



**RETAIL
FORMER ATV
SALES PROPERTY
15,000 SF
FOR SUBLEASE**

11008 N NEWPORT HWY
99218, WA SPOKANE

Guy Byrd
Designated Broker
509.953.5109
guy.byrd@svn.com

Retail For Sub Lease - Property Summary



OFFERING SUMMARY

Available SF:	15,064 SF
Lease Rate:	\$9.47 SF/YR/NNN or \$11,892/MO/NNN
Lot Size:	1.5 Acres or 65,370 SF
Year Built:	2005
Building Size:	15,064 SF
Car Parks:	31
Zoning:	Regional Commercial

PROPERTY OVERVIEW

Sublease through June 30, 2023

Free Standing High exposure Retail Building on Newport Hwy
Close to new Costco on Newport Highway and North Point Shopping Center
Formerly Roundy's Kawasaki ATV Sales and Repair

PROPERTY HIGHLIGHTS

- Retail Showroom 8,400 SF+/- with 30' Ceiling heights and glass store front
- Warehouse storage 3,600 SF+/- 30' clear with two 16' Overhead Doors
- Mezzanine Storage 1,300 SF +/-
- Office/Meeting area 3,064 SF +/-
- Single Phase (122/40 Volt) and 3 Phase (122/40Volt) is available at the property.
- Lighted Monument Sign
- FAG heating
- Sprinklered Building

