



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201

PROPERTY SUMMARY

AVAILABLE SF:	1,145 - 4,207 SF
LEASE RATE:	\$16.00 - 18.00 SF/Yr (NNN)
LOT SIZE:	1.05 Acres
BUILDING SIZE:	14,473 SF
YEAR BUILT:	2003
ZONING:	General Commercial
MARKET:	North Periphery Of Central Business District
CROSS STREETS:	West Mission Avenue & North Division Street
TRAFFIC COUNT:	41,100



PROPERTY HIGHLIGHTS

- Retail and Office Space
- Two heavily traveled arterial streets: Division Street and Mission Avenue
- Close to substantial day time populations
- Current Tenants: Einstein Bros. Bagels, Cricket, H&R Block, Custom Fit Uniforms



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

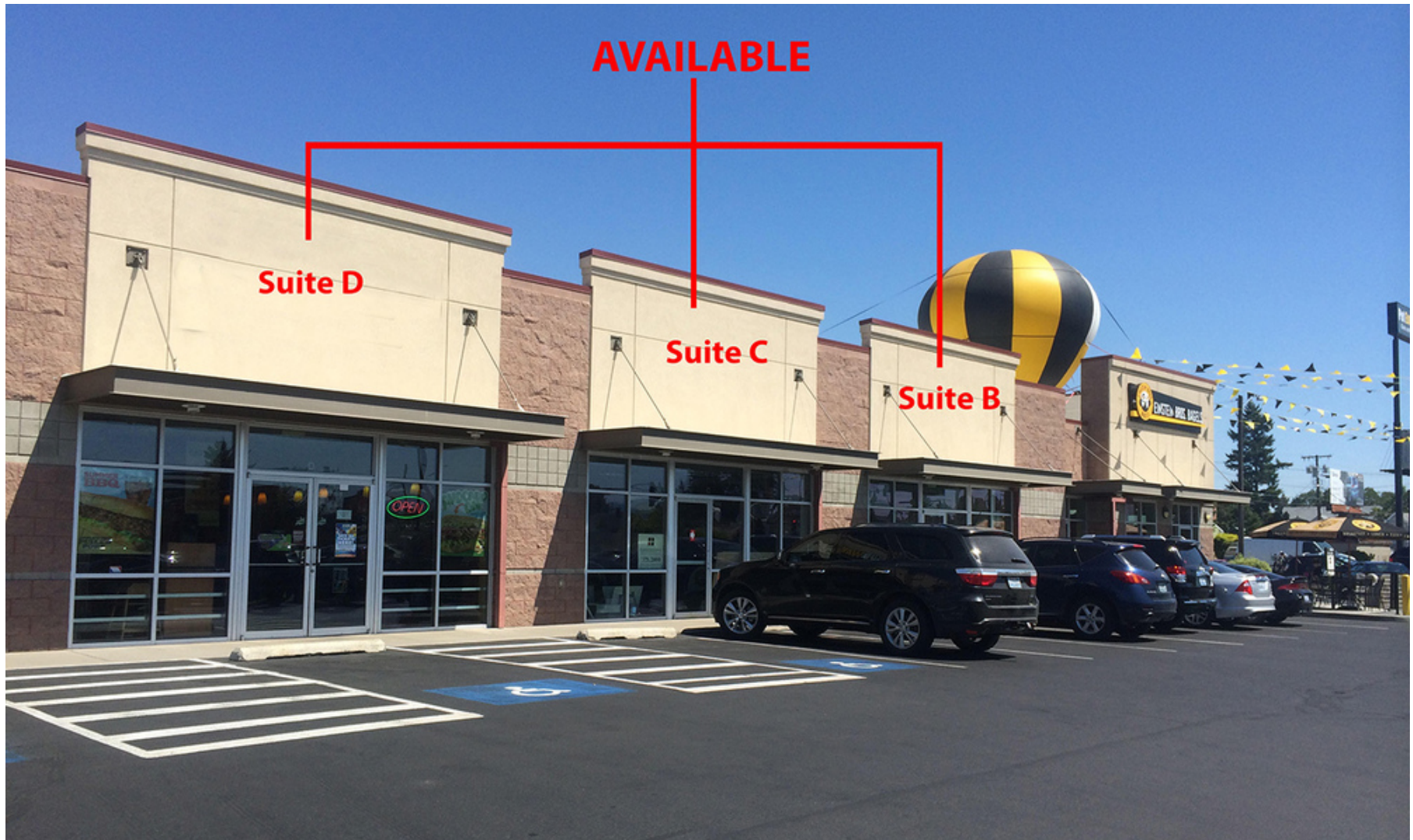
<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201

