



LOGAN SQUARE RETAIL/MEDICAL SPACE FOR LEASE

1601 NORTH DIVISION
SPOKANE, WA 99201

Guy D. Byrd
Designated Broker
509.953.5109
guy.byrd@svn.com

John J. Hillier
Senior Advisor
509.939.8094

Retail/Medical Space For Lease - Logan Square



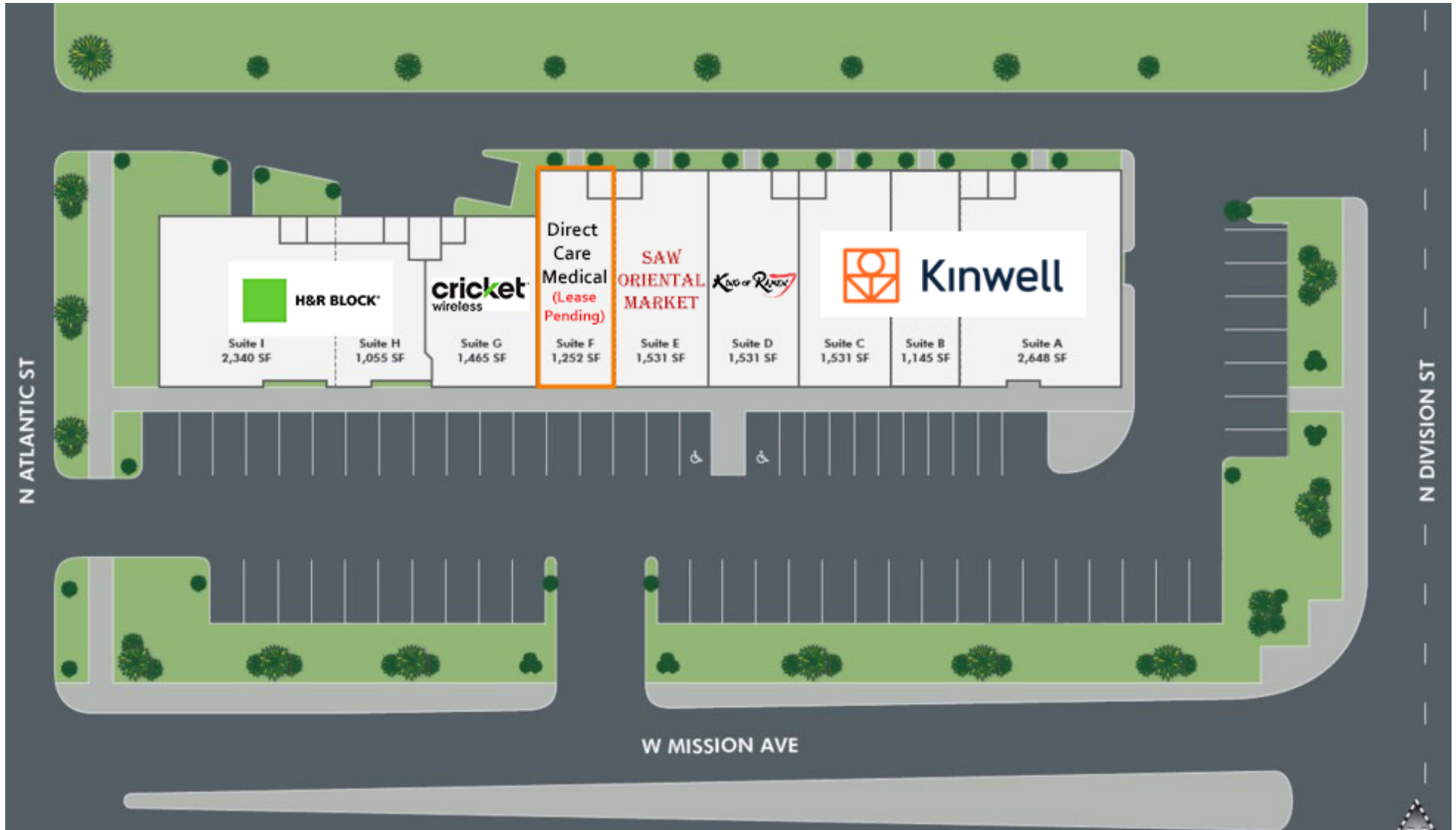
OFFERING SUMMARY

Suite F:	1,252 SF
Lease Rate:	\$22/SF/YR/NNN
Estimated NNN	\$7.65/SF
Year Built:	2003
Building Size:	14,498
Zoning:	General Commercial
Traffic Count:	26, 459: N Division St 12,228: W Mission Ave

PROPERTY HIGHLIGHTS

- Medical/Retail/Office space available
- Excellent opportunity for an Urgent Care or complimentary medical related facility
- Substantial daytime populations, accessibility and exposure
- Located within an Opportunity Zone
- 58 onsite car parks- 4.3/1,000 SF. Additional adjacent street parking
- Current Tenants: Kinwell Care Center, H&R Block, King of Ramen, Cricket Wireless
- North Periphery of the Spokane CBD close to Gonzaga University and Rock Point Professional Center
- Owner/Broker

