



PINEWATER PLAZA RETAIL BLDG 1

10925 NORTH NEWPORT HWY
SPOKANE, WA 99218

Guy Byrd

Designated Broker
509.953.5109
guy.byrd@svn.com

Taylor Gibbons

Director of Operations | Associate
Advisor
509.939.1741
taylor.gibbons@svn.com



Executive Summary



OFFERING SUMMARY

Lease Rate: \$18.00 SF/yr (NNN)

Lot Size: 2.82 Acres or 122,839 SF

Building Size: 15,260 SF

Suite B: 1,499 SF

Suite C: 1,571 SF

Suite E: 1,815 SF

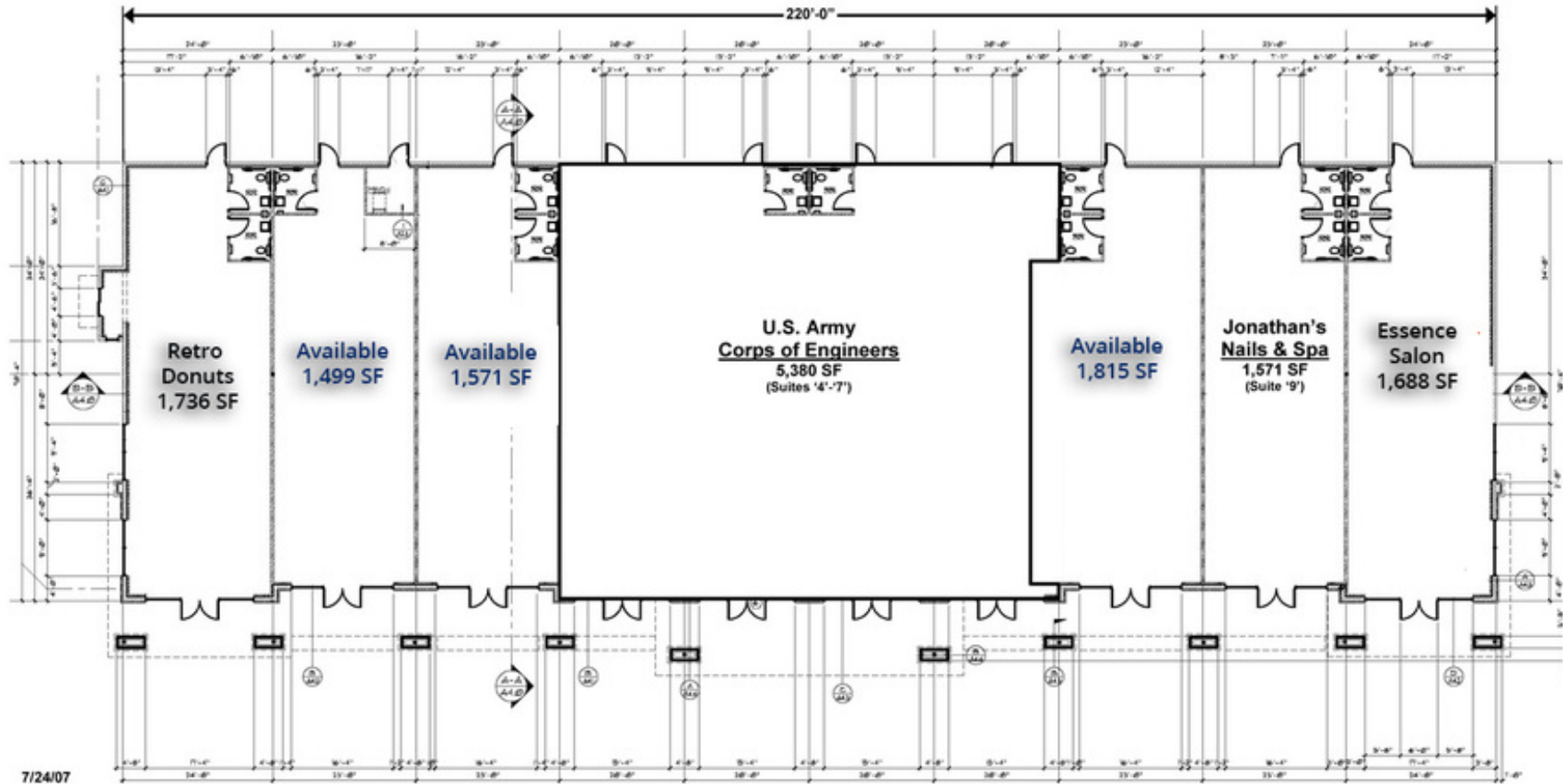
PROPERTY OVERVIEW

\$18.00/SF/YR/NNN

PROPERTY HIGHLIGHTS

- Adjacent to Retail Land for Sale or Lease
- Adjacent to Retail Pads for Lease or Build-toSuit
- Along Hwy 2 where Costco is Relocating
- Adjacent to Brand New YMCA with very high Membership
- Suites B & C can be combined for 3,070 SF

Pinewater Plaza - Retail '1' (15,260 SF) **10925 N. SR 2, Newport Highway; Spokane, WA 99218**



