

6821 N DIVISION
STREET

6822 N ATLANTIC
STREET

FOR LEASE OR SALE

TWO BUILDINGS TOTALING
±6,540 SF ON 0.34 ACRES
IN SPOKANE, WASHINGTON



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PROPERTY HIGHLIGHTS

6821 N DIVISION ST
±4,200 SF BLDG

6822 N ATLANTIC
±2,340 SF BLDG

±6,540 SF
TOTAL FOR LEASE & SALE



RETAIL STOREFRONT

Large lot with Division St frontage



ENDLESS USES

Great investment and redevelopment project



\$10.00 NNN

Lease Rate



DOUBLE CORNER LOT

APNS: 36304.1601, 36304.1619
±0.34 ACRES



OWNER USER OPPORTUNITY

Ready for owner user or investment



\$700,000.00 (\$107.03 PSF)

Asking Price



PROPERTY PHOTOS



LOCATION AERIAL



SUBJECT PROPERTY

Costco
WHOLESALE

SAFeway
Total Wine & More **TARGET**
BEST BUY **T.J. MAXX**
BIG LOTS! **PETSMART**

Michaels
HOBBY LOBBY
GROCERY OUTLET
Bargain Market

LOWE'S
petco
Arby's
Jack
in the box
DOLLAR TREE
Pezera
RESTAURANT

RITE AID
Burlington
TRADER JOE'S
Guitar Center

Providence

NORTHTOWN MALL

↓ **DOWNTOWN SPOKANE**
5 MILES FROM SUBJECT PROPERTY

WHY SPOKANE

TOP 9 REASONS TO UPGRADE YOUR QUALITY OF LIFE IN EASTERN WASHINGTON

LIVE



0%

No state income tax



\$400,000

Median home price



19 MINUTES

Average daily commute

WORK



60%

Cheaper than
Seattle commercial
office space



#31

Surge cities for
startups by Inc.
Magazine 2019



ACCESS TO TALENT

5 universities & 2
medical schools within
80-miles

PLAY



5 SKI RESORTS

Within 1.5 hours of downtown



DOZEN OF LAKES

Within 1 hour of downtown



WINE & BREW

28 microbreweries &
26 wine tasting rooms

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