Site Plan - Logan Square 1601 N. Division Street



Retail/Office For Lease - Logan Square



LOGAN SQUARE | 1601 NORTH DIVISION SPOKANE, WA 99201

SVN | Cornerstone

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retail/Office For Lease - Logan Square



LOGAN SQUARE | 1601 NORTH DIVISION SPOKANE, WA 99201

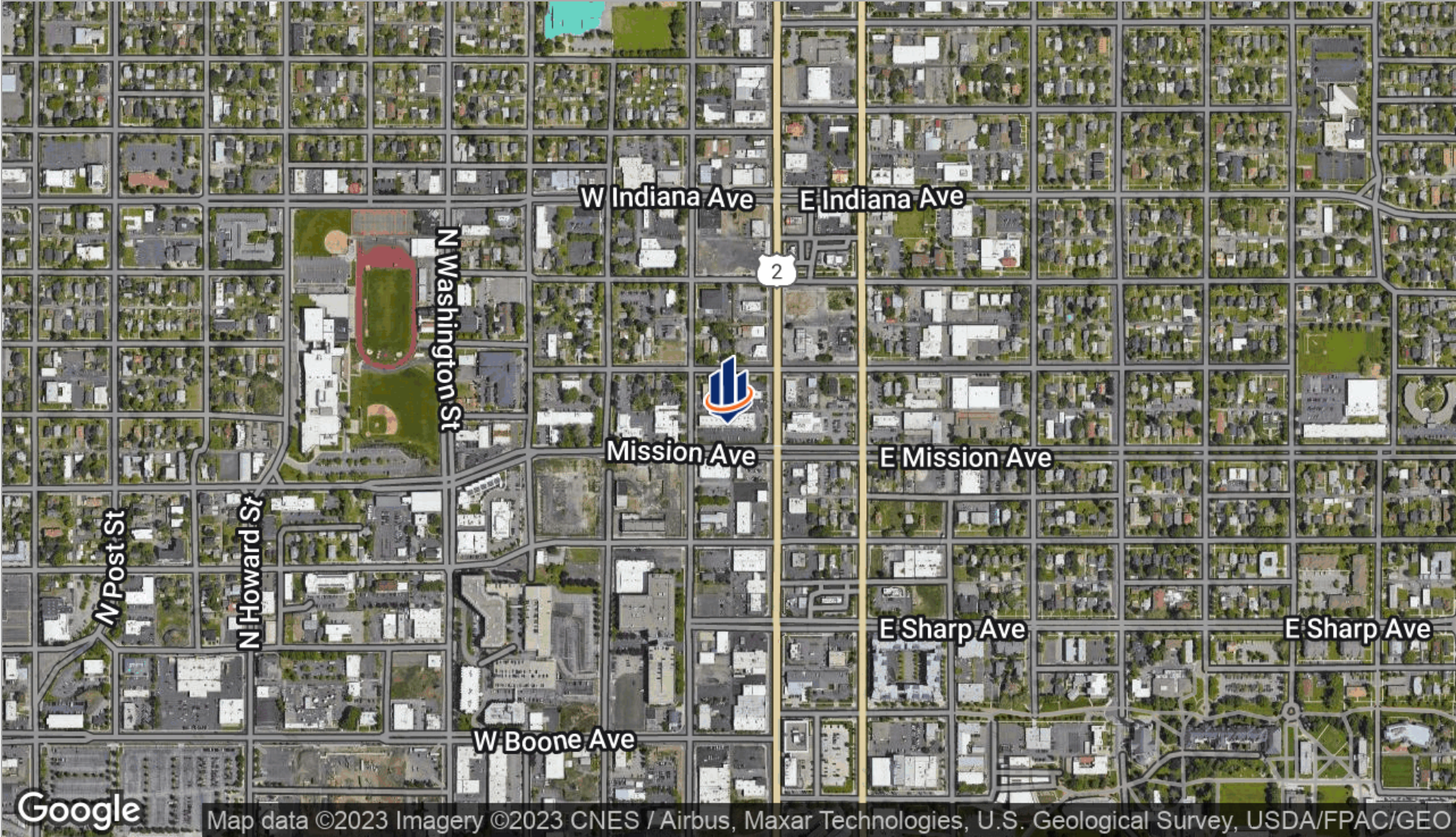
SVN | Cornerstone

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Logan Square - Division And Mission Retail Map



