

FOR SALE OR LEASE

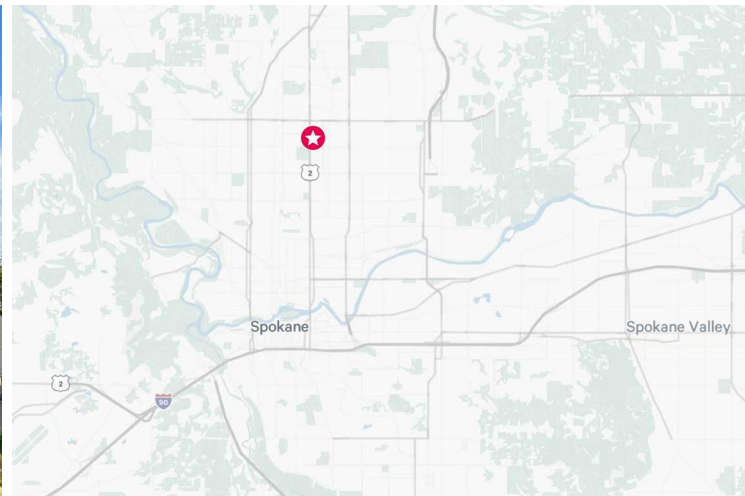
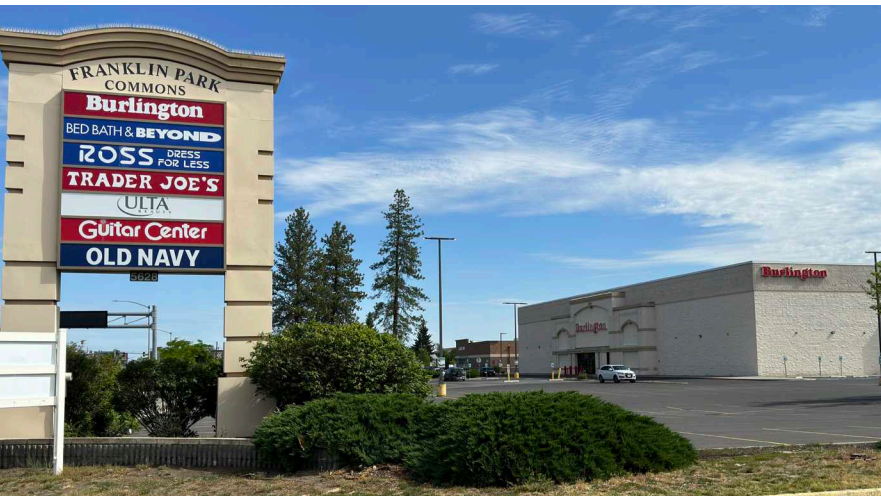
Burlington

EXCESS

5830 N DIVISION STREET
SPOKANE, WA

±158,307 SF
AVAILABLE

TOTAL PARCEL SIZE
9.39 ACRES



PROPERTY HIGHLIGHTS



Excellent visibility



Dense trade area



Easy access from I90



Signalized intersection



Pylon/Monument Signage available



Super-Regional shopping center

Building Size ±158,307 SF

Land Area 9.39 AC

Year Built 1978 / 1992

Zoning CC2

Frontage 543' on N Division St (with 4 curb cuts)

