


NEW DEVELOPMENT

RETAIL & RESIDENTIAL ON SPOKANE'S HIGHLY DESIRED SOUTH HILL




THE
FREQUENCY
AT SIGNAL PARK


THE SHOPS
AT SIGNAL PARK

SIGNAL PARK

5222 S Regal Street | Spokane, Washington

LEASING INQUIRIES

Carl Guenzel
509.755.7543 | carlg@kiemlehgagood.com

Tom Quigley
tomq@kiemlehgagood.com

KIEMLE
HAGOOD

SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA

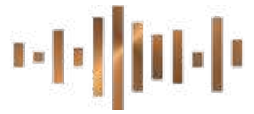


TABLE OF CONTENTS

Signal Park	_____	Page 1
The Location	_____	Page 2
Site Plan	_____	Page 3
Residential	_____	Page 4
The Area	_____	Page 5
Photos	_____	Page 6
Aerial & Demographics	_____	Page 7

Carl Guenzel

509.755.7543 | carlg@kiemlehagood.com

Tom Quigley

tomq@kiemlehagood.com

601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

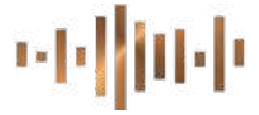
Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



SIGNAL PARK is a development that features a perfect mix of retail and residential on Spokane's highly desired South Hill Neighborhood in Spokane, Washington.

RENTAL RATE	\$30.00 - \$35.00
SPACE RANGE	± 1,500 SF - 18,000 SF
PARCEL NUMBER	34041.9077
ZONING	CC2
LAND SIZE	± 609,782 SF (13.99 AC)

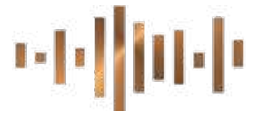
PROPERTY HIGHLIGHTS

- Mixed Use: Residential & Retail
- Urban living, Suburban location
- All sources within walking distance
- Public transportation
- Green space



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



SHOPPING, LIVING & DINING IN ONE LOCATION



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



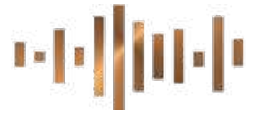
THE LOCATION

Located right in the hub of it all; an ideal & central location within the South Regal Neighborhood. The location is contiguous to a major Spokane Parks Facility - South Complex of Soccer & Park Amenities.



