

PREMIER WATERFRONT RESTAURANT OPPORTUNITY



Artistic rendering. Subject to change.

 **SPOKANE
FALLS
TOWER**



**Highly Desirable North
Bank Neighborhood
Fronting the Spokane Falls**

801 W. Broadway Ave | www.SpokaneFallsTower.com

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LBSTONE
PROPERTIES GROUP

NAIBlack

PROPERTY HIGHLIGHTS

Located just north of the Spokane River and Riverfront Park, the North Bank Downtown neighborhood is home to a variety of uses including; civic, residential, shopping, dining, and lodging.

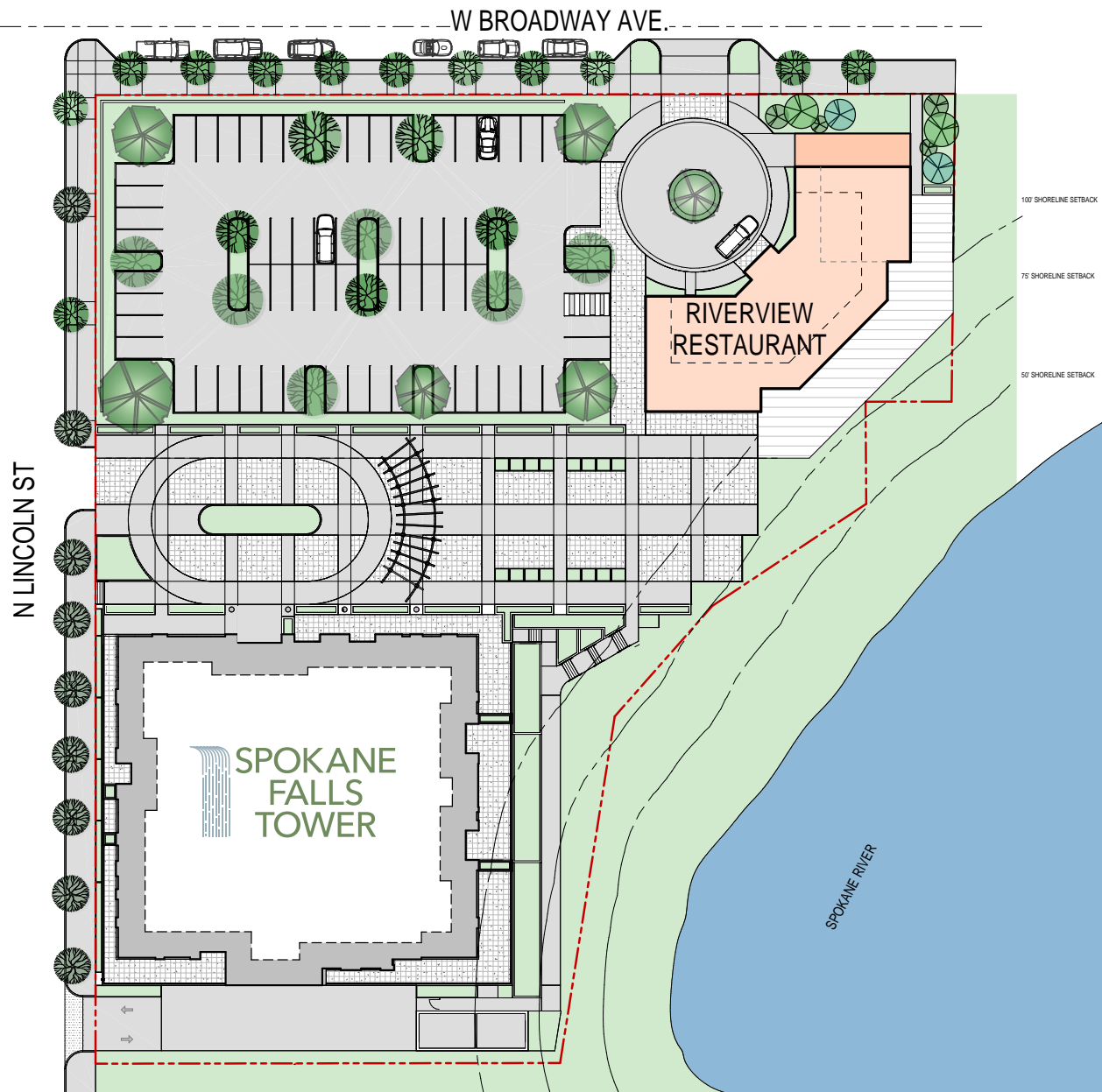
- 6,200 SF of Stand Alone Retail Space
- 48 Residential Condominium Adjacent to the South
- 36 Residential Condominium Adjacent to the East
- 3000 New Residences 0.40 Miles to the West
- Incredible Views of the Spokane Falls and City

FOREVER VIEWS

A view of the falls from the restaurant that will never be obstructed.



