



PRIME LOCATION DOWNTOWN SPOKANE

3 W 3RD AVE
SPOKANE, WA 99201

Taylor Gibbons
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OFFERING SUMMARY

Lease Rate: \$6,000 per month

Lot Size: 0.36 Acres or 15,681 SF

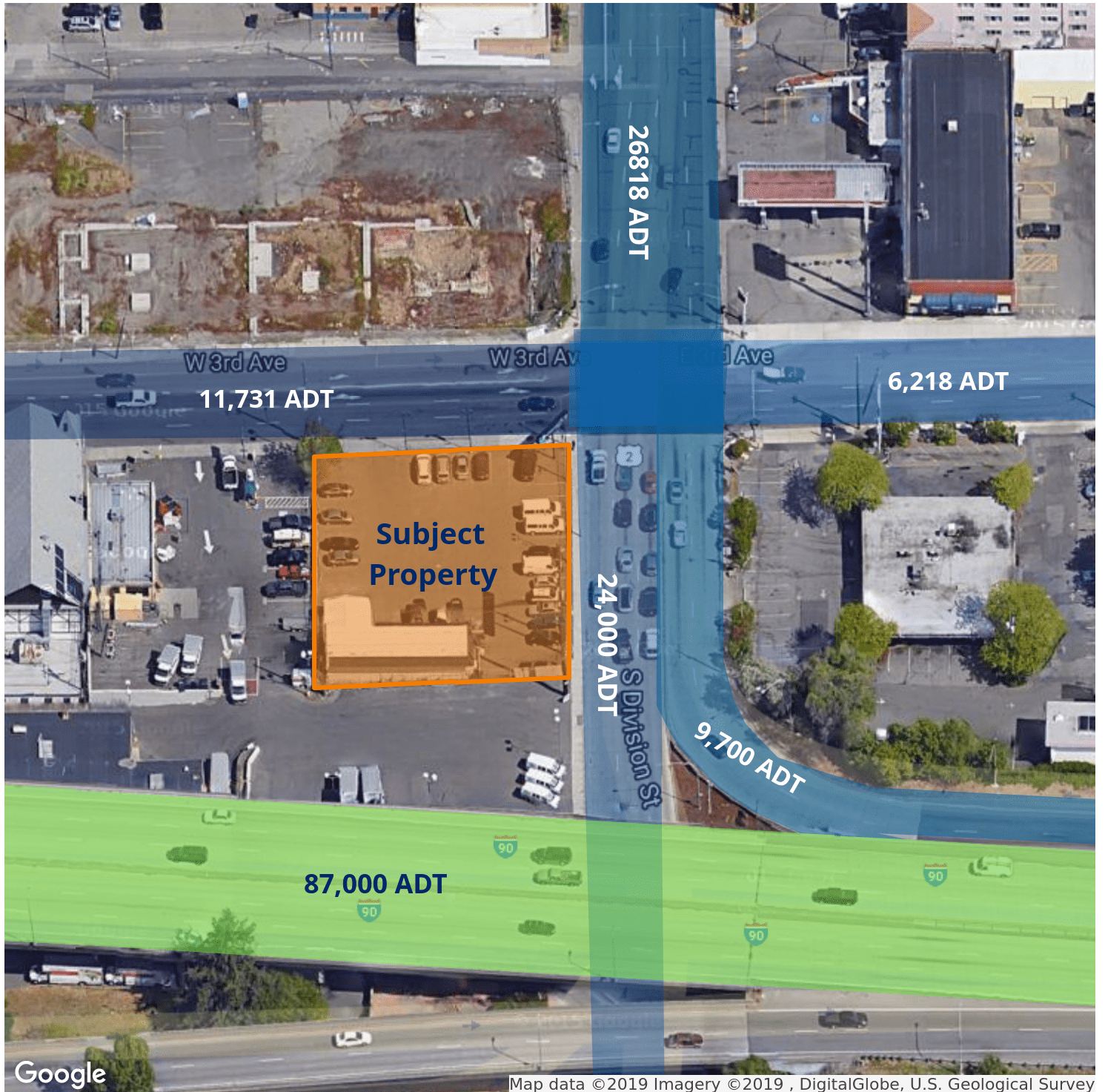
Zoning: Downtown South (DTS).
This zoning permits a wide range of uses.