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



RETAIL OPPORTUNITY

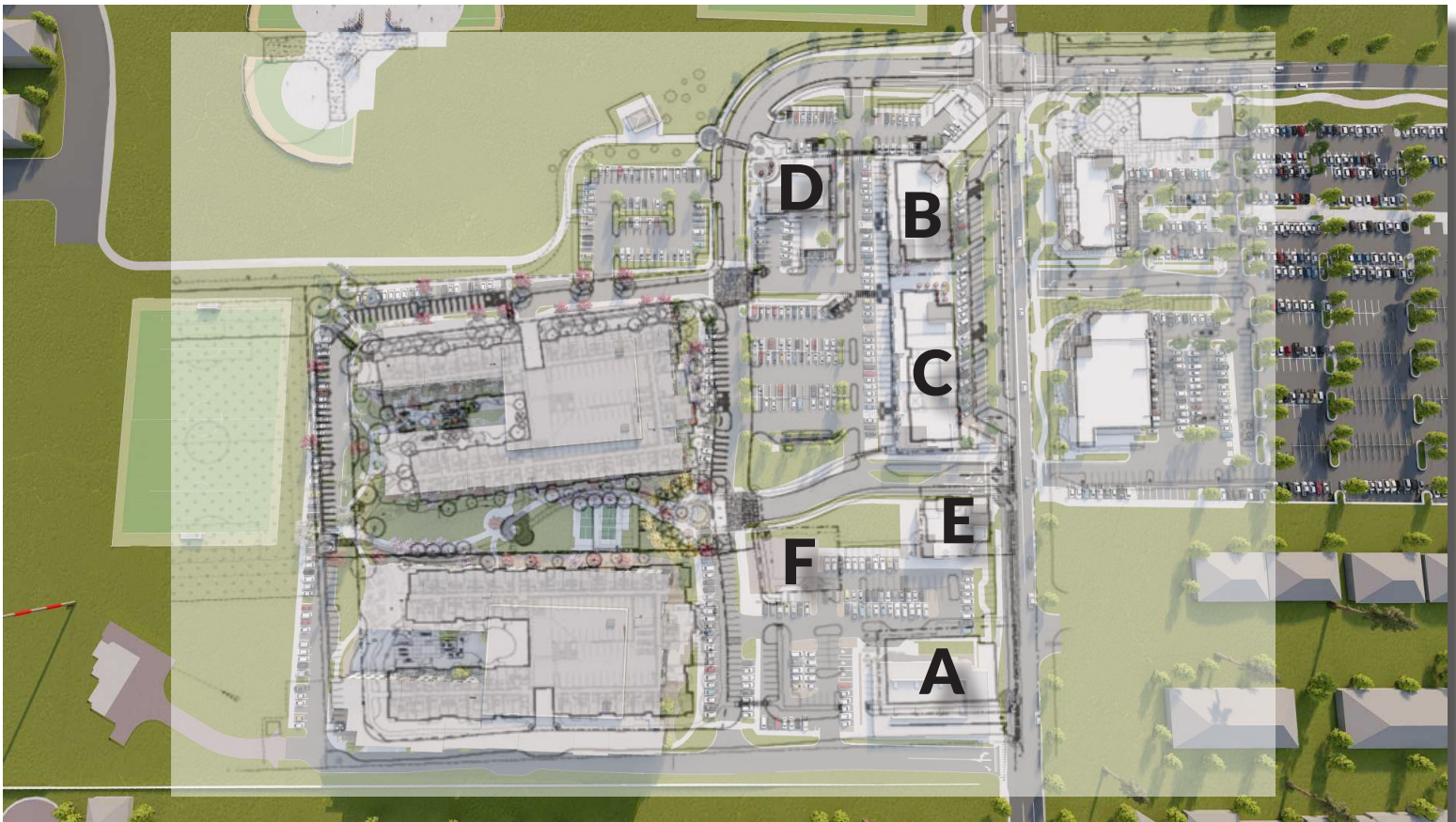
RENTAL RATE:

\$30.00 - \$35.00

SPACE RANGE:

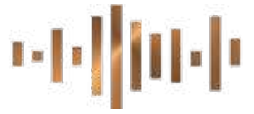
1,500 SF - 18,000 SF

BUILDING A	± 13,000 - 18,000 SF
BUILDING B	± 9,300 SF
BUILDING C	± 13,400 SF
BUILDING D	± 5,100 SF WITH DRIVE THRU
BUILDING E	± 5,200 SF
BUILDING F	± 5,000 SF



