

Sprague Ave

Dartmouth Rd

Subject Property

Appleway Blvd

**SALE/LEASE OR BUILD TO SUIT**

**102 S Dartmouth Rd**

**102 S DARTMOUTH RD**

Spokane Valley, WA 99206



**PRESENTED BY:**

**GUY D. BYRD**

Designated Broker

[guy.byrd@svn.com](mailto:guy.byrd@svn.com)

WA #17968



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,702,898   \$17/SF
<b>LEASE OR BTS:</b>	TBD
<b>LOT SIZE:</b>	3.65 Acres   158,994 SF
<b>PRICE / ACRE:</b>	\$740,520
<b>ZONING:</b>	CMU (Corridor Mixed Use)
<b>APN:</b>	45201.0121

## PROPERTY OVERVIEW

Commercial Development Property in the Spokane Valley located across the street from the newly built Spokane Valley City Hall and Spokane Valley Public Library. This property is one of the largest development property available on the East Sprague corridor located between the Sprague and Appleyway couplet.

## PROPERTY HIGHLIGHTS

- Owner would sell, lease or Build to Suit for qualified Tenants
- This property has frontage on Appleyway which is landscaped, has sidewalks and two existing curb cuts.
- This property would be very accommodating for larger retail/office users or a Multi Tenant development.
- This CMU zoned property allows for retail, multi-family, offices and light manufacturing along major transportation corridors. Adjacent residential zones are protected through transitional standards
- Located between the Appleyway and Sprague Avenue Couplets provides easy access and exposure to East West Traffic and is the main arterial in the Valley of Spokane.

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**AERIAL**



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# DEMOGRAPHICS MAP & REPORT

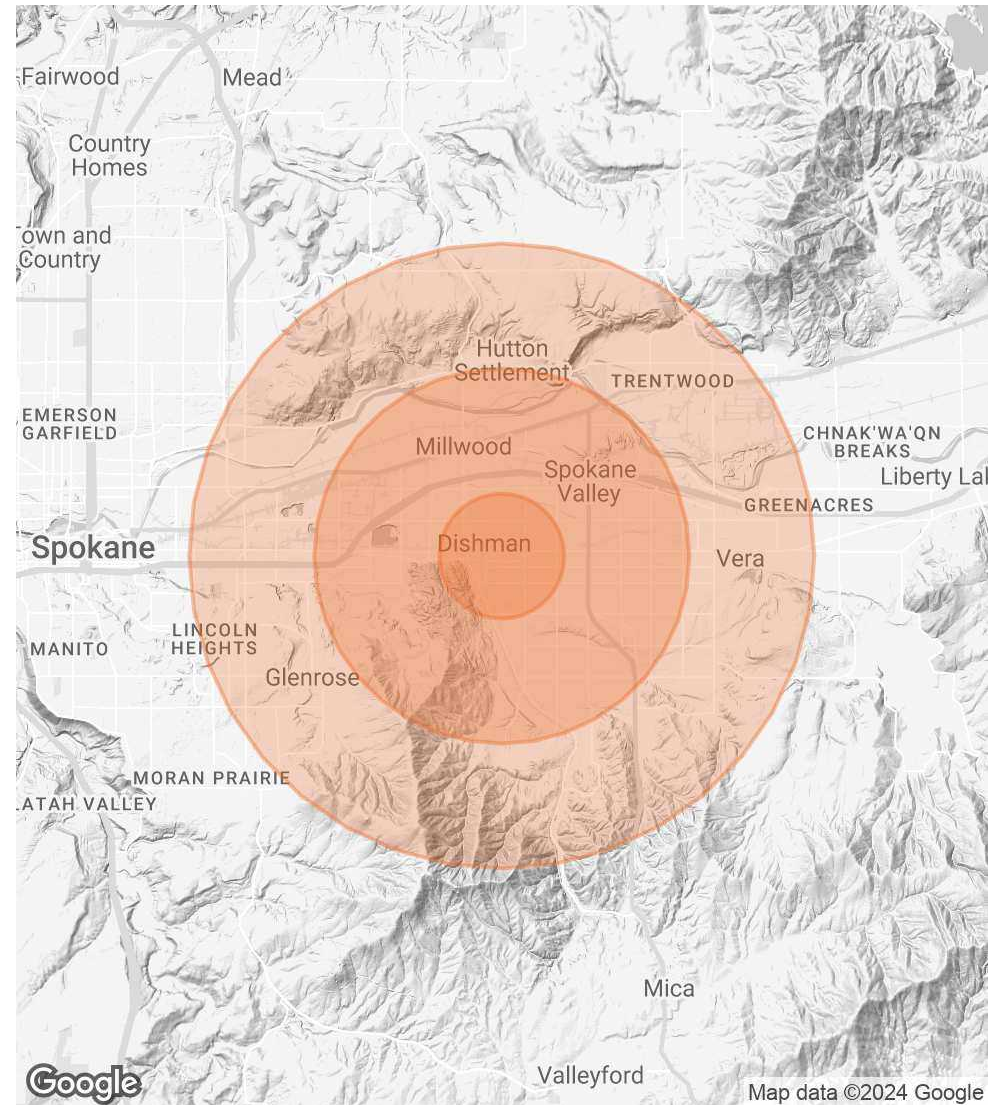
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,424	63,404	115,420
<b>AVERAGE AGE</b>	37.5	38.2	38.3
<b>AVERAGE AGE (MALE)</b>	33.7	36.2	36.4
<b>AVERAGE AGE (FEMALE)</b>	40.0	39.9	40.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,325	27,471	48,286
<b># OF PERSONS PER HH</b>	2.4	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$47,046	\$53,077	\$58,170
<b>AVERAGE HOUSE VALUE</b>	\$153,803	\$202,156	\$200,358

2020 American Community Survey (ACS)



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MEET  
THE  
TEAM

Biography



Guy D. Byrd  
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Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

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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.

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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.

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