



**GROUND LEASE**

# 1730 N Division St

Spokane, WA 99207

**PRESENTED BY:**

**TAYLOR GIBBONS**

O: 509.939.1741

[taylor.gibbons@svn.com](mailto:taylor.gibbons@svn.com)

SITE PLAN AND SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7,500.00 per month
AVAILABLE SF:	14,620 SF Lot
ZONING:	GC-70
RUBY CAR COUNT	24,700 Per Day
DIVISION CAR COUNT	26,600 Per Day

PROPERTY DESCRIPTION

Ground Lease pad adjacent to brand new Panda Express.

Strong Retail Corridor with great access and visibility.

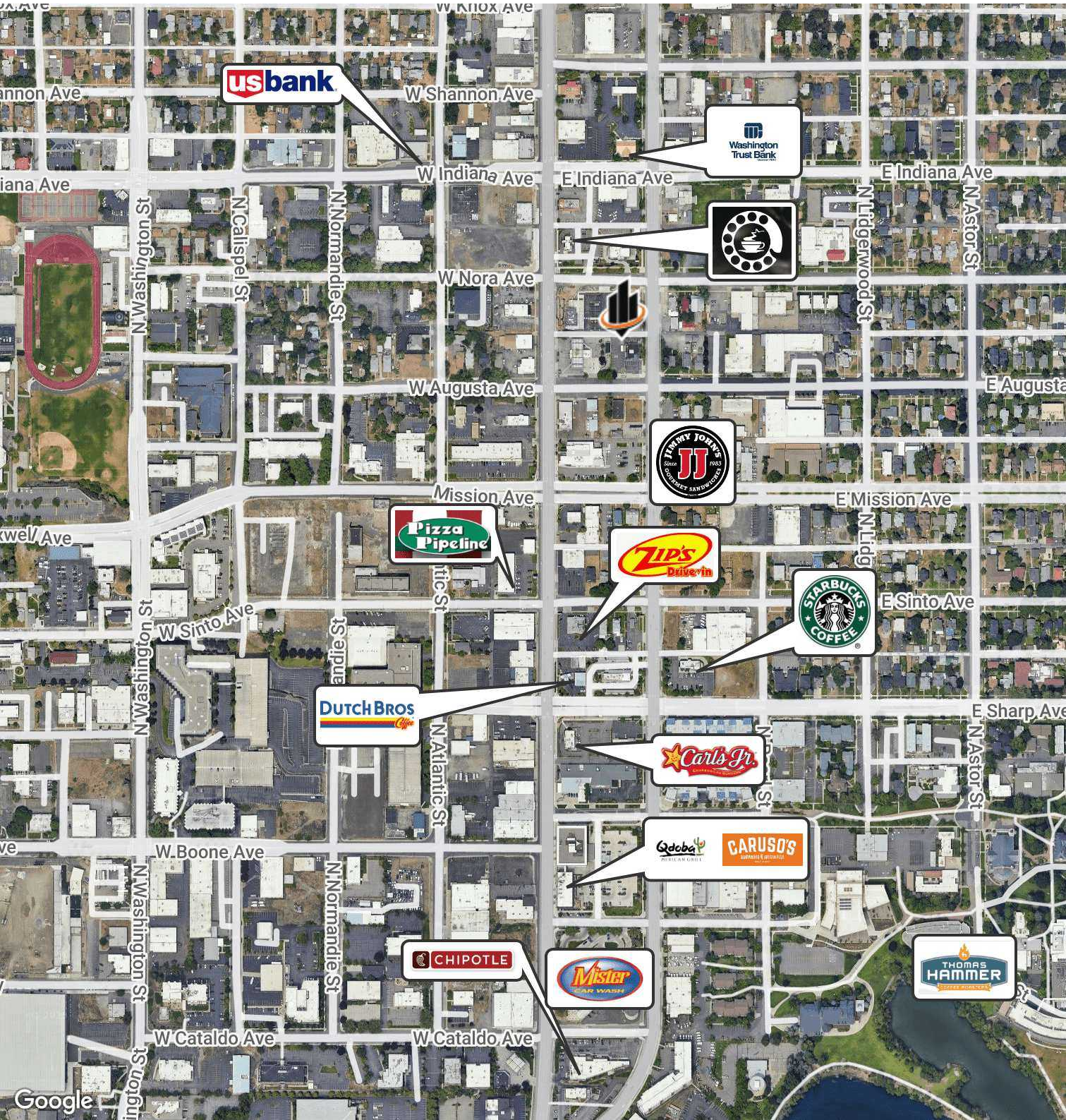
Drive Thru permitted.

Reciprocal Access with Panda Express

TAYLOR GIBBONS  
O: 509.939.1741  
taylor.gibbons@svn.com



RETAILER MAP



**TAYLOR GIBBONS**  
O: 509.939.1741  
taylor.gibbons@svn.com



## ADDITIONAL PHOTOS



**TAYLOR GIBBONS**  
O: 509.939.1741  
taylor.gibbons@svn.com

1730 N DIVISION ST | Spokane, WA 99207

SVN | RETTER & COMPANY 4

# LANDLORD'S WORK

## Exhibit "C" Construction Exhibit

### DESCRIPTION OF LANDLORD'S WORK

Landlord shall provide, at Landlord's expense, the following improvements ("Landlord's Work"):

#### A. SITE WORK (off-site only)

1. Access roads and parking areas complete with hard surfaced paving, striping, traffic signs, and drainage.
1. Landscaping, and irrigation system for the shopping center.
2. Sidewalks curbs, exterior ramps and stairways, if any.
3. Repairs and re-paving to sidewalks and paved areas in the shopping center, resulting from landlord bring utilities to the premises.
4. Water supply mains, shut-off valves, cold water service, valve and hydrants.
5. Storm drains, sanitary sewers, drains, and branch sanitary waste line.
6. Fixtures for parking lot lighting, spot lighting, or flood light as landlord deems necessary or desirable, and including initial lighting elements.
7. Parking lights as required by Code.