Loading Docks 3

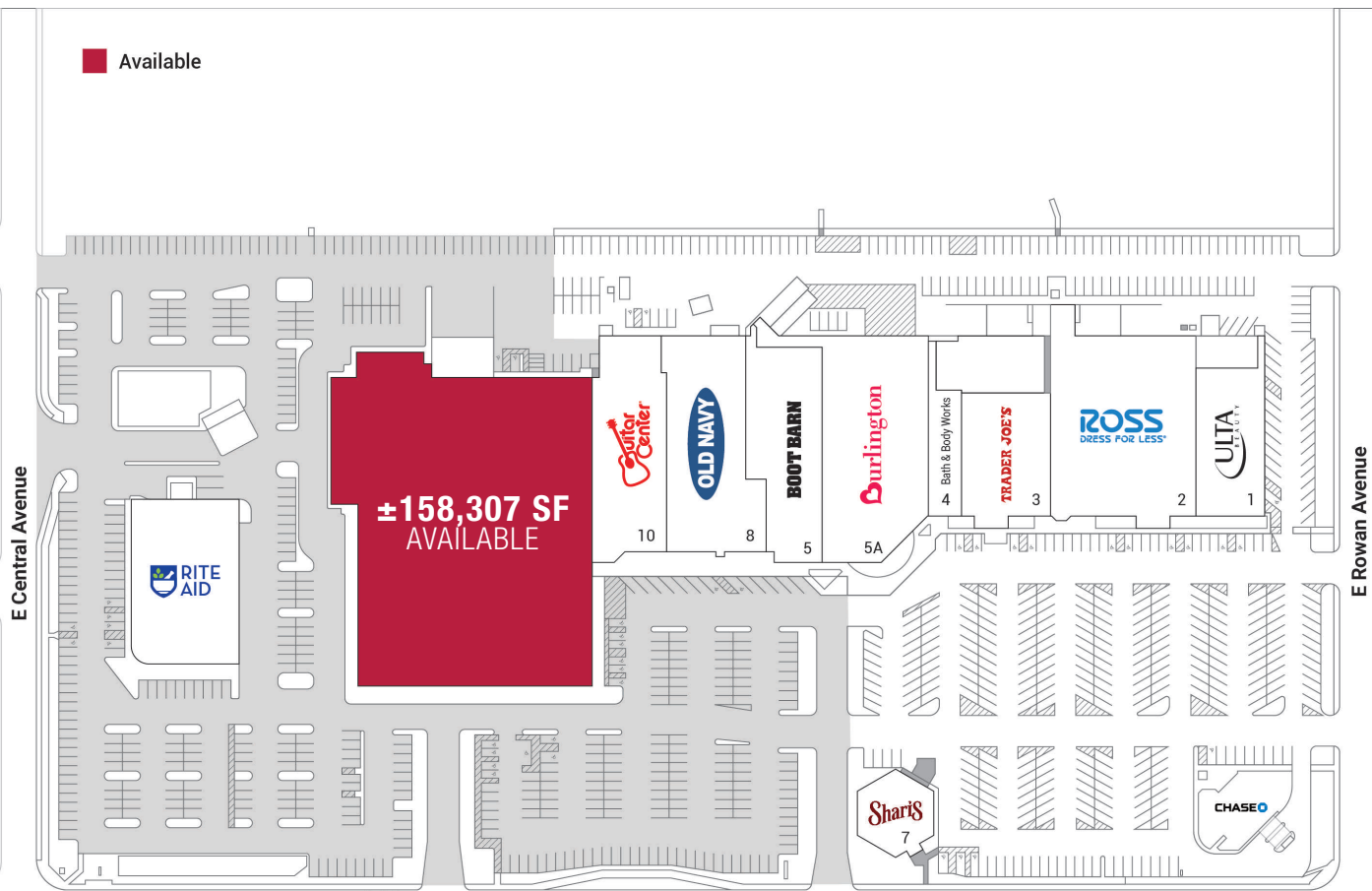
Clear Heights 18'

Parking 4.33/1,000 SF



SITE PLAN

■ Available



N Division Street



SUITE	TENANT	SF
1	Ulta	10,547
2	Ross Dress for Less	25,000
3	Trader Joe's	12,052
4	Bath & Body Works	4,376
5	Boot Barn	14,100
5A	Burlington	22,855
7	Shari's	3,700
8	Old Navy	18,563
10	Guitar Center	13,761