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



THE AREA

Community focused shopping center

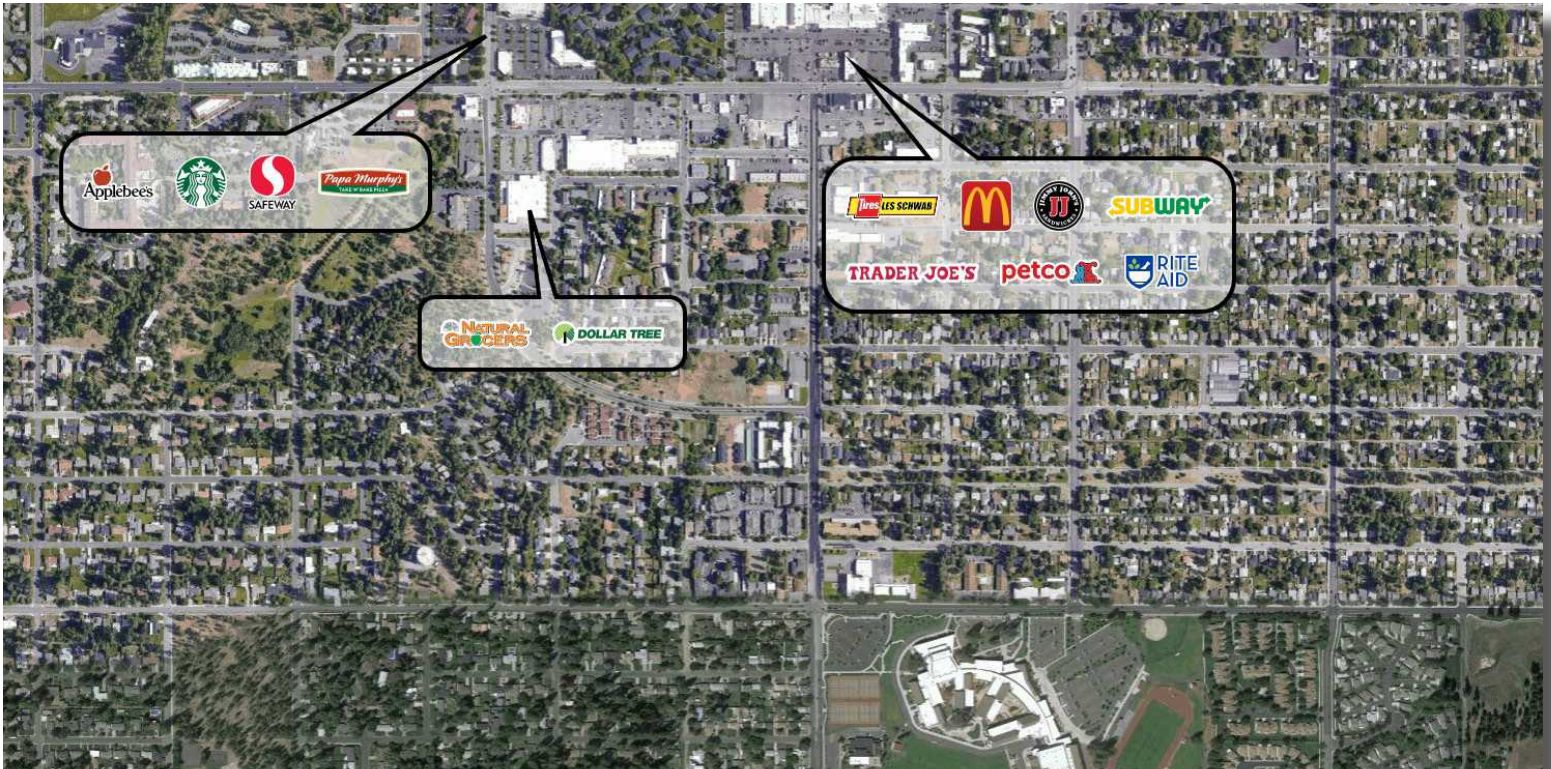
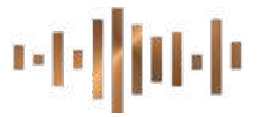
Surrounding biking & walking trails

Parking for South Complex Sports Field



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



DEMOGRAPHIC INFORMATION

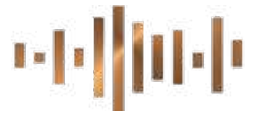


EST POP (21)	14,562	74,297	158,766
PROJ POP (26)	15,463	79,586	170,001
PROJ ANNUAL GROWTH	1.2%	1.4%	1.4%
MEDIAN AGE	41.2	40.0	36.9
EST MEDIAN HHI	\$63,874	\$73,572	\$60,971



SIGNAL PARK

5222 S REGAL STREET | SPOKANE, WA



APARTMENT DATA

within 2 miles of Signal Park

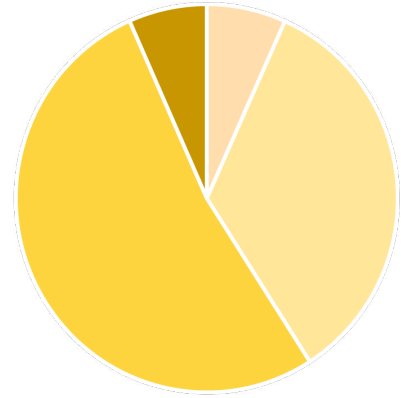
LEASING UNITS	SURVEY	5 YEAR AVERAGE
---------------	--------	----------------

Vacant Units	111	137
Vacancy Rates	2.5%	3.1%

UNIT	SURVEY	5 YEAR AVERAGE
------	--------	----------------

Studio	\$1,971	\$1,630
1 BR	\$1,514	\$1,206
2BR	\$1,318	\$1,008
3 BR	\$1,408	\$1,173

Total Units by Bedroom



Legend: Studio (lightest yellow), 1 BR (light yellow), 2 BR (medium yellow), 3BR (darkest yellow)

