



Gonzaga University

Downtown Spokane



LAND LEASE OR BUILD TO SUIT OPPORTUNITY

1701 N. Division St | Spokane, WA 99205

Lot Size: 22,270 SF

Lease Rate: Negotiable

Exclusively listed by:

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Property Information

- Excellent land lease or build to suit site close to Gonzaga University, Downtown, and North Bank
- Parcel: 35074.7012
- Zoning: GC-70 - Wide range of allowable uses
- High traffic/High visibility corner location
- Surrounded by many major businesses



Demographics

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,825	55,562	100,153
TOTAL POPULATION	16,173	133,265	241,026
AVERAGE HH INCOME	\$73,780	\$75,870	\$86,654

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LOCATION OVERVIEW

Spokane, Washington

SPOKANE

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by traveling the Spokane River Centennial Trail and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

RIVERFRONT PARK

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just a short distance from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a \$64M renovation of the park. Adjacent to the park is a brand new \$53M Sports Plex, The Podium, and the new One Spokane Stadium.

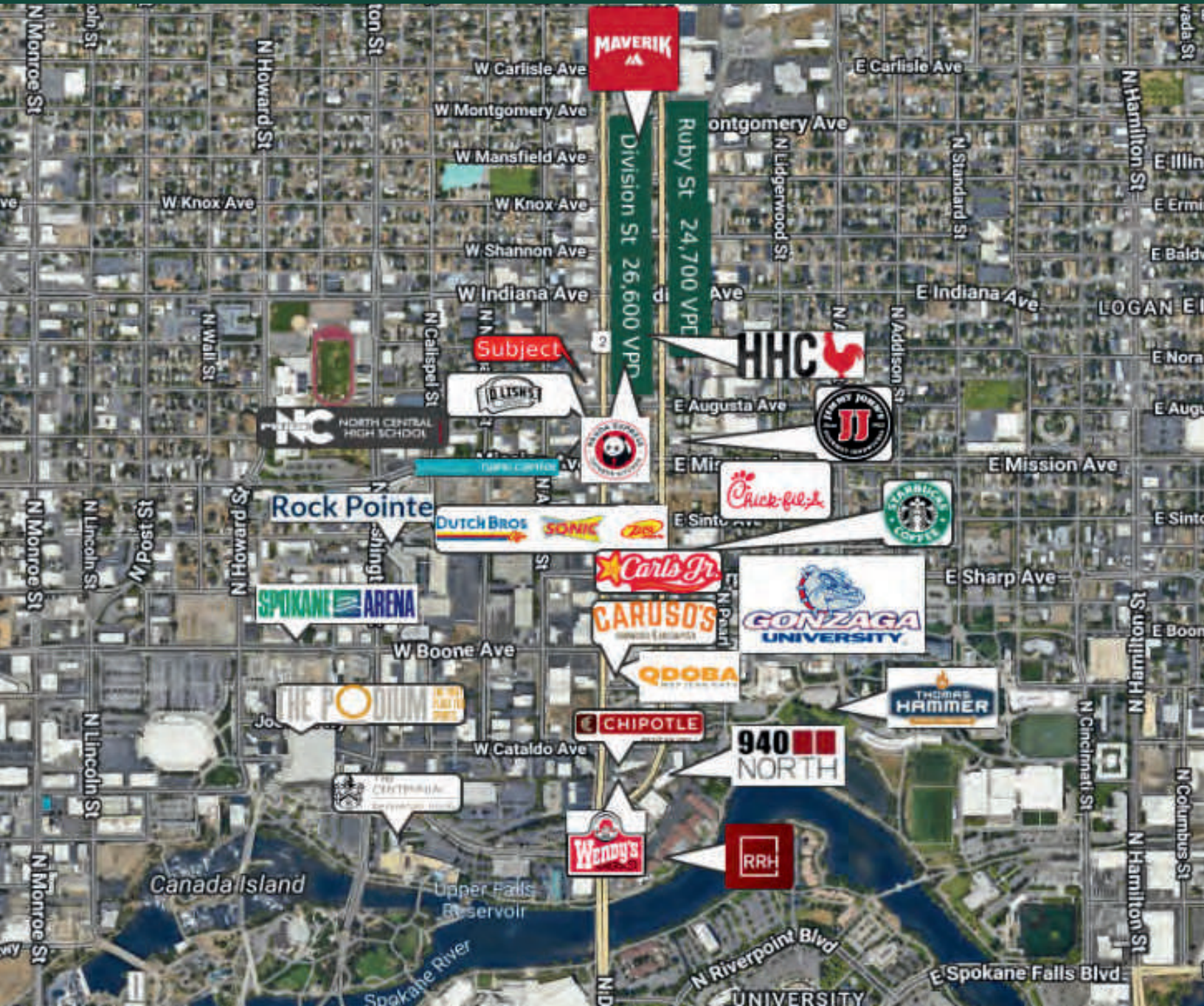
CENTRAL BUSINESS DISTRICT

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firms are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.

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