PROPERTY HIGHLIGHTS

- SVN Cornerstone is pleased to present one of the most sought after, highly traveled and visible site in all of Spokane
- There are currently two existing Pylon Signs, one of which is visible by Interstate 90
- The site is accessible along 3rd Avenue
- There is an existing 1,111 SF building with one bathroom, two offices and a main area



Daily Traffic Counts



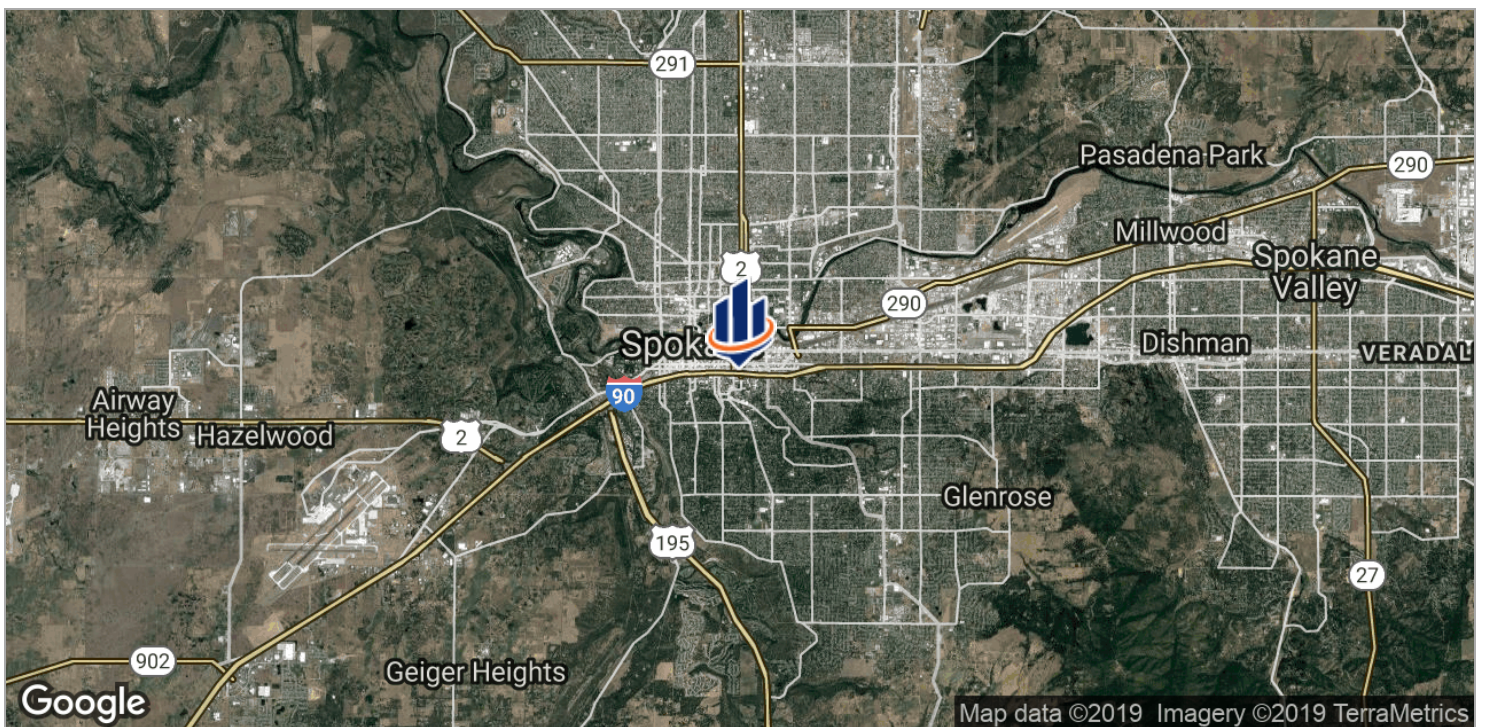
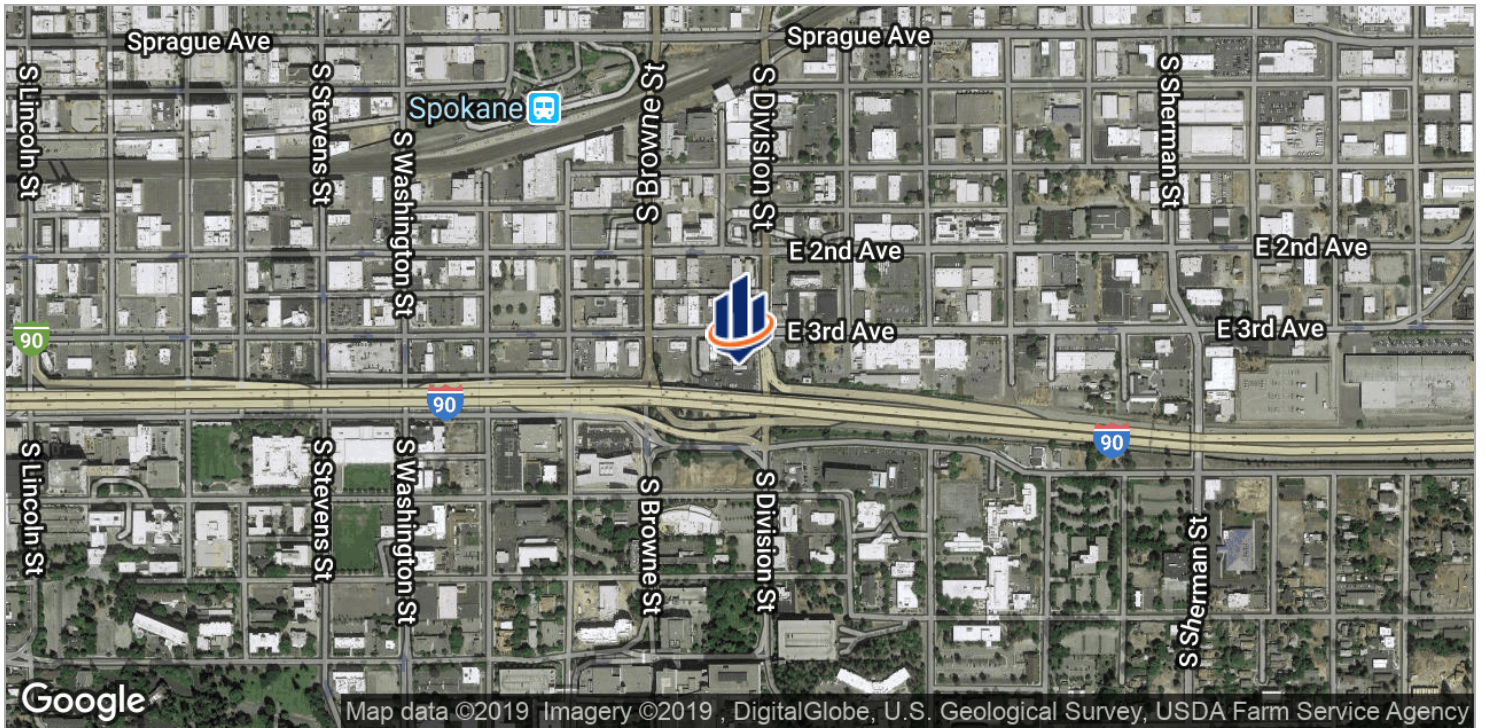
Google

