



# REGAL PLAZA SPACE FOR LEASE

2718 E 57TH AVE  
SPOKANE, WA 99223

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Designated Broker  
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# Regal Plaza - Property Summary



## OFFERING SUMMARY

Available SF:	6,860 SF
Lease Rate:	\$18.00 SF/YR (NNN)
Estimated CAMs	\$5.21
Lot Size:	0.62 Acres
Parking	27 +
Year Built:	2018
Building Size:	6,875 SF
Traffic Count:	13,125

## PROPERTY OVERVIEW

Current Use Dollar Store Available For Lease January 2019.

Nearby Retailers: Albertsons, Starbucks, Famous Eds, Mezzo Pazzo Wine Bar, Mackenzie River Pizza Co., YMCA, UPS Store, Subway, Great Clips, Pizza Pipeline, Pampered Pets, Inland NW Bank, Chase Bank, Muv Fitness.

## PROPERTY HIGHLIGHTS

- Located in desirable the South Hill neighborhood at 57th and Regal
- Strip Retail with great visibility and easy access
- Space could be leased in smaller increments - Call Listing Agent
- Average Daily Traffic for 57th Ave: 13,125
- Average Daily Traffic for Regal Rd: 6,490
- Contact Listing Agent for more information!

# Regal Plaza - Exterior Photos

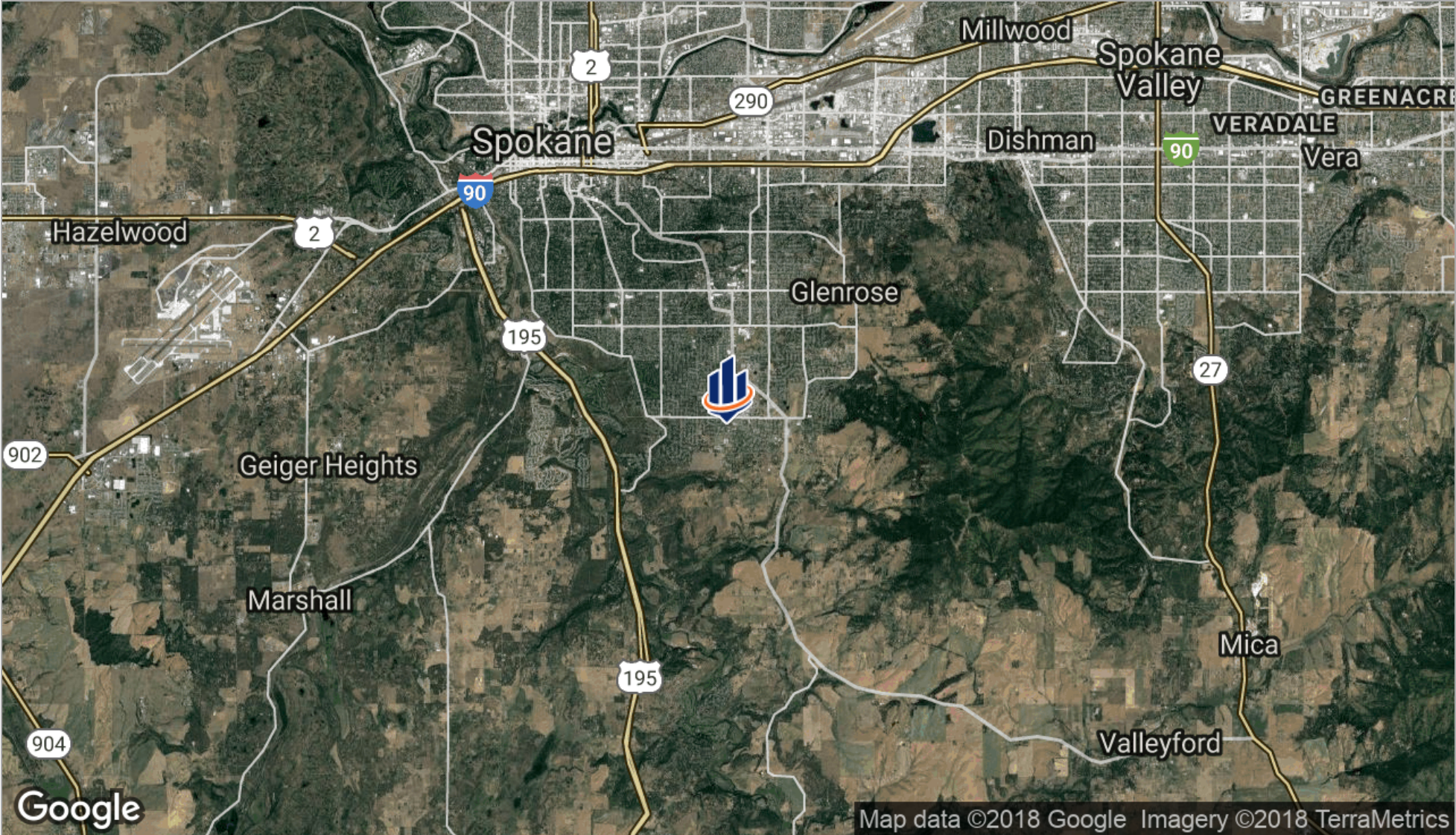




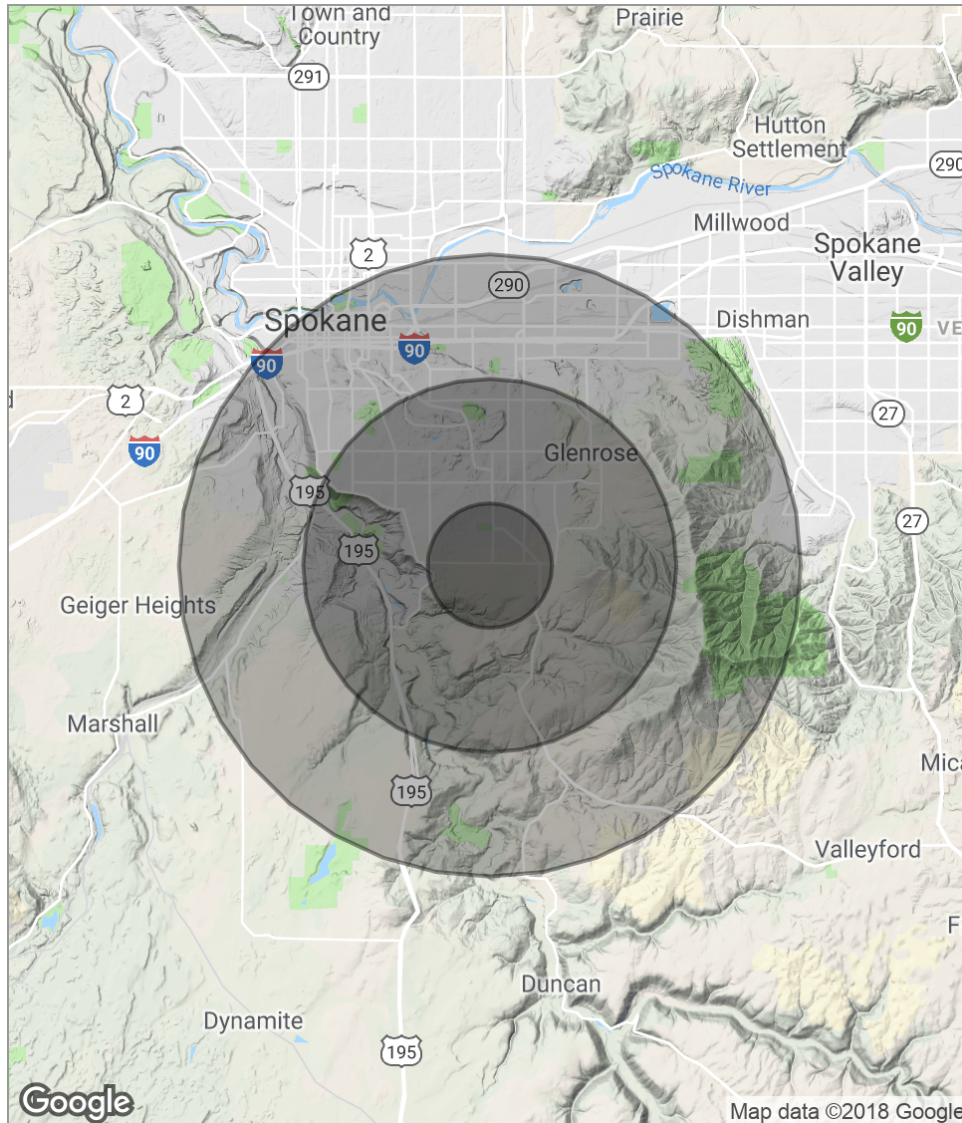
# Retailer Map



# Regal Plaza - Location Maps



# Regal Plaza - Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,066	55,076	117,430
Median age	42.3	41.3	39.5
Median age [Male]	37.8	38.2	37.6
Median age [Female]	44.6	43.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,154	24,234	49,945
# of persons per HH	2.2	2.3	2.4
Average HH income	\$86,864	\$76,473	\$71,308
Average house value	\$301,375	\$272,503	\$246,851

*\* Demographic data derived from 2010 US Census*

# Regal Plaza - Listing Agent



## GUY BYRD

Designated Broker

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## PROFESSIONAL BACKGROUND

Guy D. Byrd is the Managing Director and designated Broker for SVN Cornerstone in Spokane, Washington. He grew up in Spokane area and graduated from Montana State University in 1985. Having lived his entire life in the Northwest he is ingrained into the fabric of the Spokane Community and surrounding area. He began his Commercial Real Estate career in 1985 and continues to be an active broker and leader throughout the regions Commercial Real Estate community. As the founder of SVN Cornerstone, Guy and his associate advisors serve clients throughout Eastern Washington, North Idaho and across the country by offering their clients powerful resources from the most collaborative Commercial Real Estate company in the world. Service with international reach and local presence provides a distinctive advantage to better serve all SVN Cornerstone clients. Having acquired the SVN affiliation in 2015, he is leading the emergence of the SVN brand and offices throughout Eastern Washington and North Idaho. Since the beginning of his Commercial Real Estate career in 1985 Guy has spent the last 32 years serving a broad array of clients, Guy has completed over 2,000 transactions with a total transaction volume exceeding over \$2 billion in value. Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. 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 the outdoors, lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

## EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University

Designated Broker's Real Estate License in the States of Washington and Idaho

## MEMBERSHIPS

International Council of Shopping Centers [ICSC] member

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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.