Lease Rate: \$16.00 - 18.00 SF/YR [NNN]

Total Space 8,414 SF

Lease Type: NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
B, C & D	Strip Center	\$16.00 SF/YR	NNN	4,207 SF	Negotiable	
Suite B	Strip Center	\$18.00 SF/YR	NNN	1,145 SF	Negotiable	
Suite C	Strip Center	\$18.00 SF/YR	NNN	1,531 SF	Negotiable	
Suite D	Strip Center	\$18.00 SF/YR	NNN	1,531 SF	Negotiable	



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

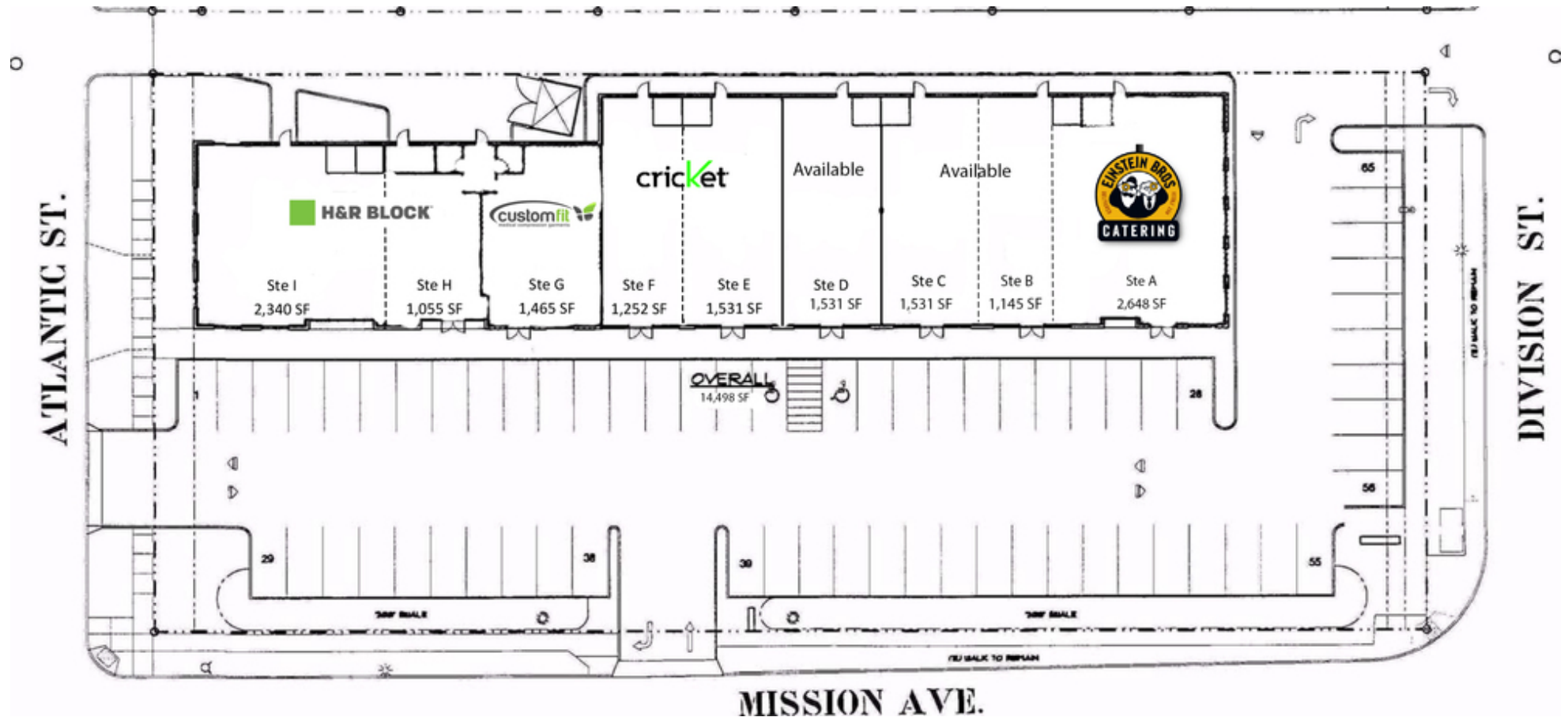
<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



