



# PINEWATER PLAZA: RETAIL/ OFFICE LAND FOR LEASE OR SALE

10925 NORTH NEWPORT HWY  
SPOKANE, WA 99218

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**Guy Byrd**

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# Executive Summary



## OFFERING SUMMARY

Available SF: 92,831 - 195,729 SF

Lot Size: 6.62 Acres

## PROPERTY OVERVIEW

Lot D: 195,729 SF or 4.49 Acres \$22,835/MO/NNN

Lot K: 92,831 SF or 2.13 Acres \$10,830/MO/NNN

## PROPERTY HIGHLIGHTS

- Pinewater Plaza - 21.58 Acre Retail Center
- Located within largest growth corridor in North Spokane
- Binding site plan allows for additional parcels to be created as necessary
- Adjacent to YMCA, RV Park, Barton Jeep, Franks Diner
- Access via Lighted Intersection at Hwy 2 and Nevada

# Additional Photos





# Retail Map



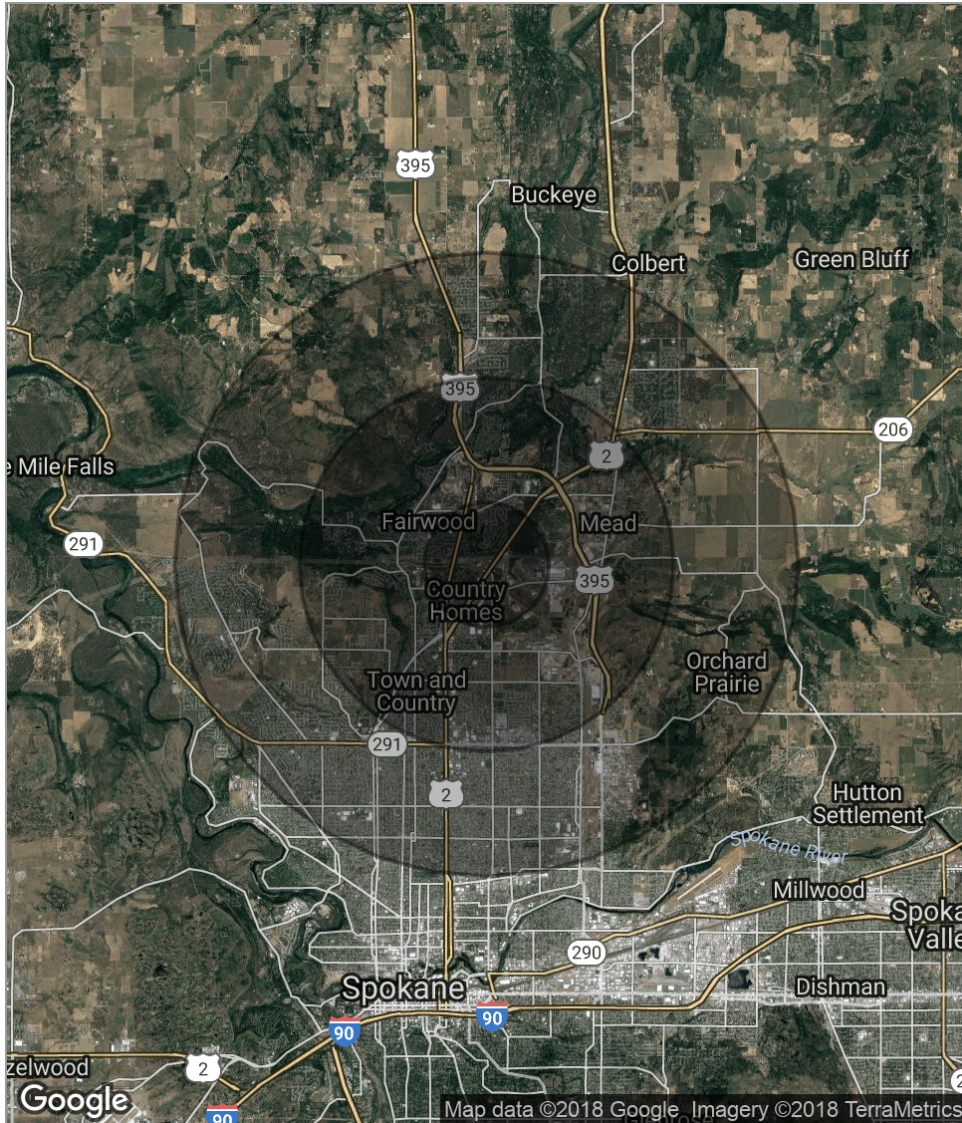
# Spokane Highlights

## AREA HIGHLIGHTS

- The Spokane Metropolitan Area has a population of approximately 550,000. In addition Washington is the second most populated 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



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,303	46,351	130,460
Median age	33.8	33.8	34.3
Median age (male)	32.6	32.5	33.3
Median age (Female)	34.4	35.1	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,081	19,731	53,976
# of persons per HH	2.4	2.3	2.4
Average HH income	\$55,709	\$55,568	\$53,369
Average house value	\$228,650	\$217,241	\$171,946

\* Demographic data derived from 2010 US Census

# Location Maps





# Advisor Bio

## 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 the 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 region's 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 & 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.

# Advisor Bio

## 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.

Primarily focused on Retail and Hospitality, Taylor is working with National Retail Tenants, National Hospitality Developers and most Major Flags.

He is a member of the SVN Hotels Team.

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 worked for an Engineering firm in Santa Barbara, spent 8 years working in Nuclear Medicine after that and uses all that real world experience to enhance his Commercial Real Estate career.

## EDUCATION

The University of California Santa Barbara  
Santa Barbara City College  
Gonzaga Preparatory School

## MEMBERSHIPS & AFFILIATIONS

ICSC: International Council of Shopping Centers Member  
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]

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