

**OFFERING MEMORANDUM**

**616 E 3RD  
FOR SALE -  
\$685,000  
OR LEASE -  
\$3,500 PER/  
MO+NNN**

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**OFFICE AND WAREHOUSE -  
DOWNTOWN SPOKANE  
PERIPHERY**

Spokane, WA 99202

**PRESENTED BY:**

**NATE GANT**

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WA #88430

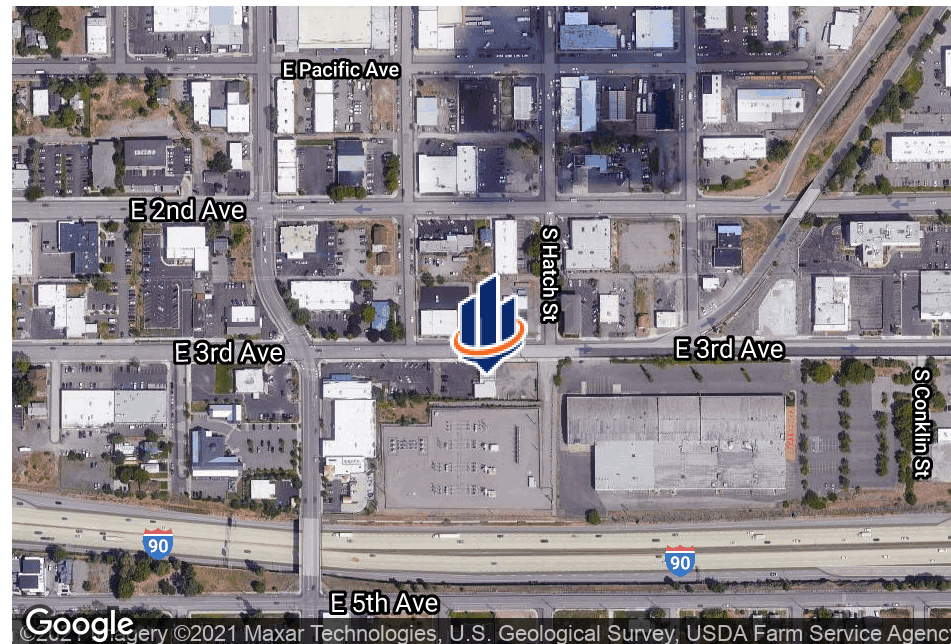
**JESSE FOX**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$685,000
<b>PRICE / SF:</b>	\$135.16
<b>LEASE RATE:</b>	\$3,500 per month [NNN]
<b>RATE PSF</b>	\$8.29 PSF/YR
<b>BUILDING SIZE:</b>	5,068 SF, including Mezzanine
<b>AVAILABLE SF:</b>	5,068 SF
<b>LOT SIZE:</b>	0.33 Acres
<b>YEAR BUILT:</b>	1948
<b>RENOVATED:</b>	1975
<b>ZONING:</b>	General Cammercial

## PROPERTY OVERVIEW

- Perfect owner user
- Move in ready 2,380 square foot office space
- Usable 1,780 square foot warehouse
- Additional storage Mezzanine 960 square feet
- Tons of parking
- Secure Building and excellent lighting
- Great visibility and easy access for clients





## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11,804	254,179	422,015
AVERAGE AGE	34.2	35.6	36.7
AVERAGE AGE (MALE)	32.8	34.2	35.5
AVERAGE AGE (FEMALE)	35.6	36.8	37.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,096	109,313	177,534
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$50,270	\$52,570	\$57,999
AVERAGE HOUSE VALUE	\$196,963	\$194,136	\$208,859

\* Demographic data derived from 2010 US Census





## Nate Gant

Associate Advisor  
SVN | Cornerstone

Nate Gant is an Associate Advisor with SVN Cornerstone. Nate has been an active member of the Eastern Washington real estate community since 2010. He has brokered more than \$75 million in real estate transactions, specializing in land development, REO and investment properties.

Nate is originally from Southwest Iowa where his family are active farmers. He has had the opportunity to live in Iowa, Maryland, Nevada, Missouri, Colorado and has called Spokane, WA home since 2000.

He has two sons and they enjoy all the outdoor activities that Eastern, WA and Northern Idaho have to offer. From an occasional round of golf to mountain biking, paddle boarding in the summer, to snowboarding in the winter!

2019 – Present: SVN Cornerstone, Advisor Commercial RE Broker  
2013 – 2019: RE/MAX of Spokane, Broker  
2010-2013: Windermere Manito

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## Jesse Fox

Associate Advisor  
SVN | Cornerstone

Jesse Fox is an Associate Advisor with SVN Cornerstone.

He has been a licensed real estate broker since 2001. He started working commercial real estate in the greater Seattle area where he performed tenant and landlord representation. He then continued his career in Portland, OR as a partner in a real estate investment group.

His work has also included several residential development projects in the Spokane area, developing over \$15 million in parcels that he sold directly to various contractors. The added value to the Spokane based projects was in excess of \$50 million.

Born and raised in Spokane, WA, Jesse attended Central Valley High School, graduated from Eastern Washington University with a degree in Business Administration and went on to receive his MBA from St. Martin's University in Lacey, WA.

Has been happily married for over 20 years and has 6 children. He loves dating his wife and hiking to the tops of peaks all over the Inland Northwest.

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