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WATERFRONT PROPERTY FEATURES

Size: ±6,200 SF Total

Patio: ±2,500 SF Total

Ceiling Height: 15'

Possible Stadium Seating: Leveling
for Optimized View

Parking: On-Site 116 Stalls.

With an additional 422 on-street
parking stalls nearby - all within 1/4
mile walking distance.

Construction Start:

October 1, 2025

Estimated Building

Completion:

June 1, 2026

Optional Second Floor:

Size: ±4,000 SF Total

SPOKANE DEMOGRAPHICS

Downtown Spokane has a workforce of 50,000 people.

Direct access to the 63 mile paved Centennial Trail that runs from Nine Mile Falls in Washington to Coeur d'Alene in Idaho.

2024 Restaurant Market Potential (Expected Adults)

Fine Dining Within 30 Days

- Within 3 miles: 10,100 adults
- Within 5 miles: 20,476 adults

Fine Dining 2 Times Within 30 Days

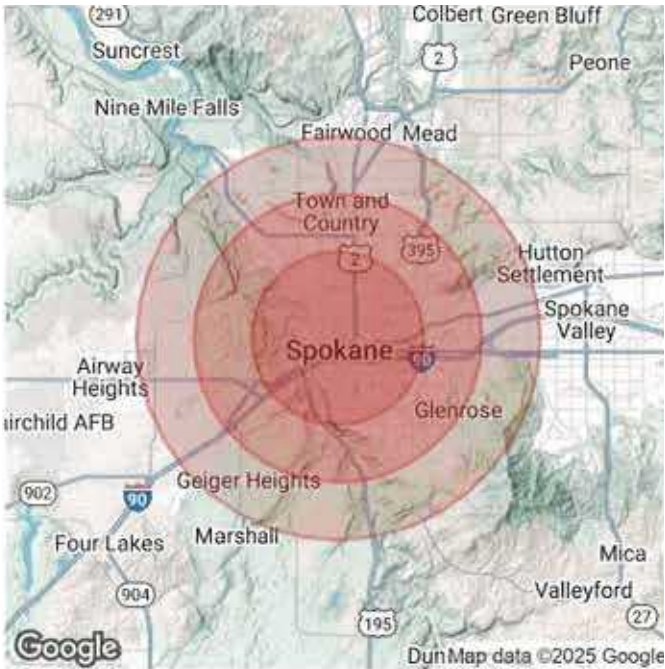
- Within 3 miles: 4,681 adults
- Within 5 miles: 9,353 adults



| Population | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 120,467 | 238,269 | 308,103 |
| Average Age | 40 | 39 | 40 |
| Households & Income | 3 Miles | 5 Miles | 7 Miles |
| Total Households | 50,656 | 98,551 | 126,146 |
| # of Persons per HH | 2.24 | 2.34 | 2.36 |
| Average HH Income | \$83,395 | \$89,893 | \$96,213 |
| Average House Value | \$452,990 | \$413,336 | \$416,312 |

Demographics data derived from Esri forecast for 2024

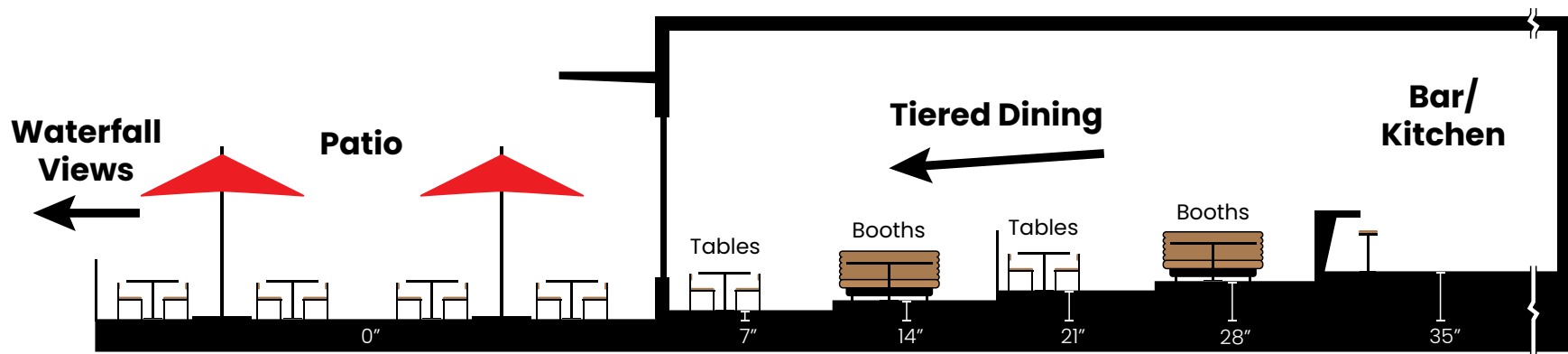
| Drive Times | 5 Mins. | 10 Mins. | 15 Mins. |
|---------------------|----------|----------|----------|
| Total Population | 25,319 | 116,753 | 241,501 |
| Total Households | 11,535 | 49,325 | 99,465 |
| # of Persons per HH | 1.93 | 2.23 | 2.34 |
| Average HH Income | \$65,583 | \$83,085 | \$89,723 |