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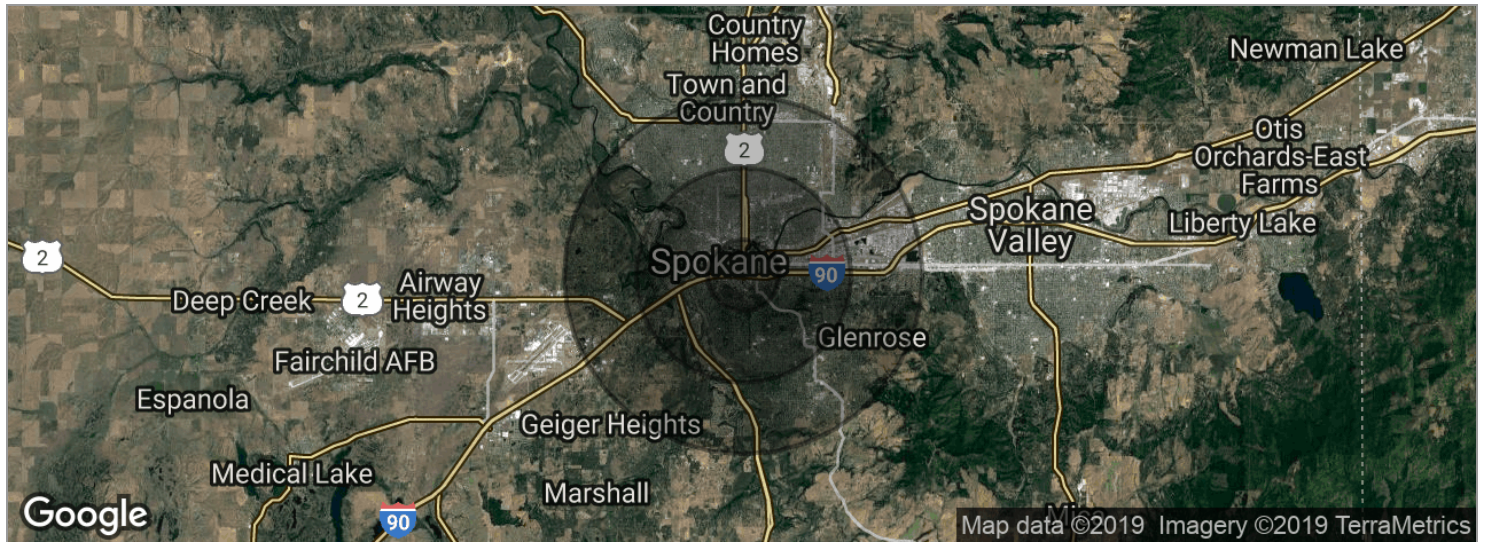
Division & 3rd Area Retail Map