7/24/07

Additional Photos



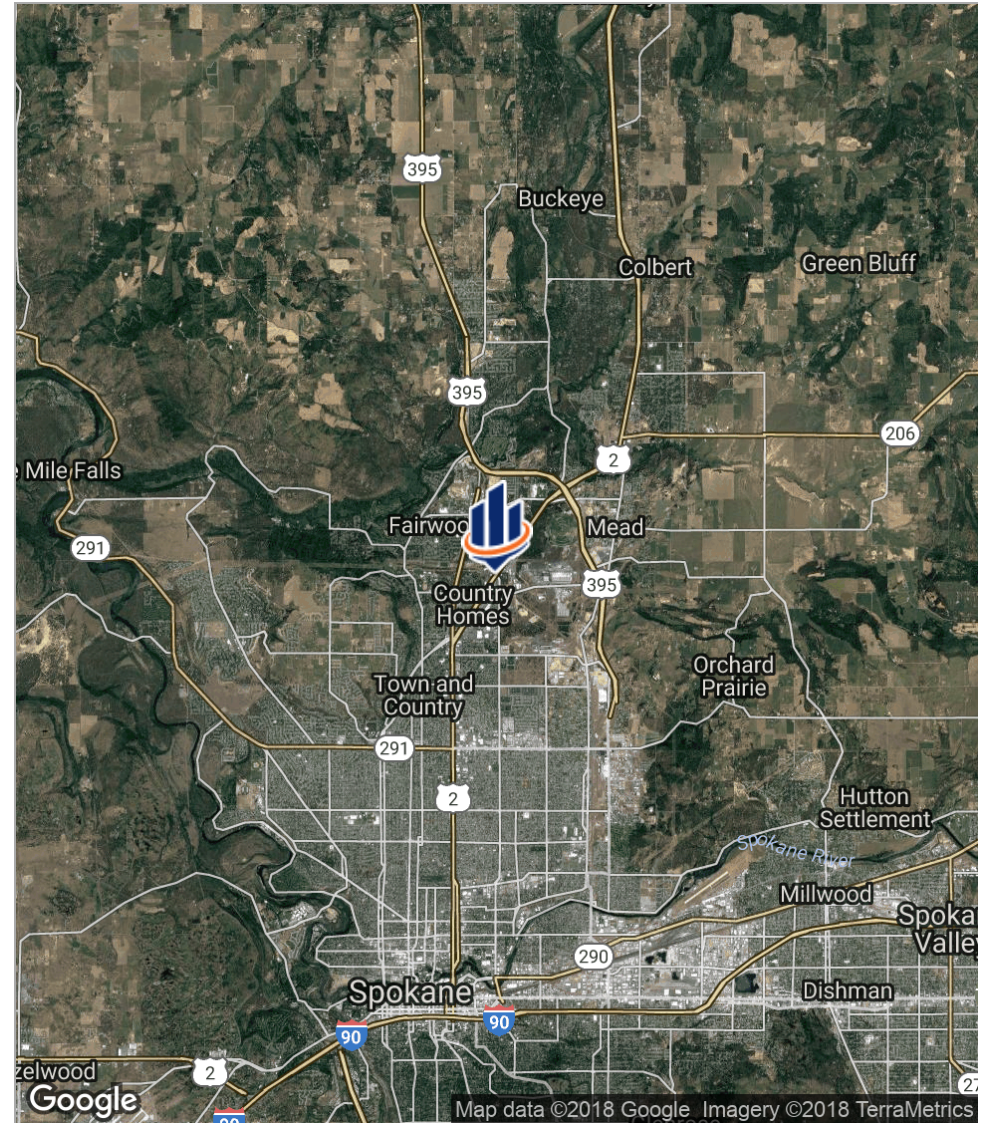