Sperry Van Ness
CORNERSTONE

GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

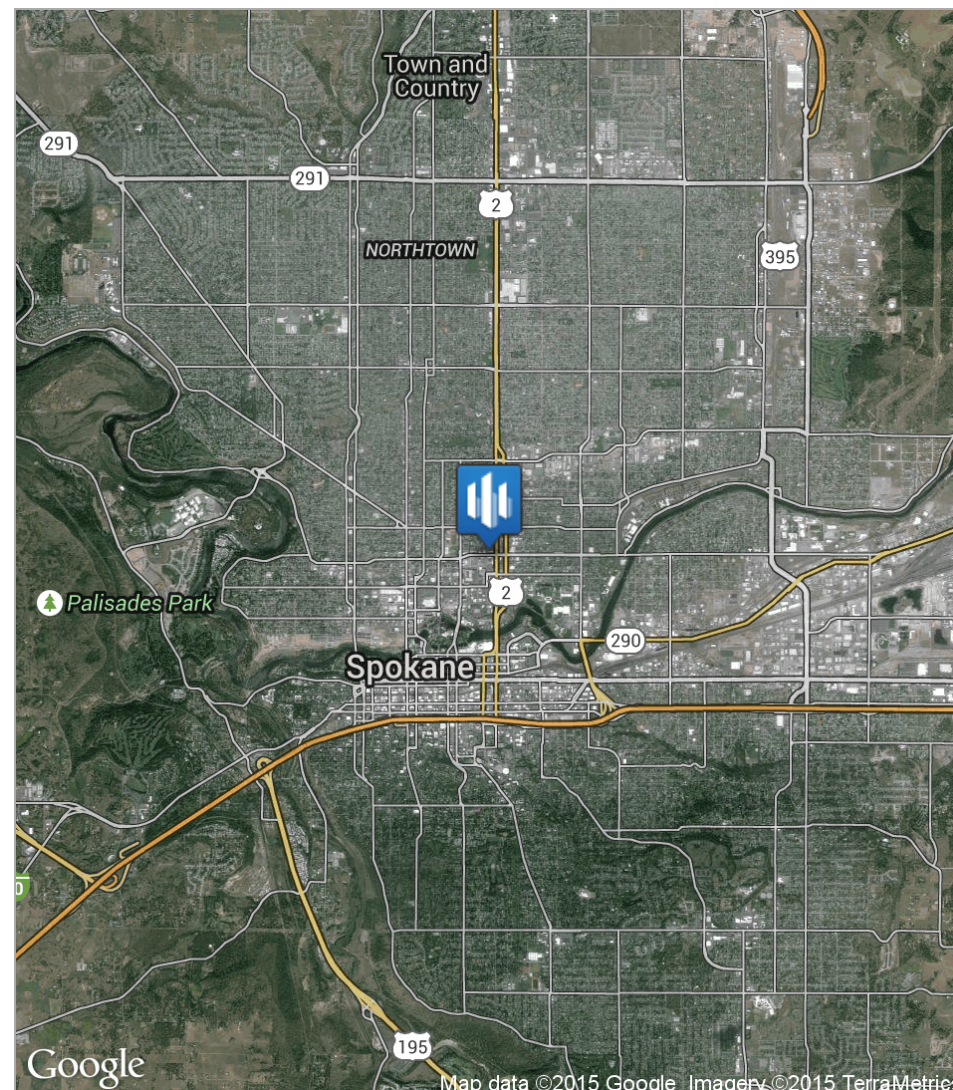
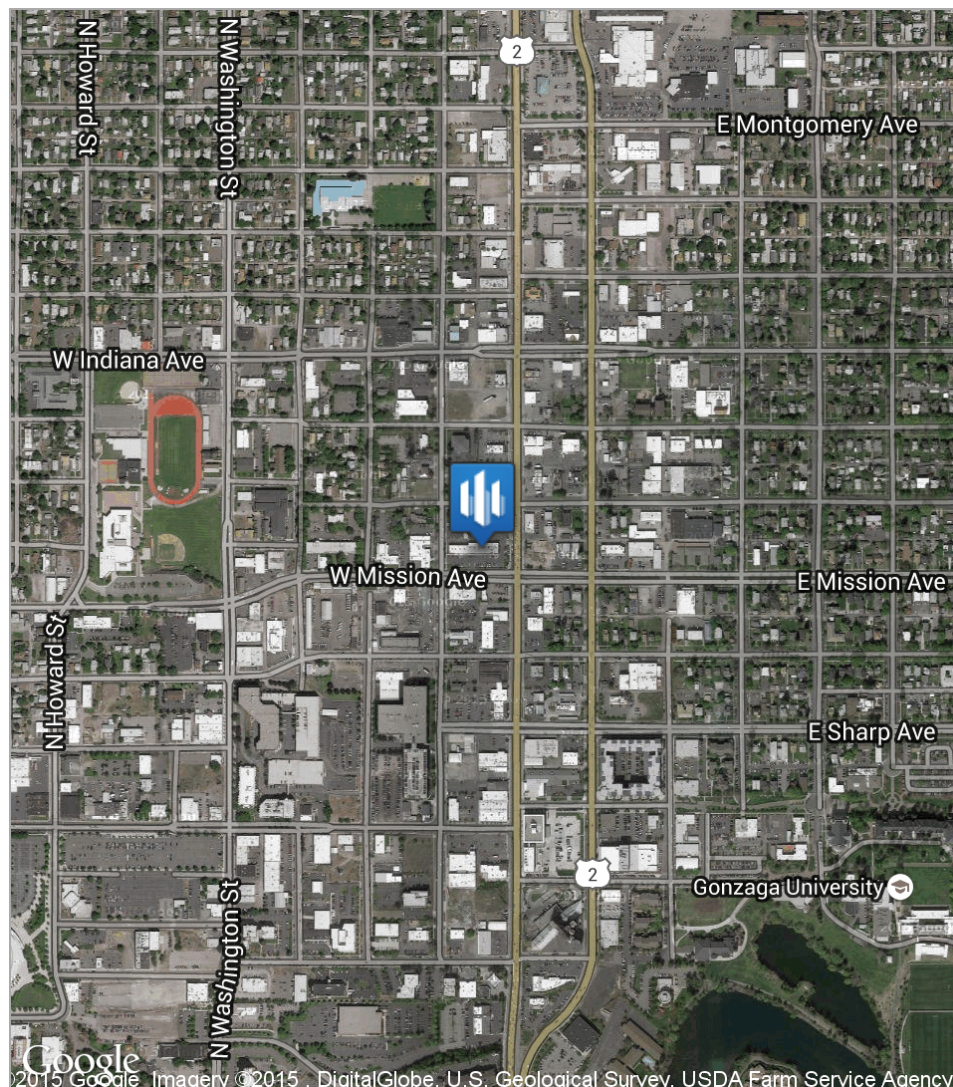
<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