#### C. UTILITY DISTRIBUTION SYSTEMS EXTERIOR TO TENANT'S LEASE PREMISES

Landlord shall bring utilities for tenant's use to within five (5) feet of tenant's lot (lease line)

1. Water. One - One-inch (1") pipe size with shutoff valve.
2. Sewer. Four-inch (4") minimum of size sewer line with minimum one-quarter inch (1/4") per foot slope from the furthest plumbing location.
3. Electrical service. Two four-inch electrical service conduits. Tenant responsible for transformer and electric meter.
4. Gas Service. Gas at street and tenant is responsible for bringing to pad
5. Telephone. One- Two-inch (2") telephone/Internet conduit and line from the service provider at lease line.

**TAYLOR GIBBONS**

O: 509.939.1741

taylor.gibbons@svn.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,604	133,679	240,193
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	34	38	39
AVERAGE AGE (FEMALE)	35	39	41

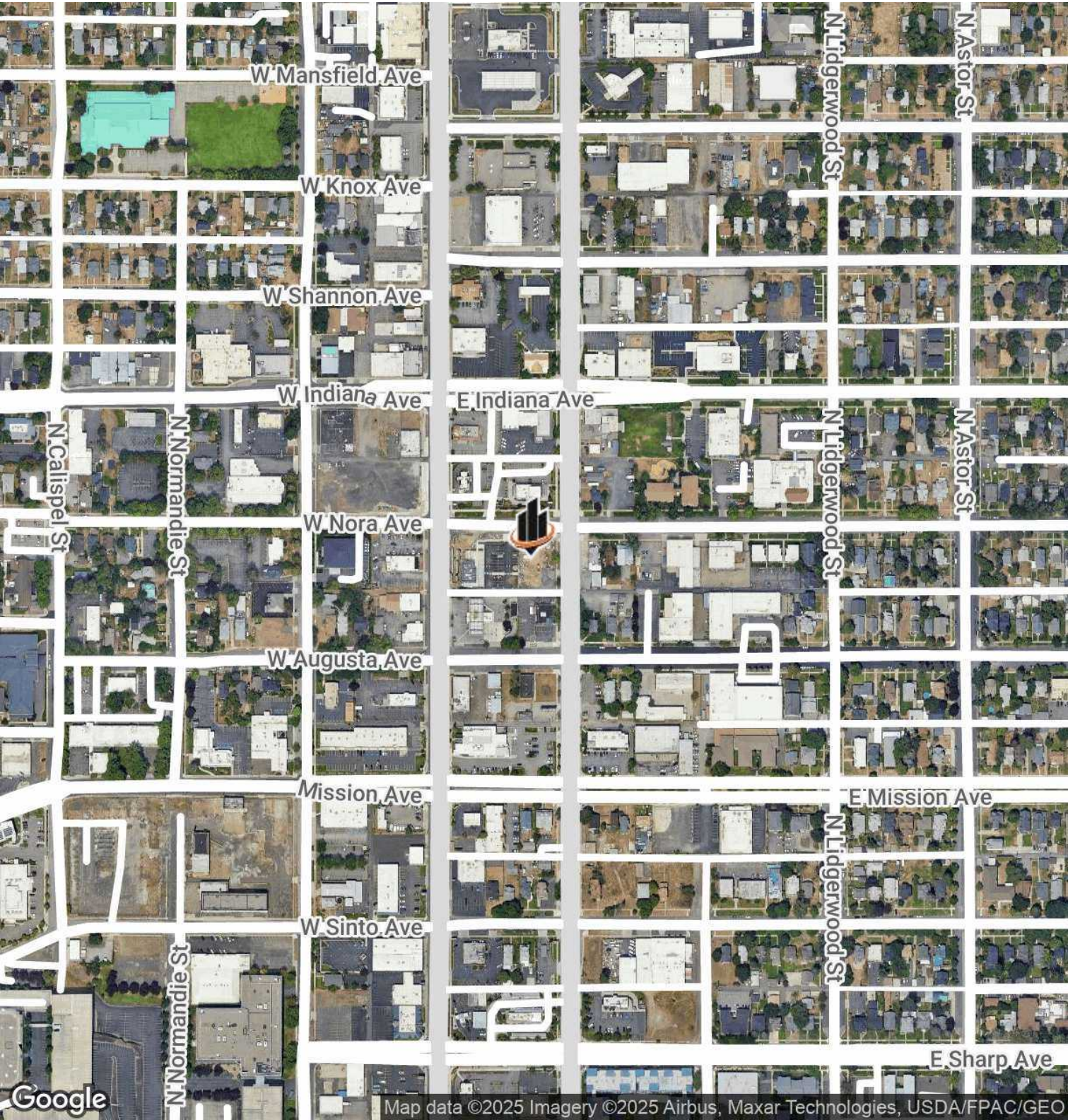
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,982	55,720	99,802
# OF PERSONS PER HH	2.8	2.4	2.4
AVERAGE HH INCOME	\$73,416	\$75,872	\$86,639
AVERAGE HOUSE VALUE	\$452,403	\$386,354	\$414,221

Demographics data derived from AlphaMap

TAYLOR GIBBONS  
O: 509.939.1741  
taylor.gibbons@svn.com



LOCATION MAP



**TAYLOR GIBBONS**  
O: 509.939.1741  
taylor.gibbons@svn.com



## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**TAYLOR GIBBONS**

O: 509.939.1741

taylor.gibbons@svn.com