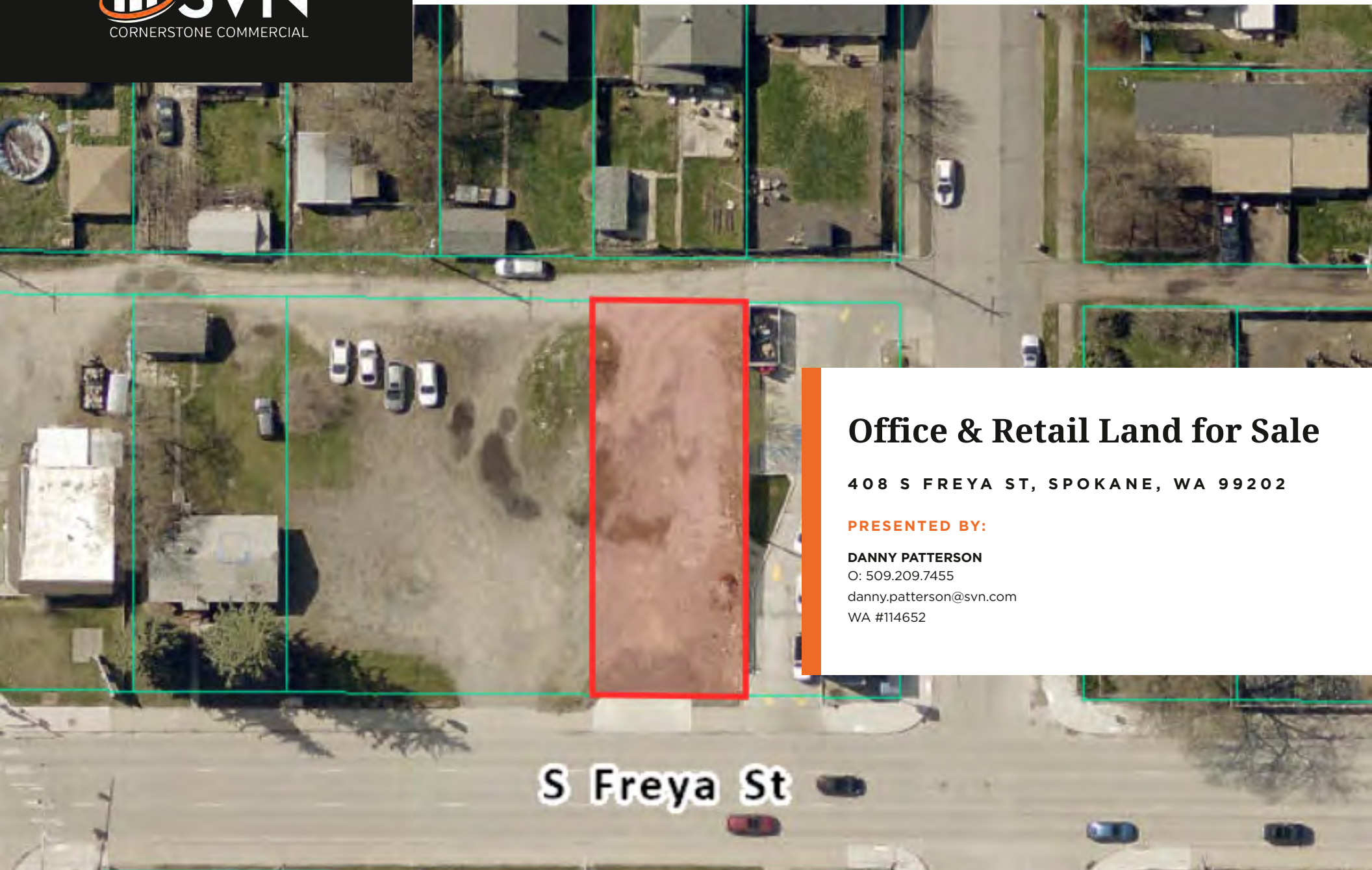




Offering Memorandum



Office & Retail Land for Sale

408 S FREYA ST, SPOKANE, WA 99202

PRESENTED BY:

DANNY PATTERSON

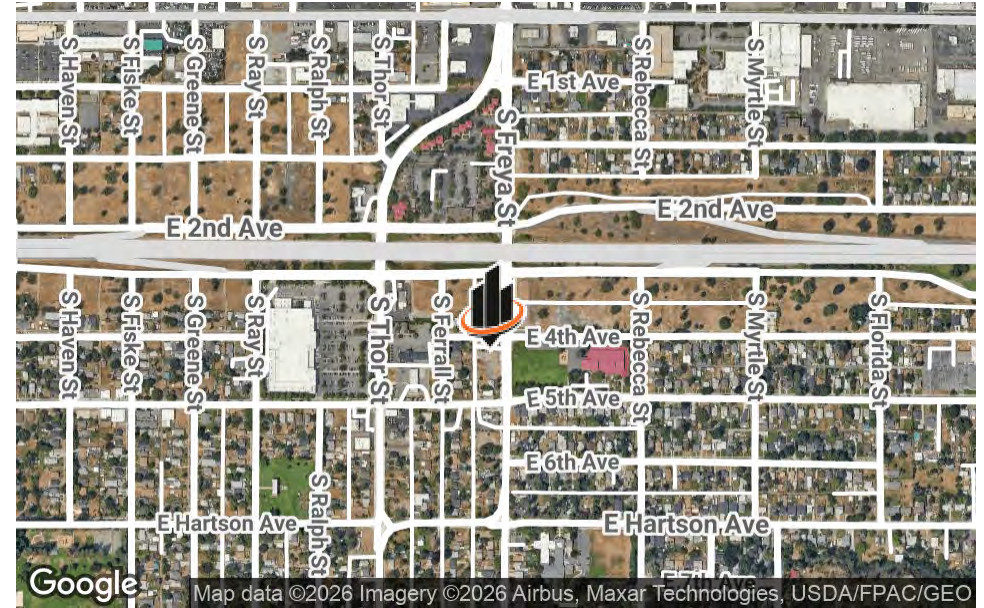
O: 509.209.7455

danny.patterson@svn.com

WA #114652

S Freya St

PROPERTY SUMMARY



OFFERING SUMMARY

NEW PRICE:	\$150,000
SALE PRICE:	\$295,000
LOT SIZE:	6,459 SF
PRICE PER SF:	\$23.22/ SF
APN:	35222.3302
ZONING:	CB

PROPERTY DESCRIPTION

Prime investment opportunity in Spokane, Washington. This well-located office/retail property is positioned in a high-traffic commercial corridor near Fred Meyer and a strong mix of daily-needs retailers, including coffee shops, service stations, and restaurants, and is surrounded by established residential neighborhoods and nearby schools that support consistent daytime and after-hours traffic. The property benefits from excellent visibility along a major South Hill arterial and convenient access to I-90, providing strong exposure, easy connectivity, and long-term appeal for investors seeking stable, well-located commercial assets.