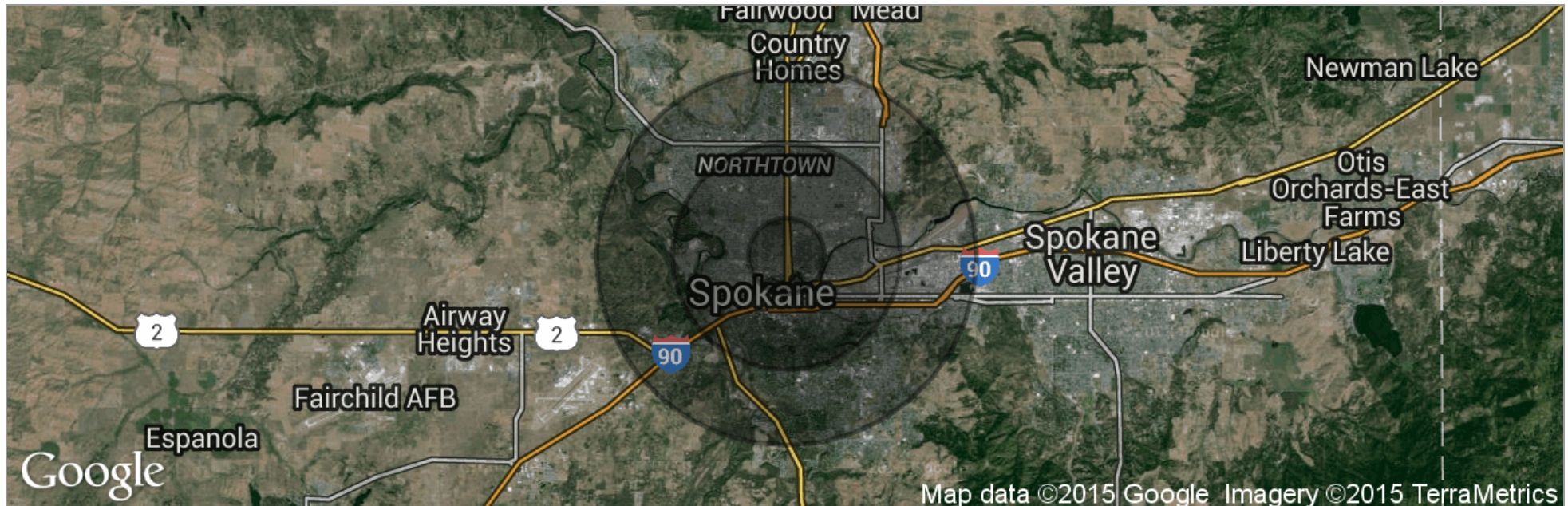
<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