POSSIBLE TIERED SEATING PROVIDES SPOKANE FALLS VIEWS FROM EVERY SECTION

WATERFRONT VIEWS FROM EVERY TABLE!



**Possible Tiered Configuration*

www.SpokaneFallsTower.com



Attractions

1. Riverfront Park - 0.1 miles

The number 1 attraction locally and for tourists in Spokane. Over 3 million visitors a year. Created on the site of the 1974 Worlds Fair.

2. Kendall Yards - 0.1 miles

Kendall Yards is a 78 acre mixed-use area filled with private homes, condos, apartments, businesses, community gardens, and public art.

3. Spokane Arena - 0.2 miles

Up to 15,000 Seating Capacity. Events include: Concerts, Division I NCAA Basketball Tournaments, US Figure Skating Championships, Home to the Spokane Chiefs Hockey Club.

4. Podium - 0.2 miles

An all new, indoor multi-sport venue.

5. Downtown Stadium - 0.2 miles

An all new Spokane Public Schools football and professional soccer stadium.

6. River Park Square - 0.3 miles

Spokane's premier destination for shopping and entertainment with over 373,000 SF retail with 62 stores and services.

7. First Interstate Center for the Arts - 0.5 miles

The premier performing arts and entertainment venue in the Spokane Region.

8. Spokane Convention Center - 0.5 miles

200,000 out of town visitors yearly. 22% spent on Food & Beverage

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Restaurant space can be customized to suit needs. These bar and restaurant renderings assist in showing this property's potential personality, style, and culture.

Artistic rendering. Subject to change.

VIEW FROM RESTAURANT



Artistic rendering. Subject to change.

NIGHT VIEW FROM RESTAURANT









Downtown Annual Attractions

Bloomsday

Every May over 50,000 participants run, walk, or jog the 12k course

Hoopfest

The largest 3 on 3 basketball tournaments in the world with over 3,000 volunteers, 6,000 teams, and 200,000 attendees converge on downtown Spokane the last weekend of June.

Annual Lilac Festival and Parade

On an average year over 150,000 spectators enjoy the parade and events associated with it.

St. Patrick's Day Parade

Thousands attend the annual parade for a day of Irish festivities.

Pride Parade and Rainbow Festival

An annual celebration of equality, inclusion and community in the heart of the city.

Gathering At the Falls Pow Wow

An annual celebration of Native American arts and culture, past and present. The history of this event, and the significance of gathering at the Spokane River, goes back generations.

4th of July

A day of celebration, Spokane comes together with live music, parades, community days and a dazzling firework display.

Holiday Downtown Events

Free Carriage Rides, Christmas Tree Lighting, Pavilion Holiday Light Show, and much more!





WELCOME TO SPOKANE

With 575,000 residents, Spokane is the largest city between Seattle and Minneapolis. Known as the “Lilac City”, Spokane was named after the flowers that have flourished since their introduction to the area in the early 20th century.

Spokane is a place where city life and nature combine to create a thriving urban metropolitan hub. Amid the charm and bustle of urban downtown Spokane, find the Spokane River gorge and the inspiring Spokane Falls. Inspired restaurateurs, winemakers, and craft brewers create delicious adventures. The arts district entertains while boutiques fill out the carefully preserved historic buildings.

Life in Spokane is heavily influenced by its location as it is close in proximity to dozens of lakes and rivers for swimming, boating, rafting, and fishing, as well as mountains for skiing, hiking, and biking.

With a booming employment market, the city’s economy has diversified to encompass other industries, including the high-tech, biotech and financial sectors.



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