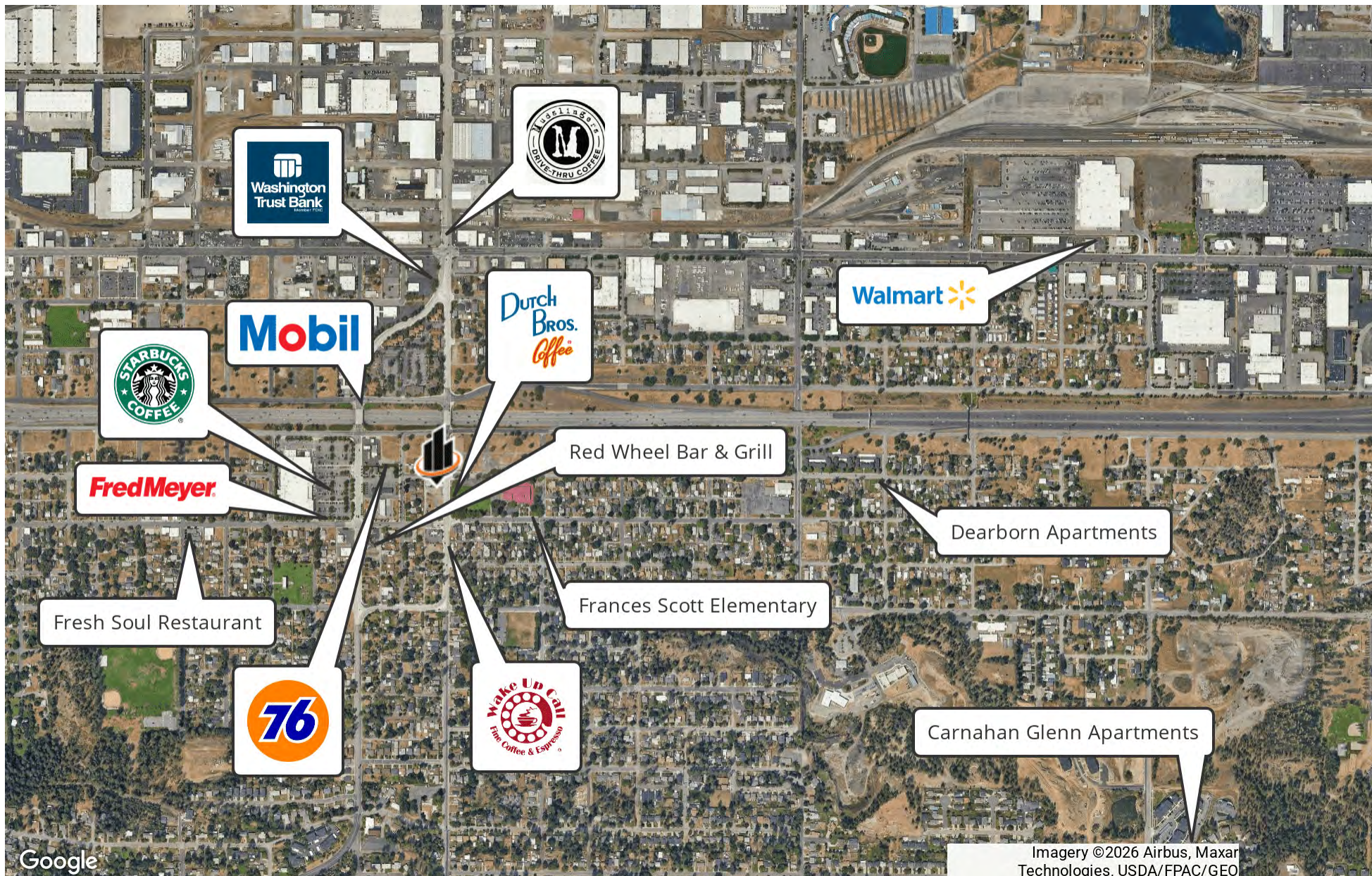
PROPERTY HIGHLIGHTS

- Prime office/retail investment opportunity in a high-traffic South Hill corridor
- ±51 feet of frontage along S Freya Street with one curb cut
- Strong visibility with approximately 19,266 average daily traffic on Freya Street

PROPERTY PHOTOS



RETAILER MAP





DANNY PATTERSON

Advisor

danny.patterson@svn.com

Direct: **509.209.7455**

WA #114652

PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

EDUCATION

Licensed Broker – State of Washington

BSCE Walla Walla College

Certified Commercial Investment Members, CCIM: CI-101

MEMBERSHIPS

Spokane Association of REALTORS®: Member

National Association of REALTORS®: Member

Trader's Club of Spokane: Member

SVN | Cornerstone

1311 N. Washington Street Suite D

Spokane, WA 99201

509.321.2000



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.

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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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