	1 Mile	3 Miles	5 Miles
Total Population	14,208	134,085	269,458
Population Density	4,523	4,742	3,431
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
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 2010 US Census



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

<http://svncornerstone.com>



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



Guy Byrd

Broker in Charge

Sperry Van Ness/Cornerstone

Guy D. Byrd is the Managing Director of Brokerage, Development, and Property Management services for Sperry Van Ness Cornerstone. Guy has been and active member of the Commercial Real Estate community in Eastern Washington and North Idaho since 1985. Having worked in the real estate profession for 30 years, Guy is well-experienced in all areas of real estate services, and is a licensed broker in both Washington and Idaho.

Married to Shawna Byrd in 1987 Guy and Shawna have three children who have been raised in the Spokane Community.

Memberships & Affiliations

International Council of Shopping Centers (ICSC) member, CCIM Candidate, Greater Spokane Incorporated (GSI) member, Spokane Commercial Real Estate Traders Club (President 1995), National Association of Realtors at both the local and national level, Washington State Commercial Association of Realtors, Manito Golf and Country Club member.

WA #17968

ID #DB35767

Phone: 509.321.2002

Fax: 509.321.2001

Cell: 509.953.5109

Email: guy.byrd@svn.com

Address: 1311 N. Washington St.
Suite C
Spokane, WA 99201



GUY BYRD

Broker In Charge

509.321.2002

guy.byrd@svn.com

TAYLOR GIBBONS

Associate Advisor

509.939.1741

taylor.gibbons@svn.com



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201



Taylor Gibbons

Associate Advisor

Sperry Van Ness/Cornerstone

Taylor Gibbons serves as the Director of Operations and an Associate Advisor at Sperry Van Ness Cornerstone in Spokane, Washington.

He specializes in Retail and Hospitality. But as most Broker's in the region he has his hand in most sectors.

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

He grew up in Spokane and attended Gonzaga Preparatory School. He then graduated from the University of California Santa Barbara.

While attending school, he managed high end property in Santa Barbara and worked in an Engineering Firm learning about the Commercial Construction Industry.

After 7 years building a great career in Nuclear Medicine he shifted his focus to Commercial Real Estate in Spokane.

With a Medically trained approach to Real Estate he brings unique problem solving capabilities to the Spokane Market.

His experience living in Seattle, Santa Barbara and Franklin, Tennessee brings a fresh perspective of possibility for the continued growth in the Eastern Washington region.

Memberships & Affiliations

Certified Member of The Nuclear Medicine Technology Certification Board [NMTCB]

Certified Member of The American Registry Of Radiologic Technologists [R.T.(CT)(ARRT)]

Society of Nuclear Medicine and Molecular Imaging [SNMMI]

WA #118302

Phone: 509.939.1741

Fax:

Cell: 509.939.1741

Email: taylor.gibbons@svn.com

Address: 1311 N. Washington St.
Suite C



GUY BYRD

Broker In Charge

509.321.2002

guy.byrd@svn.com

TAYLOR GIBBONS

Associate Advisor

509.939.1741

taylor.gibbons@svn.com



FOR LEASE | RETAIL

LOGAN SQUARE

1601 North Division | Spokane, WA 99201

Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase 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 Sperry Van Ness or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Sperry Van Ness 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 Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Sperry Van Ness.

Neither the Sperry Van Ness 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 performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of 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 Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment 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 Purchase 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 Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

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.



GUY BYRD
Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS
Associate Advisor
509.939.1741
taylor.gibbons@svn.com