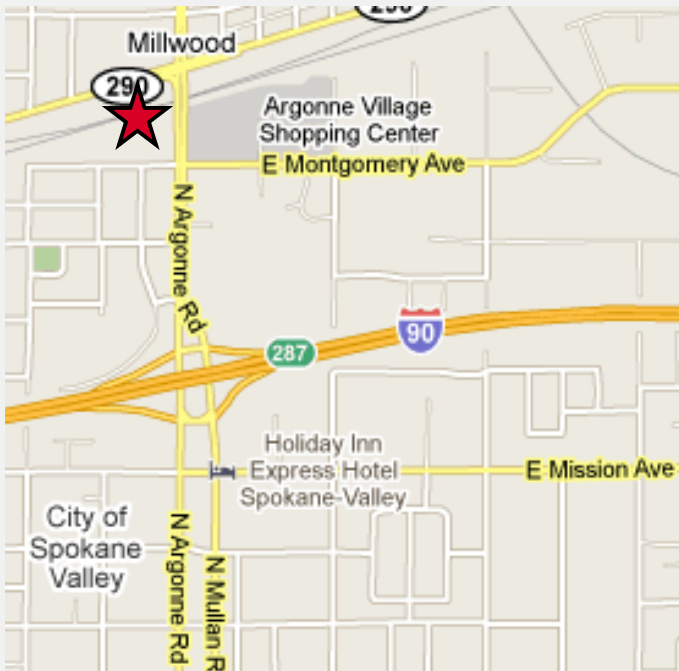




2300 North Argonne Spokane, Washington 99212



Property Features

- Lot Size: 33,000 SF±
- Zoning: B-3
- Traffic Counts:
 - 39,599 ADT on Argonne
 - 10,128 ADT on Montgomery
- Neighboring Businesses:
 - Maverik
 - Longhorn Barbecue
 - Timber Creek Buffet
 - Yoke's
 - Subway
 - Panda Express
 - Pizza Hut
 - Albertsons
 - Starbucks
 - McDonald's

For more information, contact:

Chris Bell, SIOR

509 622 3538 • cbell@naiblack.com

EXHIBIT
 EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
 SIDEWALK EASEMENT
 SPOKANE VALLEY, WASHINGTON

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	28.50'	45.20'	40.61'	28.94'	N44°33'50"E	90°52'20"



SCALE 1"=80'

Reeve & Associates, Inc.

5160 S 1500 W
 RIVERDALE, UTAH 84405
 TEL: (801) 621-3100
 FAX: (801) 621-2666
 www.reeve-ossoc.com

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 STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

ADVENTURE'S FIRST STOP

Maverik, inc.
 Argonne Road &
 Montgomery Ave.
 Spokane Valley,
 Washington

ISSUE:	05-24-16
PROJECT NO:	5799-426
CAD DWG FILE:	
DRAWN BY:	NKA
CHECKED BY:	CC

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