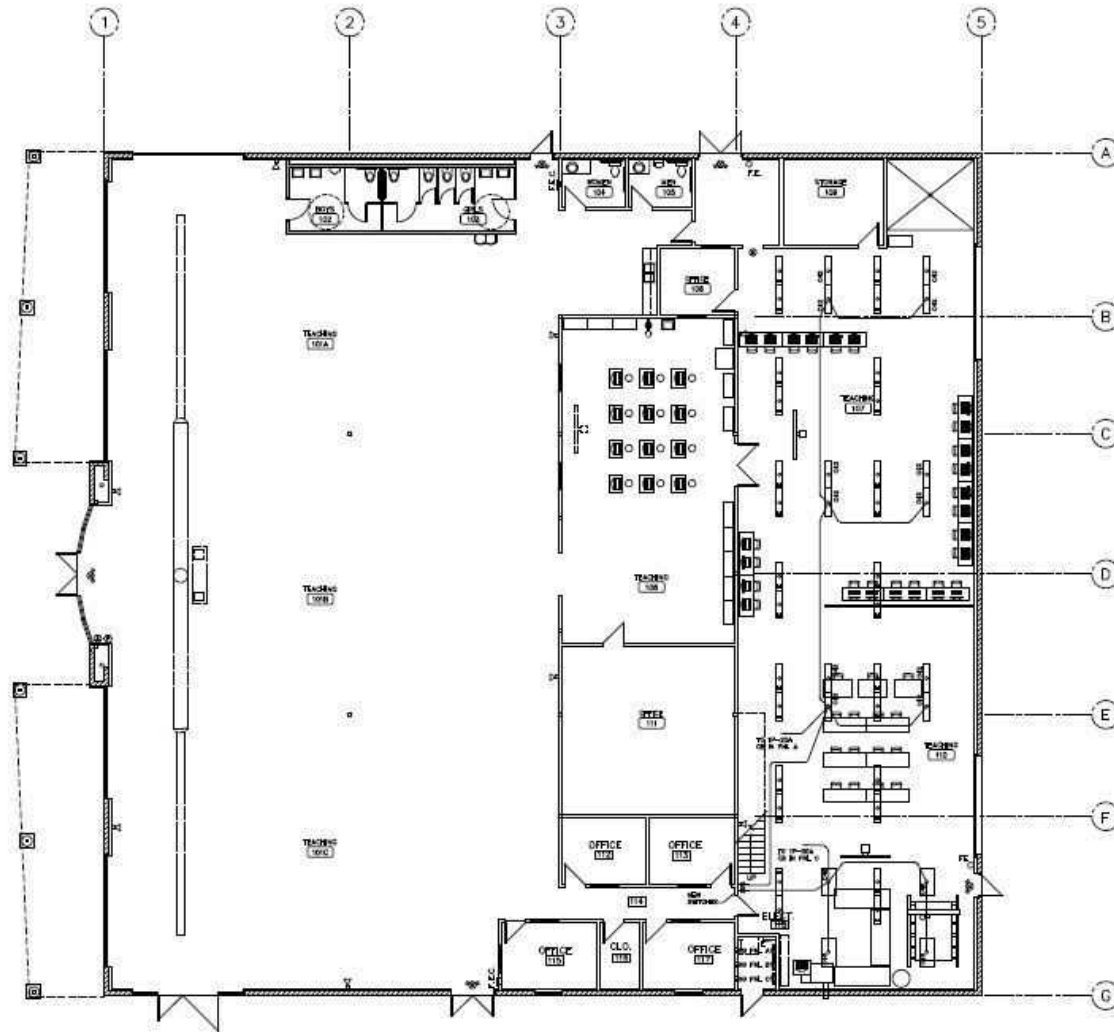
11008 N Newport Hwy Photos



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11008 N Newport Hwy Floor Plan



LUMINAIRE SCHEDULE

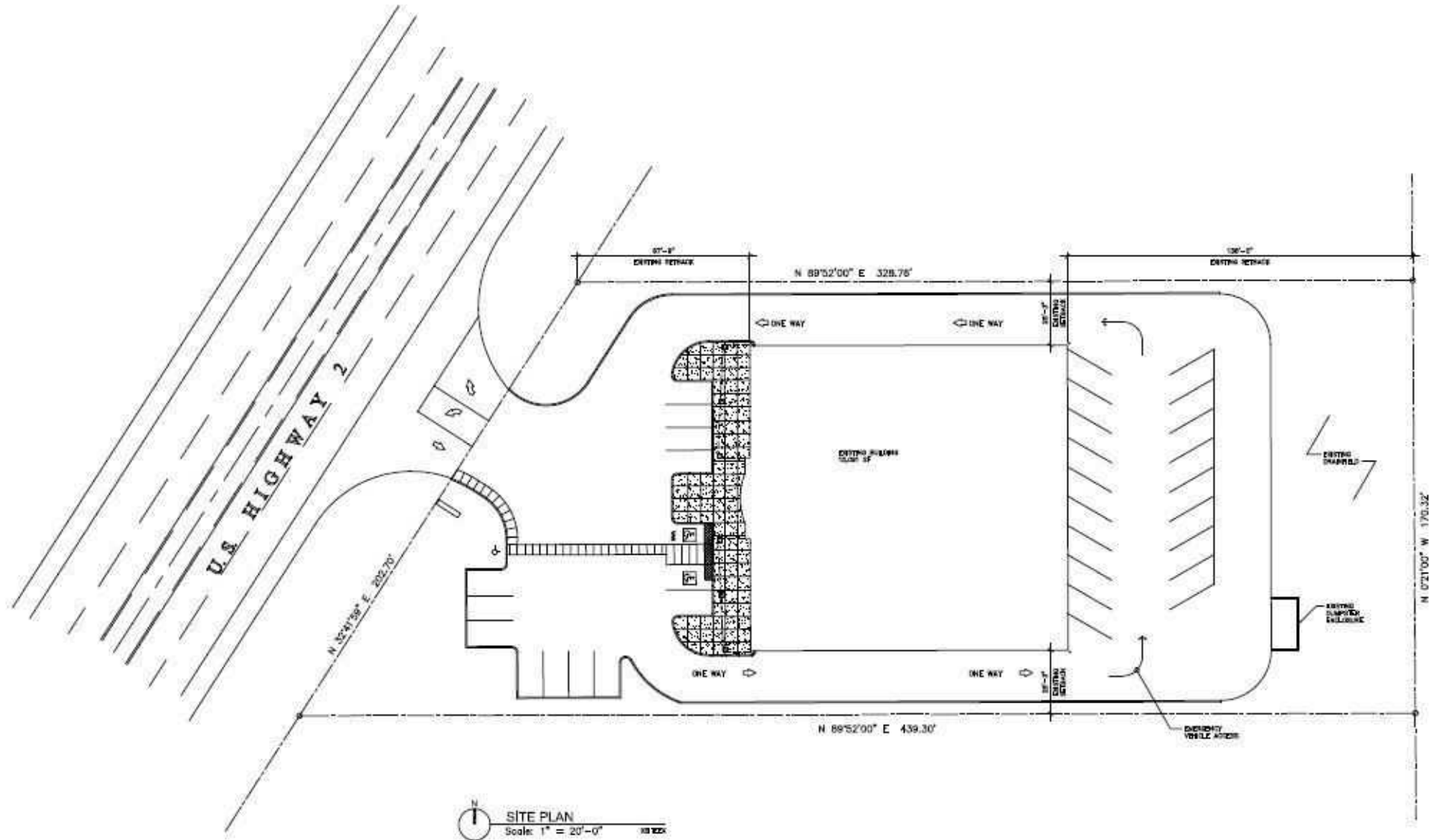
TYPE	MANUFACTURER	MODEL NUMBER	LAMPS	BALLAST	WATS	W	H	SCREWS	NOTES
002	UPPERM MIDDLE SUNMITE PARMEL VOLUMA	4-101-101	(2) F020	(0) 0-LAMP	80	80		SUPPAC	WEIGHT OR BEND
003	UPPERM MIDDLE SUNMITE PARMEL VOLUMA	4-101-101-1012 -101-101-101-101-101	(4) F020	(2) 0-LAMP	160	160		SUPPAC	WEIGHT OR BEND
004		000000	(2) F020	(2) 0-LAMP	80	80		SUPPAC	TO TRAMP