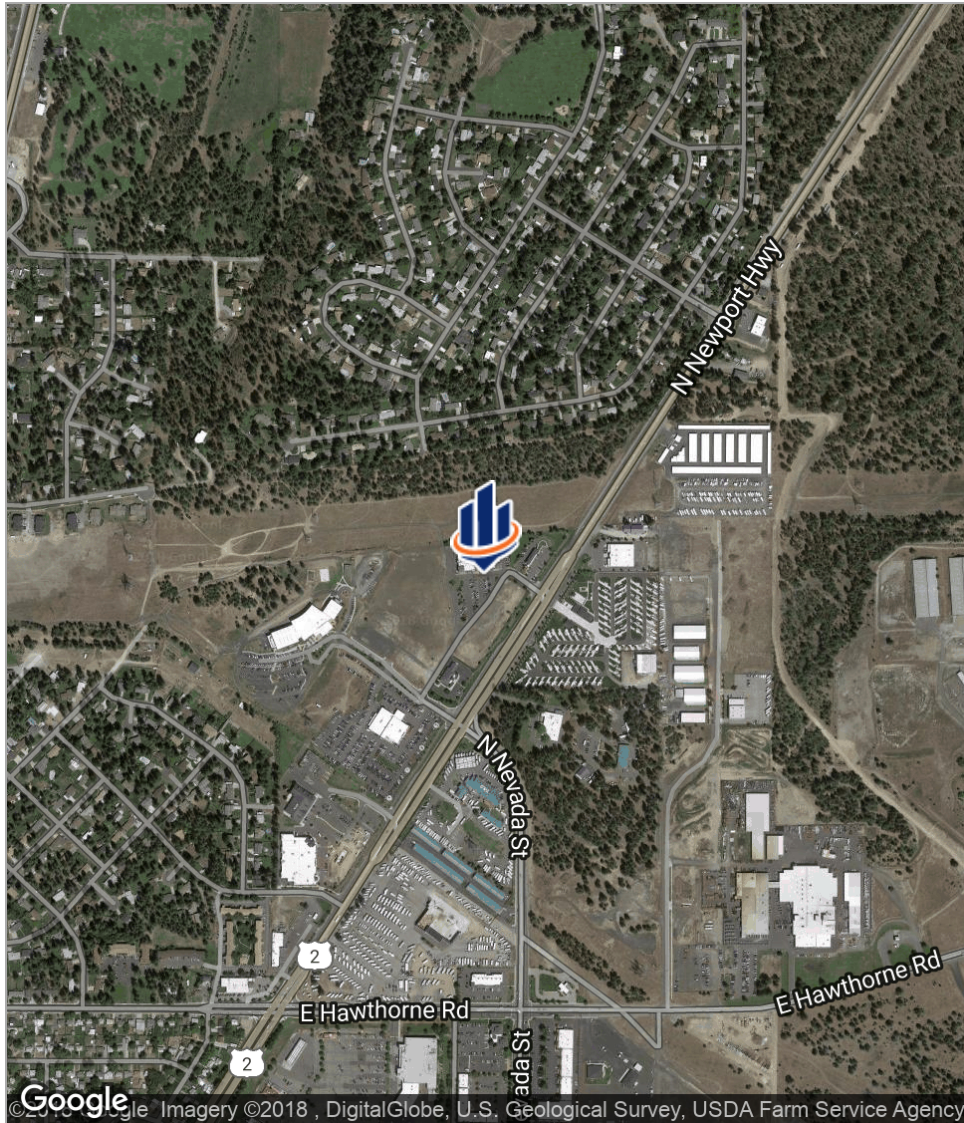
Additional Photos



