



Drive-Thru Retail | FOR LEASE



**1605 N Greene St
FOR LEASE**

99207, WA SPOKANE

PROPERTY SUMMARY

1605 N GREENE ST

99207, WA SPOKANE

OFFERING SUMMARY

LEASE RATE:	\$3,500.00 per month (NNN)
BUILDING SIZE:	910 SF
LOT SIZE:	0.41 Acres
PARKING:	12 Stalls
AVERAGE VPD (GREENE ST):	+/- 38,690



PROPERTY SUMMARY

1605 N Greene St is a highly visible ±910 SF standalone retail building positioned directly across from Spokane Community College. Featuring both drive-thru and walk-up service windows, an outdoor patio, and 12 dedicated parking stalls, the space is designed for efficient customer flow and fast-casual operations. With strong frontage along a major commuter corridor and proximity to thousands of daily students, staff, and residents, the site is ideally suited for a coffee concept, beverage operator, or pickup-focused QSR restaurant seeking prominent exposure.

PROPERTY HIGHLIGHTS

- Drive-Thru Infrastructure - Former Starbucks buildout includes existing drive-thru lane.
- Curb Appeal - Professionally landscaped parcel with ample frontage.
- Freestanding Identity - Standalone retail building offers unmatched signage opportunities and full brand control
- +/- 38,690 Vehicles per day along Greene St