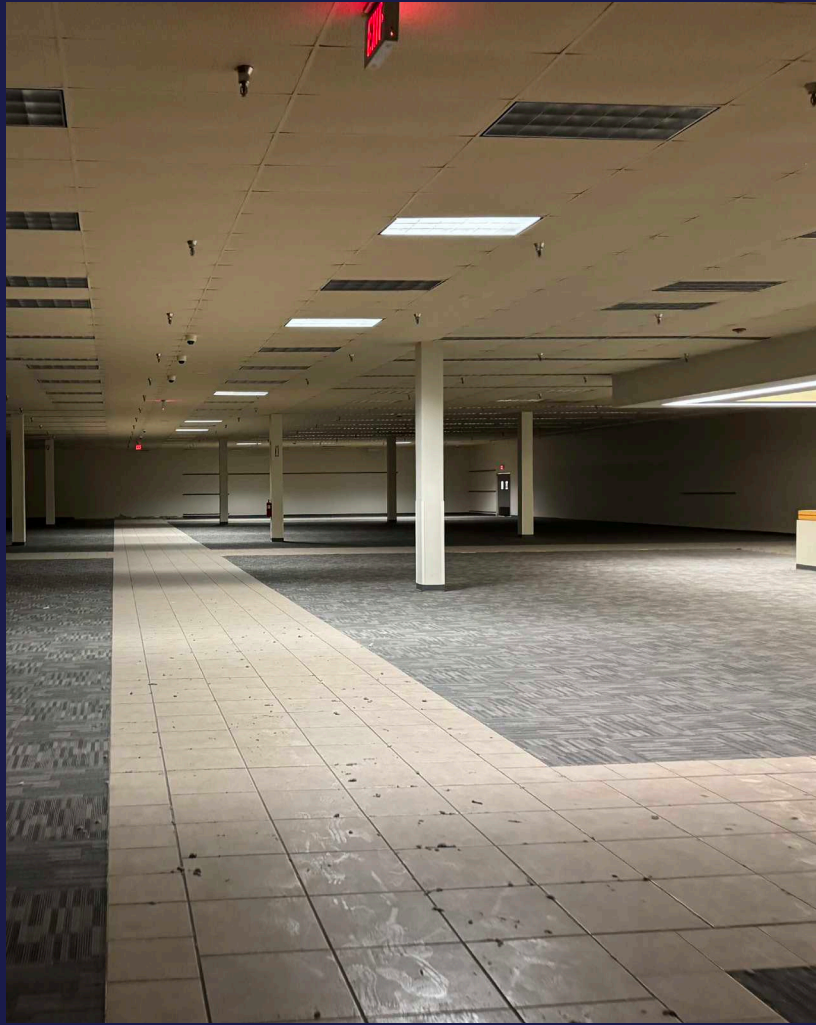
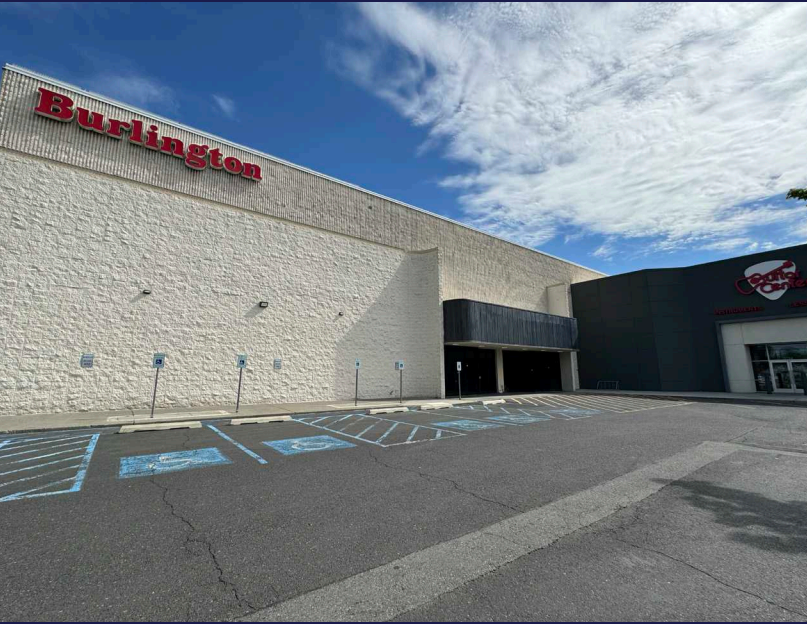