LIGHT CALCULATIONS
 PANEL A: 1500mm x 300mm, 30' AW
 2" x 2" W/4 W/4 BEZEL
 MOUNT LEAD = 150mm = 3.0X OF PANEL SIZE
 PANEL C: 1500mm x 300mm, 30' AW
 2" x 2" W/4 W/4 BEZEL
 MOUNT LEAD = 150mm = 3.0X OF PANEL SIZE

FLOOR PLAN - LIGHTING
 Scale: 1/8" = 1'-0"

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

11008 N Newport Hwy Site Plan



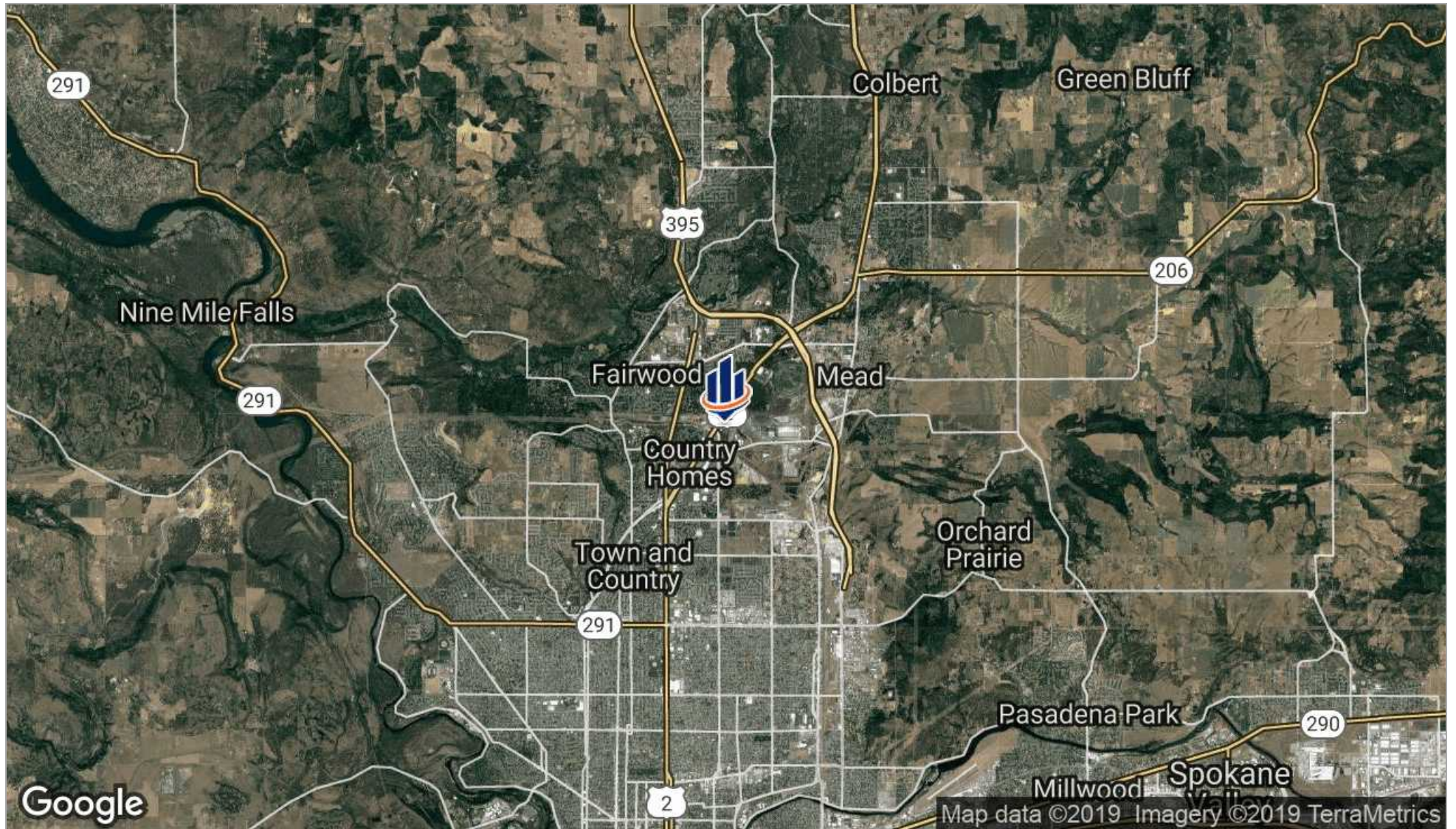
11008 N Newport Hwy Aerial



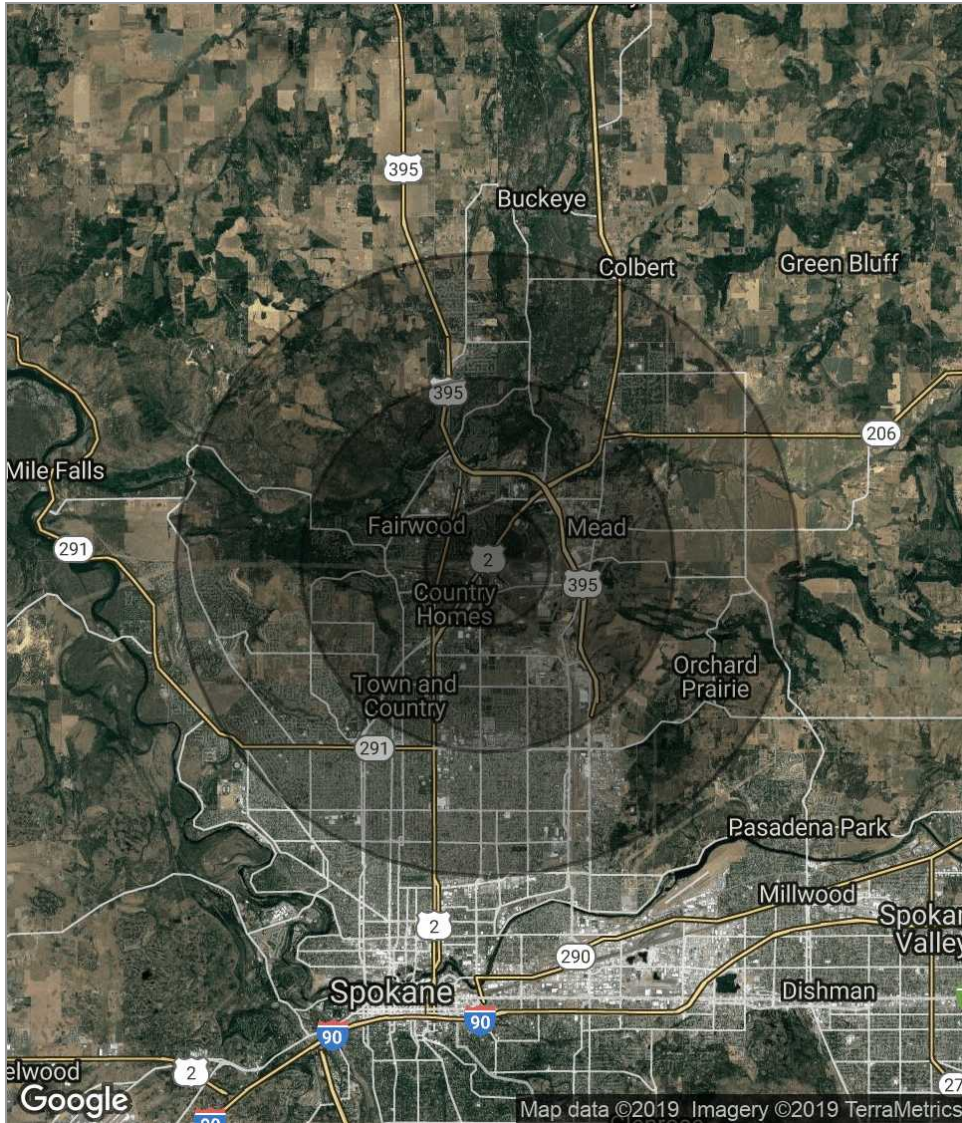
North Spokane Retail Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,131	43,858	125,824
Median age	34.1	33.8	34.4
Median age [Male]	32.7	32.6	33.4
Median age [Female]	35.1	35.0	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,652	18,787	52,055
# of persons per HH	2.3	2.3	2.4
Average HH income	\$55,943	\$55,327	\$53,275
Average house value	\$236,689	\$216,834	\$174,626

* Demographic data derived from 2010 US Census

Area Highlights - Spokane, WA

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 healthrelated 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 1



GUY BYRD

Designated Broker

guy.byrd@svn.com

Direct: 509.953.5109 | **Cell:** 509.953.5109

WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner and Managing Director of SVN Cornerstone in Spokane Washington. A native of Montana Guy grew up in the Western Washington and graduated from Montana State University. His entire Commercial Real Estate and professional career has been spent in the Northwest region of the United States. Through strategic affiliation and innovation, he has developed and operates a full service Commercial Real Estate company serving customers in the region, nationally and internationally. Strategic affiliation with SVN in 2015 has enabled SVN Cornerstone to provide Commercial Real Estate services utilizing a platform with leading technology and innovation appropriate for the most sophisticated Real Estate customer. Under Guy's direction SVN Cornerstone has become the premier full service Commercial Real Estate company in Eastern Washington and North Idaho. As the Managing Director of SVN Cornerstone Guy has developed a culture of accomplishment on behalf of clients. SVN Cornerstones primary markets include all of Washington, and Idaho many times extending to various states across the United States based on strategic relationships with SVN Brokers across the country. On a consistent basis the collaborative nature, brand and tools available through the SVN provides Guy and his associate Brokers the ability to provide superior service to the most sophisticated client and their properties. Decades of Commercial Real Estate Experience and affiliation with numerous Commercial Real Estate organizations has provided invaluable experiences. Having completed over 2,000 transactions with a total transaction volume close to One Billion in value. Dedicated to clients and the pursuit of their real estate goals is a hallmark of his numerous Real Estate accomplishments over the years. 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 currently serves as an active Board of Director for the American Red Cross Northwest Region. Additionally, he supports the Spokane 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 summer 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

Disclaimer

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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.