

FOR SALE: NNN ASSET

CENTRAL SPRAGUE RETAIL CENTER

5605 E Sprague Avenue, Spokane Valley, WA

For more information: 509.444.6530

Aaron Lake: Aaron@LeavittCap.com

Marc Mowrer: Marc@LeavittCap.com

leavittcap.com

PRICE: \$6,910,538 CAP RATE: 6.25% OCCUPANCY: 100%



Investment Details

- High-credit tenants with remaining lease terms and options to renew
- Phenomenal location between Costco and Home Depot
- Sprague Avenue is one of Spokane's highest-traffic arterials
- Ample parking

TENANTS	Dollar Tree, Boot Barn, Country Store
BUILDING SIZE	37,480 SF
YEAR BUILT	1999
PRICE/SF	\$184



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Location

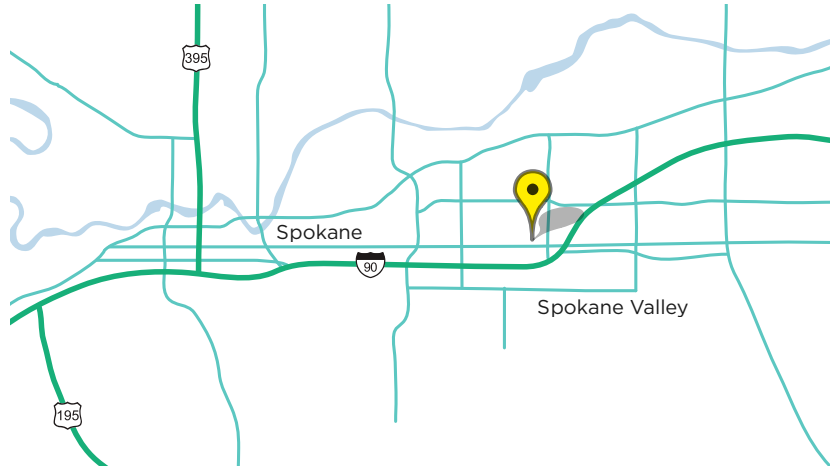
5605 E Sprague Ave.
Spokane Valley, WA 99212

The site has visibility and direct access to Interstate 90

Traffic counts: Over 23,000 vehicles per day on Sprague Avenue in front of building per city of Spokane Valley 2016 report

Visitors per week: Costco 40,000 and Home Depot 20,000

Costco gas station provides additional traffic— one of the busiest gas stations in the Valley, facing property with cross access



CRC-170933 All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.

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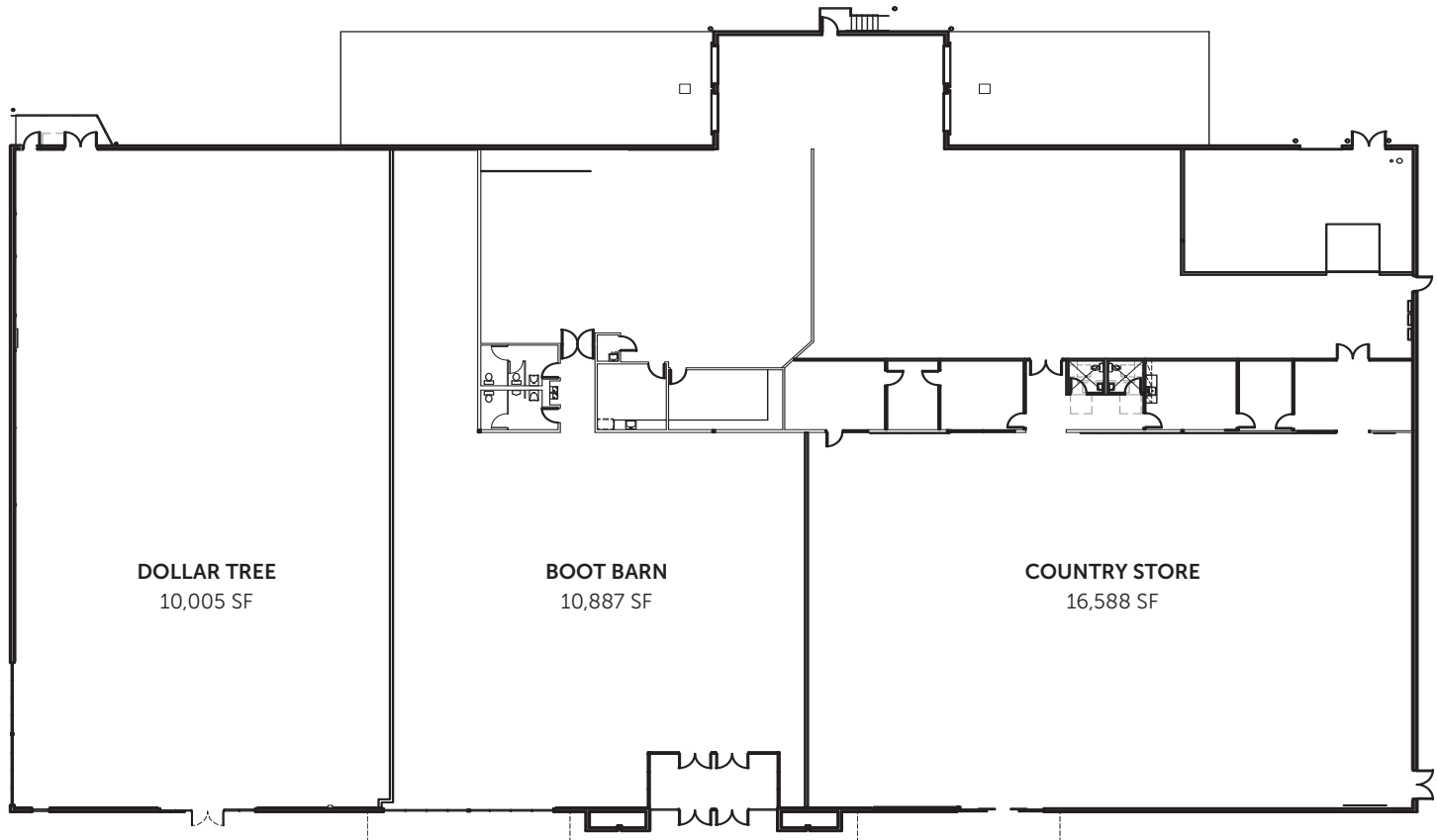
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Floor Plan



Financial Summary

Year: 2017		Cash Flow								Equity				
Lease Expiry	Location	Approx sq.ft.	Present Occupancy	Reserves For:		Operating		Net Income	Debt Service	Cash Flow	Cap Rate	Value	Debt	LTV
				Rent 2017	Vacancy 4%	Adjusted Rent	Reserves/Expenses 3%							
3.31.20	Dollar Tree	10,005	100%	\$124,937	\$(4,997)	\$119,940	*\$(18,789)	\$101,151						
12.31.26	Boot Barn	10,887		\$130,644	\$(5,226)	\$125,418	\$(3,763)	\$121,656						
12.31.22	Skagit	16,588		\$211,128	\$(8,445)	\$202,683	\$(6,080)	\$196,602						
	Subtotal	37,480		\$466,709	\$(18,688)	\$448,041	\$(28,632)	\$419,409	\$238,800	\$180,609	6.25%	\$6,710,538	\$3,599,193	54%
												+ \$200,000 +/- 1 acre of land = \$6,910,538		

* Dollar Tree CAM Cap

CRCL-170523

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