W Columbia Avenue

W Joseph Avenue

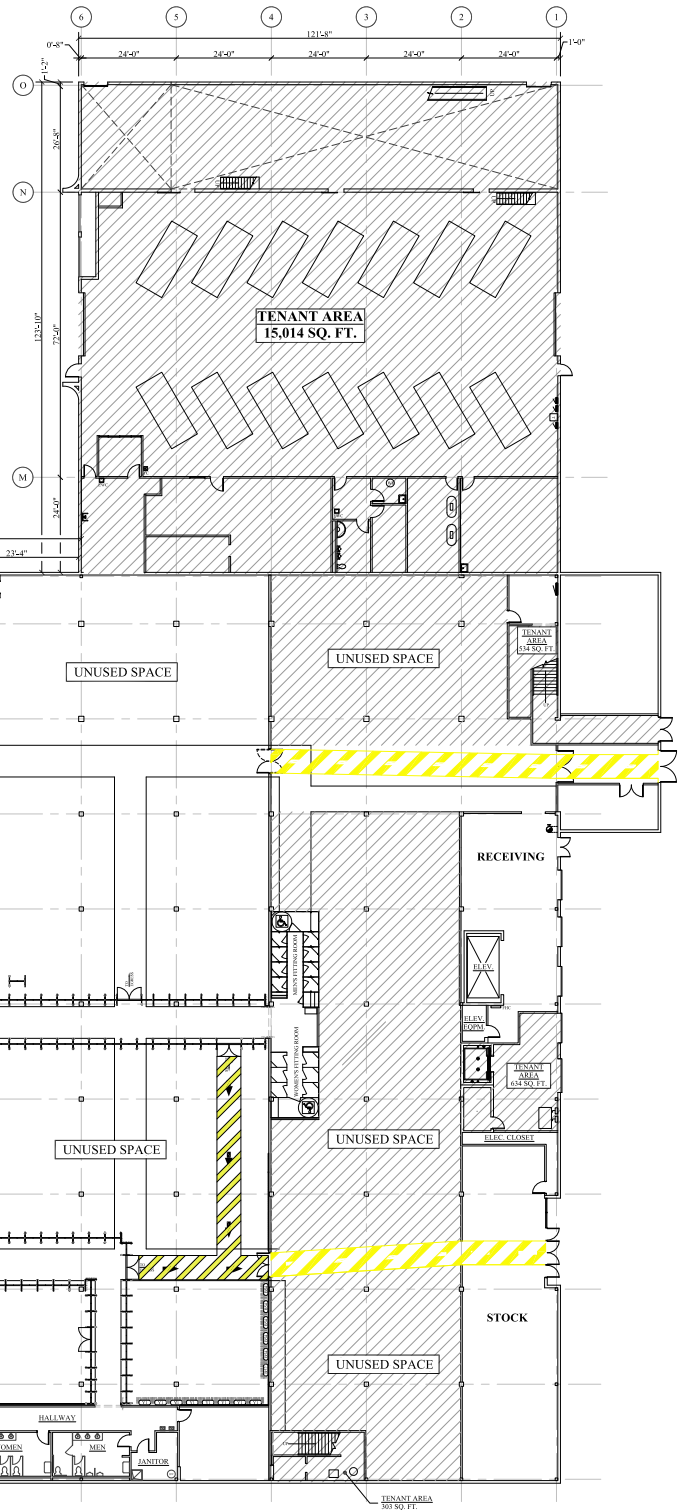
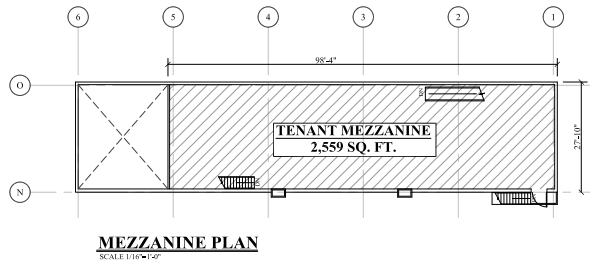
W Nebraska Avenue