Walk-Up Window



Drive-Thru Window

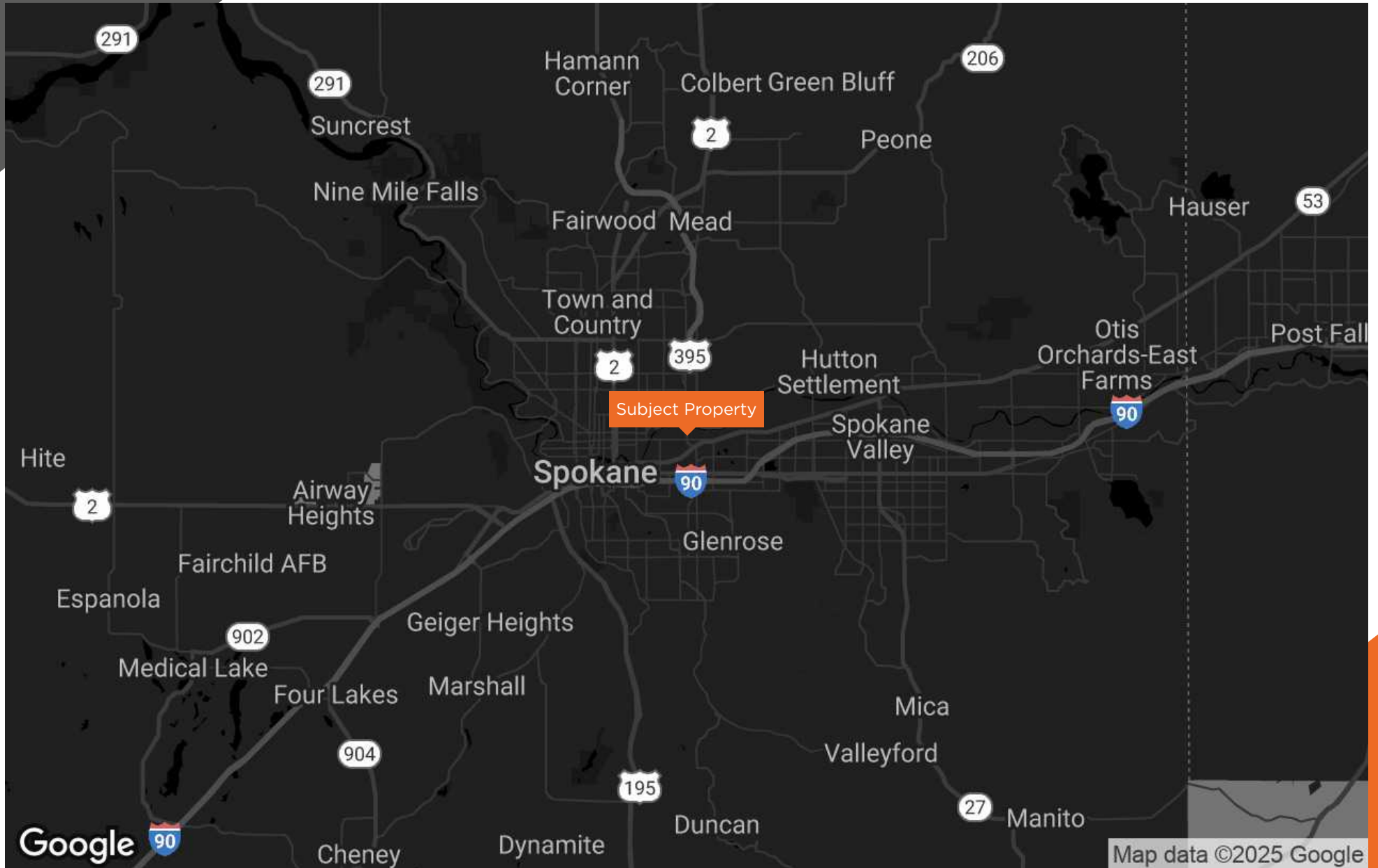


Built in 2015

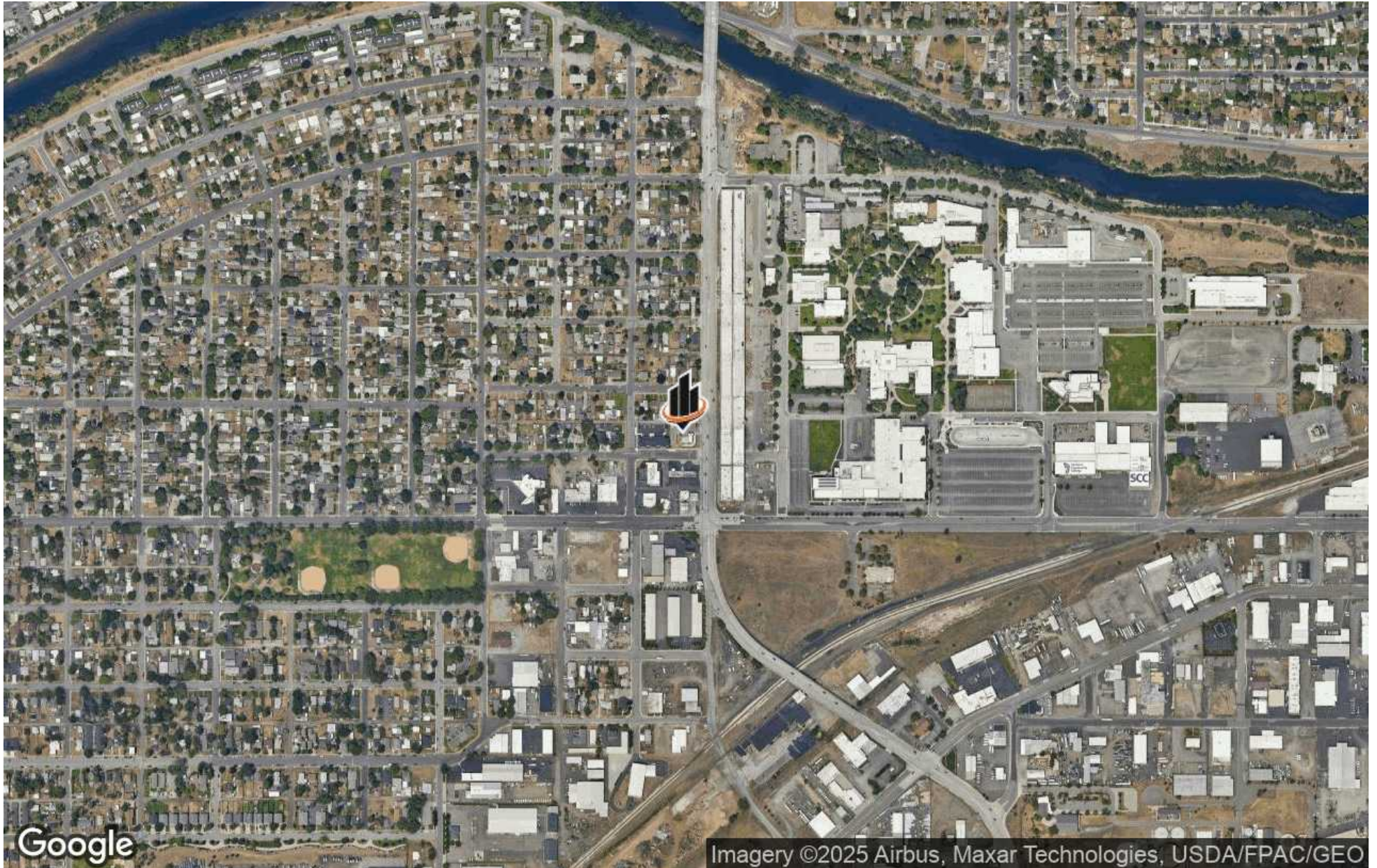
PROPERTY PHOTOS



REGIONAL MAP



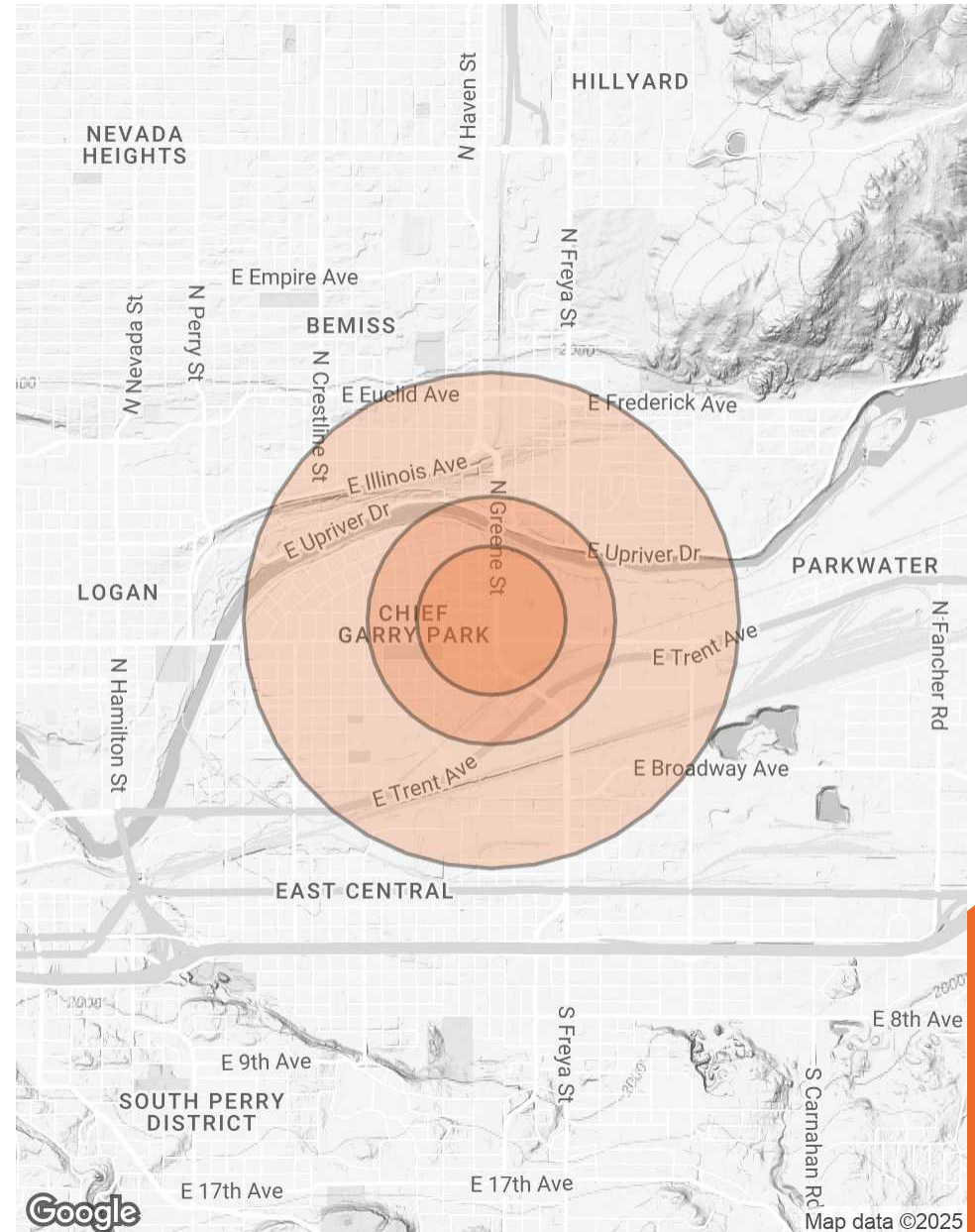
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	451	2,371	10,618
AVERAGE AGE	37	37	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	37	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	178	943	4,200
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$64,380	\$63,775	\$71,030
AVERAGE HOUSE VALUE	\$383,038	\$329,901	\$309,881

Demographics data derived from AlphaMap



ADVISOR BIO



CAYDEN KERR

Associate Advisor

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PROFESSIONAL BACKGROUND

Cayden Kerr is an Associate Advisor at SVN Cornerstone who brings a modern, marketing-driven approach to retail brokerage in Spokane. He doesn't just list properties—he builds visibility, creates momentum, and crafts strategic narratives that get spaces leased and sold.

With a background in marketing, branding, and visual content, Cayden approaches every project like a campaign. He understands how to capture attention, position a property with purpose, and connect the right tenants to the right spaces. For landlords and business owners, this means more than exposure—it means results.

Cayden specializes in helping clients stand out in a crowded market. From curated drone footage and social content to market data and hands-on strategy, he leverages every tool to give his listings an edge and his clients a clear advantage.

Backed by a degree in Marketing, Business, and Communication from the University of Idaho, Cayden combines creativity with execution—and always leads with a strategy-first mindset. His goal is simple: deliver more than expected, move faster than the competition, and raise the bar for what brokerage should look like.

Cayden's journey into commercial real estate was preceded by his collegiate football career at the University of Idaho, where he developed strong teamwork and leadership skills. Outside of work, he enjoys golfing, fishing, and hiking with his dog. With his passion for the Inland Northwest, and a forward-thinking approach to marketing and client service, Cayden is a valuable asset to the SVN Cornerstone team.

EDUCATION

B.S.G.S Business, Marketing, Communication: University of Idaho

SVN | Cornerstone

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