

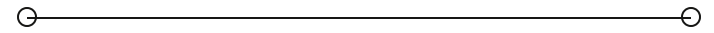


**FOR LEASE**

**706 1st St**

**706 1ST ST**

Cheney, WA 99004



**PRESENTED BY:**

**ANDREW KEEF**

O: 509.628.6678

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WA #23007080

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/YR/NNN
<b>BUILDING SIZE:</b>	7,550 SF
<b>AVAILABLE SF:</b>	4,500 SF
<b>LOT SIZE:</b>	0.21 Acres
<b>YEAR BUILT:</b>	1954
<b>ZONING:</b>	G1 Downtown Core

### LOCATION OVERVIEW

Retail/Office space available for lease on the corner of 1st St and C St in downtown Cheney. Walking distance from EWU campus.

### PROPERTY HIGHLIGHTS

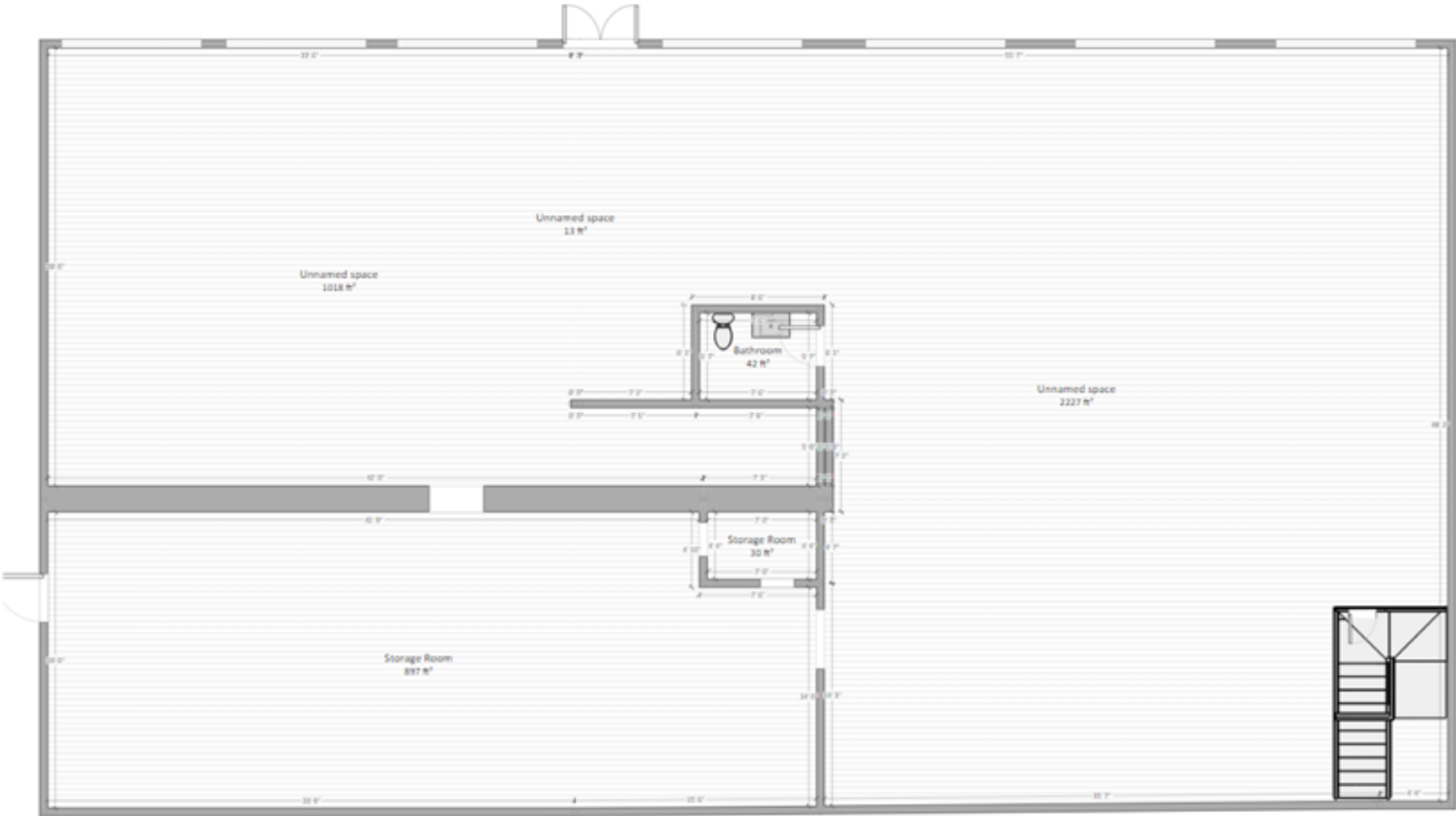
- Top Floor: 6 SRO rooms/possible office conversion
- Main Floor: 4,500 SF retail/office space
- Corner Lot on 1st St Downtown Cheney
- Walking distance to Eastern Washington University
- 20 minutes from Downtown Spokane & Spokane International Airport

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# ADDITIONAL PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