Location Maps For Logan Square 1601 N. Division St



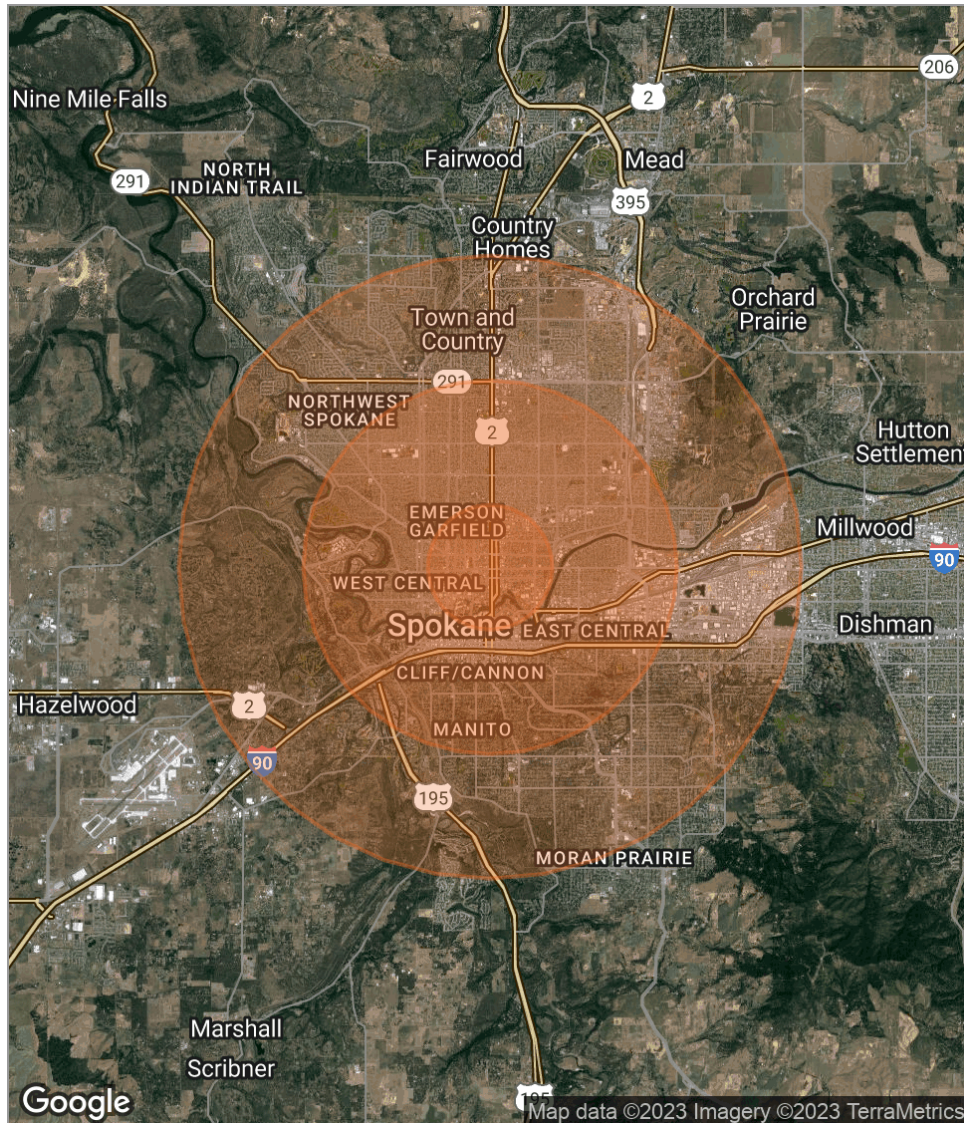
Spokane Washington Area Highlights

AREA HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populous state in the West behind California. • Spokane is Eastern Washington's largest city and the second largest city in the state of Washington. Seattle is 280 miles from Spokane.
- There are 6 major hospitals and over 1,000 health-related businesses in the area employing 35,000. This makes healthcare the largest industry in the area and Spokane Metropolitan Area the largest health care network between Seattle and Minneapolis.
- Major employers in the Spokane Metropolitan area include Fairchild Air Force Base, Providence Health & Services, State of Washington, and Kalispel Tribal Economic Authority/ Northern Quest Resort & Casino.
- Between Gonzaga University and the Riverpoint Campus [Washington State University, Eastern Washington University, University of Washington, and Whitworth University] the booming University District of Spokane has approximately 20,000 students and growing.
- Research from Moody's Analytics discovered that Spokane's cost of doing business is 18% below the national average. Forbes named Spokane in their Top 25 Cost of Doing Business list.
- Spokane was named in Forbes Top 100 Best Places for Business and Careers



Demographics Map - 1601 N. Division Street, Spokane WA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,208	134,085	269,458
Median age	30.6	33.5	35.1
Median age (male)	31.2	32.6	33.7
Median age (Female)	30.3	34.7	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,506	57,787	115,227
# of persons per HH	2.6	2.3	2.3
Average HH income	\$37,797	\$45,639	\$51,065
Average house value	\$206,470	\$171,127	\$183,231

* Demographic data derived from 2020 ACS - US Census

All Advisor Bios



Phone: 509.953.5109
Cell: 509.953.5109
Email: guy.byrd@svn.com
1311 N. Washington Street
Suite D
Spokane, WA 99201

Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 36 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in 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.

Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.



Phone: 509.939.8094
Cell: 509.939.8094
Email: john.hillier@svn.com
1311 N. Washington Street
Suite D
Spokane, WA 99201

John J. Hillier

Senior Advisor
SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion 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 (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure 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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.