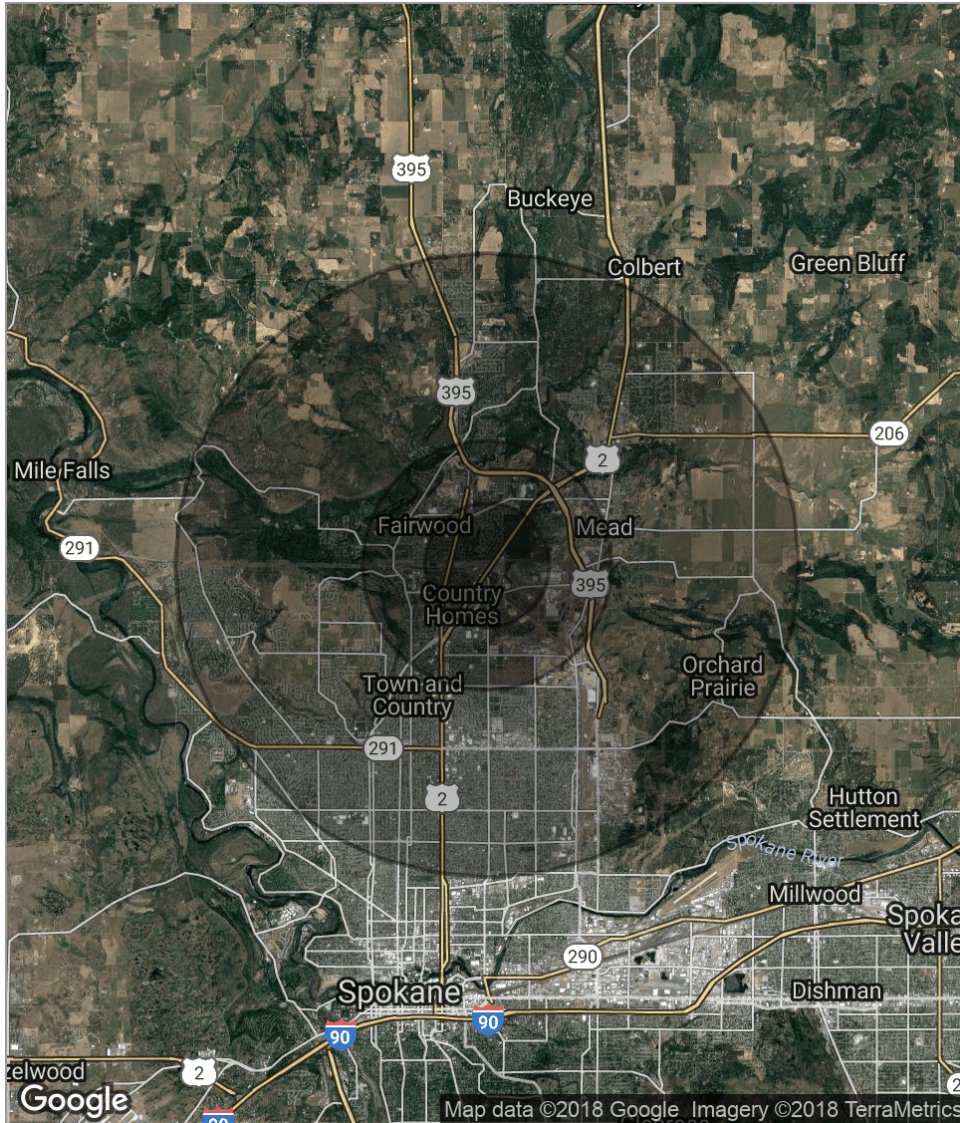
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	5 MILES
Total population	6,854	23,671	131,151
Median age	34.0	33.8	34.3
Median age (male)	32.7	32.6	33.3
Median age (Female)	34.7	34.7	35.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total households	2,908	9,964	54,281
# of persons per HH	2.4	2.4	2.4
Average HH income	\$56,202	\$56,306	\$53,012
Average house value	\$232,091	\$228,466	\$173,038

* Demographic data derived from 2010 US Census

Spokane Highlights

AREA HIGHLIGHTS

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



Advisor Bio

GUY BYRD

Designated Broker



1311 N. Washington St., Suite C
Spokane, WA 99201
T 509.953.5109
C 509.953.5109
guy.byrd@svn.com
WA #17968

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 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



1311 N. Washington St., Suite C
Spokane, WA 99201
T 509.939.1741
C 509.939.1741
taylor.gibbons@svn.com
WA #118302

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]

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion 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 the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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

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.