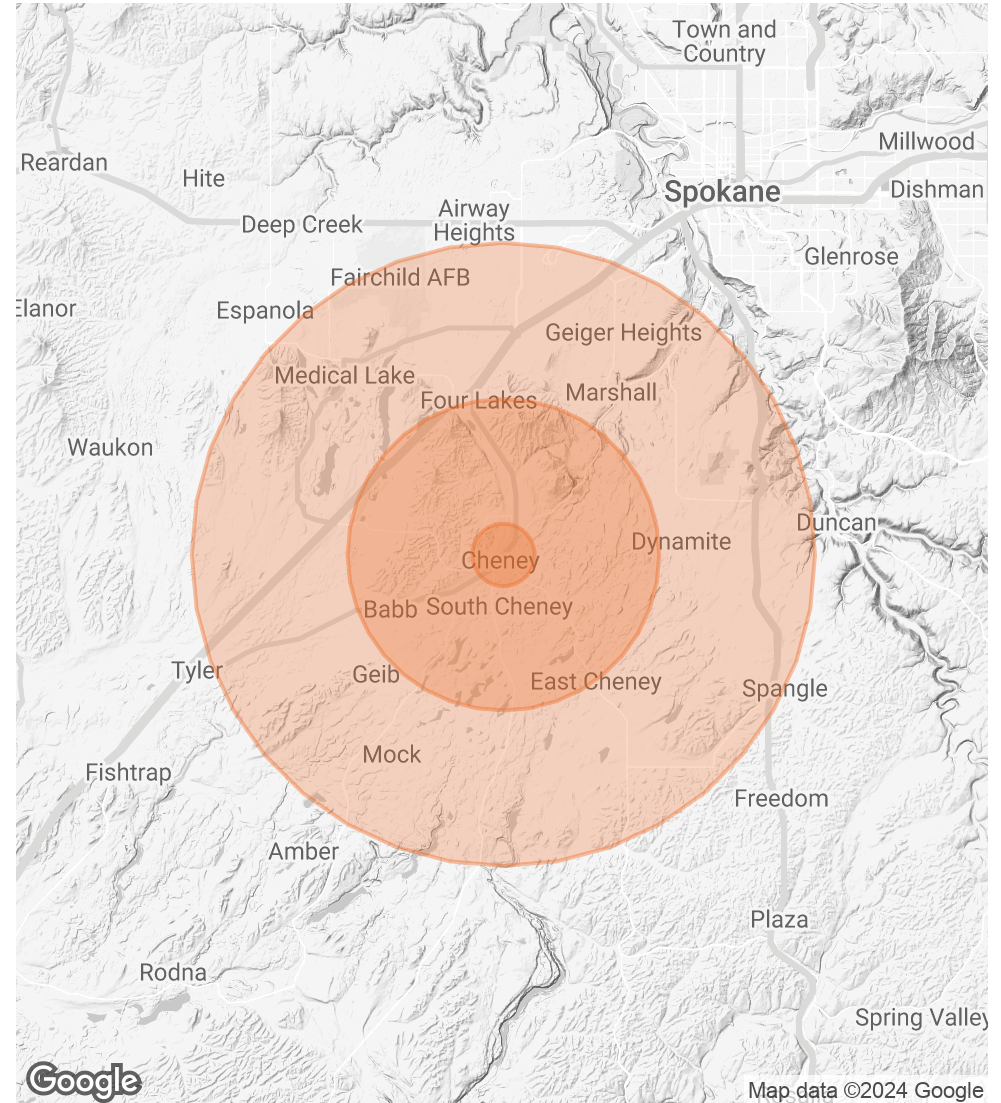
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	6,274	14,204	35,103
<b>AVERAGE AGE</b>	23.0	27.7	35.3
<b>AVERAGE AGE (MALE)</b>	23.7	27.9	34.9
<b>AVERAGE AGE (FEMALE)</b>	22.9	28.0	35.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	2,366	5,919	14,038
<b># OF PERSONS PER HH</b>	2.7	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$49,689	\$61,205	\$76,436
<b>AVERAGE HOUSE VALUE</b>	\$216,753	\$234,285	\$253,942

2020 American Community Survey (ACS)



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## ADVISOR BIO 1



### ANDREW KEEF

Associate Advisor

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Direct: **509.628.6678**

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### PROFESSIONAL BACKGROUND

Andrew Keef is an Associate Advisor with SVN Cornerstone, specializing in Retail sales and leasing. With a background as a Residential & Commercial Moving Consultant in the Greater Spokane area, Andrew has honed a client-focused approach, prioritizing needs and tailoring services accordingly. His client relationship skills have equipped him to provide the best possible support for his clients in the Commercial Real Estate market.

Andrew is a native of Kennewick, WA, and a graduate of Eastern Washington University. He has spent his life enjoying all the Pacific Northwest has to offer. Along with his amazing wife Anne, they welcomed their first son in 2021, who keeps them on their toes. Andrew enjoys spending quality family time at the lake and playing a round of golf with friends.

### EDUCATION

Eastern Washington University

#### SVN | Cornerstone

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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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