ADDITIONAL PHOTOS



FLOOR PLAN

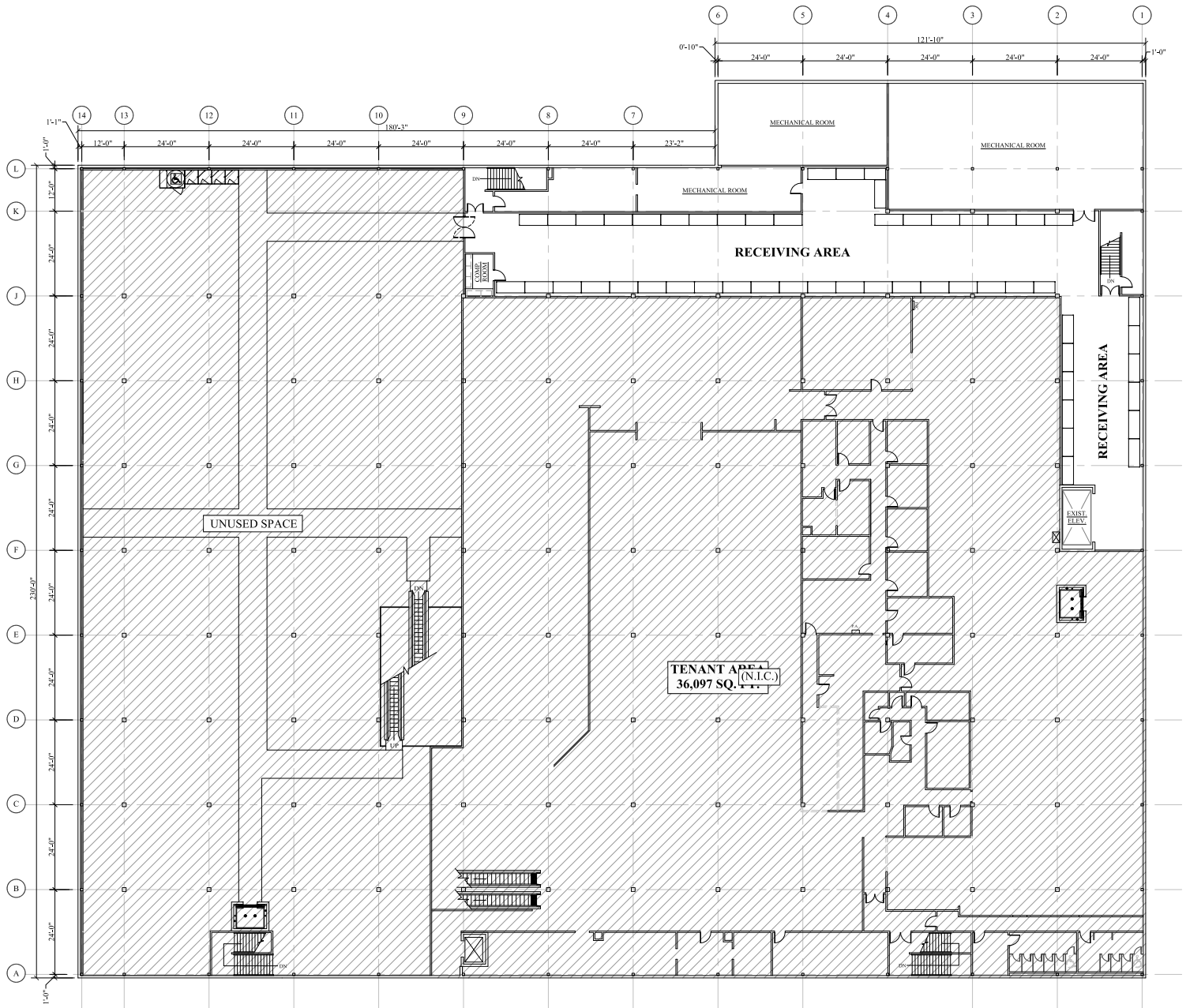
First Floor: ±85,976 SF



100% CUSTOMER TRAFFIC
DOOR #1
EXTERIOR
ENTRANCE

FLOOR PLAN

Second Floor: ±72,399 SF



RETAIL TRADE AREA

Located at Franklin Park Shopping Center in North Spokane.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	129,500	219,716	305,184
Daytime Population	126,429	272,559	347,571
Average HH Income	\$52,048	\$89,325	\$123,996



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