3 W 3rd Ave Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,778	116,651	252,989
Median age	42.5	35.4	35.5
Median age (Male)	41.6	34.3	34.0
Median age (Female)	44.5	36.6	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,182	50,670	109,009
# of persons per HH	1.9	2.3	2.3
Average HH income	\$50,707	\$52,104	\$52,174
Average house value	\$233,139	\$202,091	\$192,255

* Demographic data derived from 2010 US Census



TAYLOR GIBBONS

Director of Operations | Associate Advisor

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PROFESSIONAL BACKGROUND

Taylor Gibbons serves as the Director of Operations and an Associate Advisor at SVN Cornerstone in Spokane, Washington. He is a member of the SVN Hotels Team.

Primarily focused on Hospitality, Taylor is working with National Hospitality Developers and most Major Flags. He recently completed a Marriott deal at Spokane International Airport. He is also working with JC Penney nationwide as their single point of contact for hotel land listings in Texas, Iowa, Nebraska, Nevada, Illinois, Georgia, Louisiana, Michigan, Washington and Idaho.

He also currently works with National Retail Tenants looking for sites in the Northwest.

He works closely with the Managing Brokers Guy Byrd and Matthew Byrd in the development of their SVN Team and the implementation of the SVN Tools and Systems for Growth in their office and in the Spokane market.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara CA, Franklin TN, and Spokane, WA with his family. He loves coaching Baseball and Soccer and doing all the other activities that come with family life.

EDUCATION

The University of California Santa Barbara
Santa Barbara City College
Gonzaga Preparatory School, Spokane, WA
Institute of Integrative Nutrition in New York City

MEMBERSHIPS

Member of SVN Hotels Group
ICSC International Council of Shopping Centers Member
NMTCB Certified Member of The Nuclear Medicine Technology Certification Board
R.T., C.T., ARRT Certified Member of The American Registry Of Radiologic Technologists
SNMMI Society of Nuclear Medicine and Molecular Imaging



GUY BYRD

Designated Broker

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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner and Managing Director of SVN Cornerstone in Spokane Washington. A native of Montana Guy grew up in the Western Washington and graduated from Montana State University. His entire Commercial Real Estate and professional career has been spent in the Northwest region of the United States. Through strategic affiliation and innovation, he has developed and operates a full service Commercial Real Estate company serving customers in the region, nationally and internationally. Strategic affiliation with SVN in 2015 has enabled SVN Cornerstone to provide Commercial Real Estate services utilizing a platform with leading technology and innovation appropriate for the most sophisticated Real Estate customer. Under Guy's direction SVN Cornerstone has become the premier full service Commercial Real Estate company in Eastern Washington and North Idaho. As the Managing Director of SVN Cornerstone Guy has developed a culture of accomplishment on behalf of clients. SVN Cornerstones primary markets include all of Washington, and Idaho many times extending to various states across the United States based on strategic relationships with SVN Brokers across the country. On a consistent basis the collaborative nature, brand and tools available through the SVN provides Guy and his associate Brokers the ability to provide superior service to the most sophisticated client and their properties. Decades of Commercial Real Estate Experience and affiliation with numerous Commercial Real Estate organizations has provided invaluable experiences. Having completed over 2,000 transactions with a total transaction volume close to One Billion in value. Dedicated to clients and the pursuit of their real estate goals is a hallmark of his numerous Real Estate

accomplishments over the years. 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 currently serves as an active Board of Director for the American Red Cross Northwest Region. Additionally, he supports the Spokane 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 summer 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

CCIM Candidate

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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.