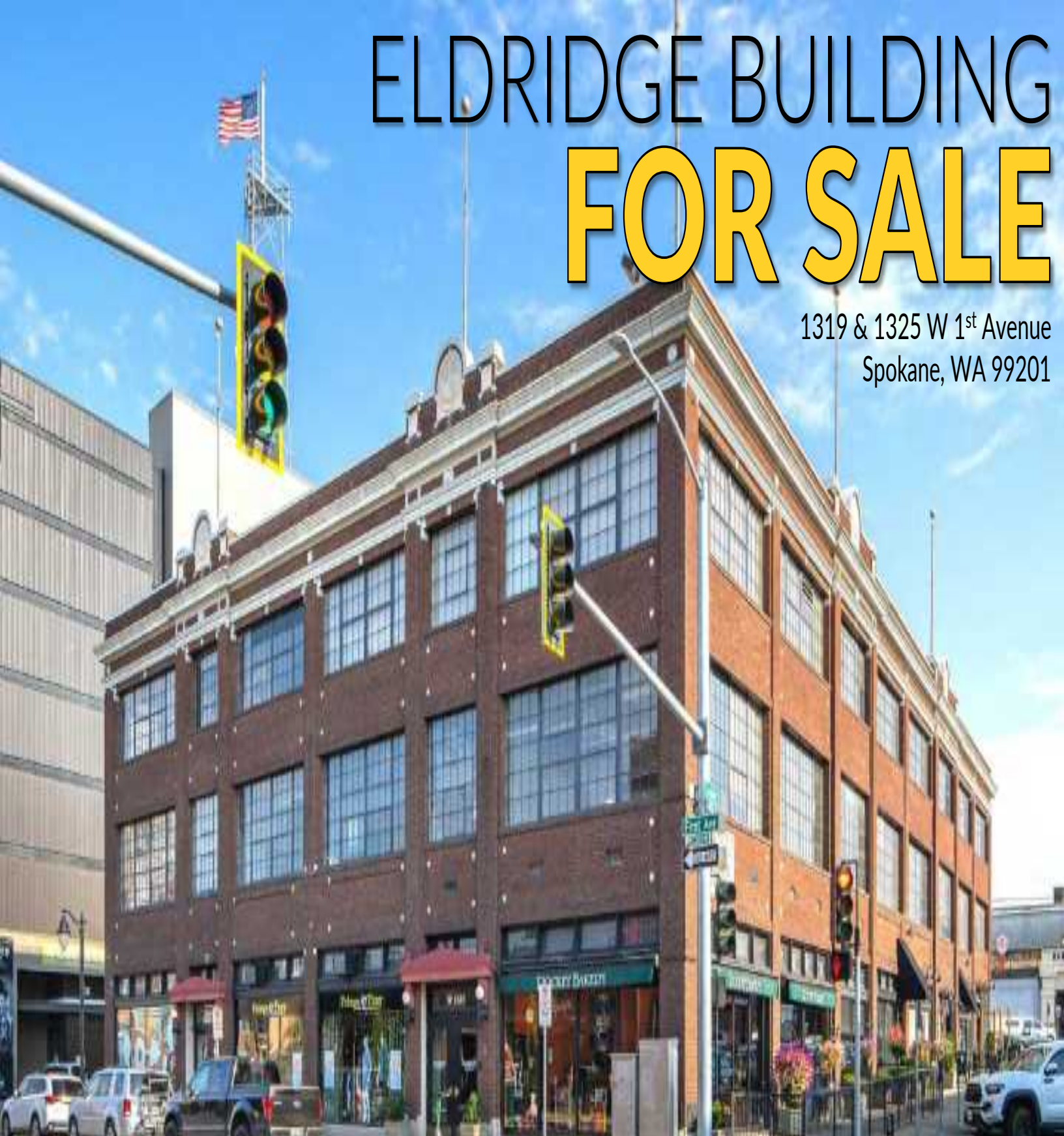


# ELDRIDGE BUILDING FOR SALE

1319 & 1325 W 1<sup>st</sup> Avenue  
Spokane, WA 99201



**KIEMLE  
HAGOOD**

**DOWNTOWN OFFICE & RETAIL BUILDING FOR SALE**

**TIM KESTELL, BROKER**

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# ELDRIDGE BUILDING

1319 & 1325 W 1<sup>st</sup> Avenue, Spokane, WA 99201

Constructed in 1925, the **Eldridge Building** was built for one of the Northwest's leading Buick dealerships and was acclaimed as "the largest building in the state of Washington devoted to the sales and service of motor cars". The property, located at the intersection of 1<sup>st</sup> Avenue and Cedar Street, established an anchor in the historic Carnegie Square an area of downtown Spokane historically linked to commercial transportation resources. The building, which incorporated numerous modern features and innovations of its era, is architecturally significant as an indicator of the versatility and skill of one of Spokane's most influential architects G. Albin Pehrson.

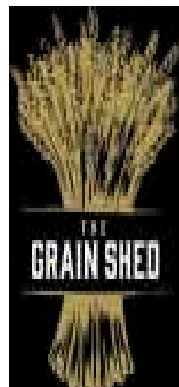
Today the Eldridge Building offers a unique mix of retail and office space with surface, interior, and rooftop parking available for tenants and their customers. Located on the west end of Downtown Spokane, the property is within walking distance to both Browne's Addition and the Downtown core and enjoys excellent access to public transportation solutions such as the STA City line which runs from Browne's Addition out to the Spokane Community College campus. The immediate area is surrounded by retail, dining and entertainment options such as The Fox Theater, Brick West Brewery, Iron Goat Brewing, Andy's Bar & Grill, The Union West Studio, Echo Boutique & Annex, One Tree Cider House, and First Avenue Coffee and has experienced steady redevelopment over the past decade such as the adjacent Parkview West Apartments. All of these fundamentals help explain why the Eldridge Building has benefitted from long-standing Tenants and low vacancy over the past decade.

## CURRENT RETAIL TENANTS:

**Fringe & Fray**



**AXON**



## BUILDING DETAILS

<b>Purchase Price:</b>	Call Listing Brokers
<b>Building Name:</b>	Eldridge Building
<b>Address:</b>	1319 & 1325 W 1 <sup>st</sup> Avenue
<b>City, State, Zip:</b>	Spokane, WA 99201
<b>Parcel No's:</b>	35192.1401 (Building) 35192.1426 (Parking Lot) 35192.5337 (Parking Lot)
<b>Zoning:</b>	Downtown General (DTG)
<b>Property Type:</b>	Mixed-Use
<b>Building SF:</b>	±62,400 SF
<b>Office:</b>	±17,185 SF
<b>Retail:</b>	±12,490 SF
<b>Parking:</b>	±32,725 SF
<b>Year Built:</b>	1925
<b>Land SF:</b>	±36,396 SF
<b>Land Acres:</b>	±0.84 AC
<b>Parking Ratio:</b>	±3.3 per 1,000 RSF
<b>Parking Stalls:</b>	±98 Total Stalls
<b>Surface:</b>	±64 Stalls
<b>Covered:</b>	±11 Stalls
<b>Rooftop:</b>	±23 Stalls



## BUILDING UPGRADES WITHIN THE LAST 10 YEARS

<b>2017</b>	HVAC units installed New carpet in common areas & hallways
<b>2018</b>	Elevator overhaul / upgrade
<b>2020</b>	New roof elastomeric coating & parking lot striped New parking lot surface (East Lot)
<b>2022</b>	New exterior building parking lot lights
<b>2023</b>	New boiler installed

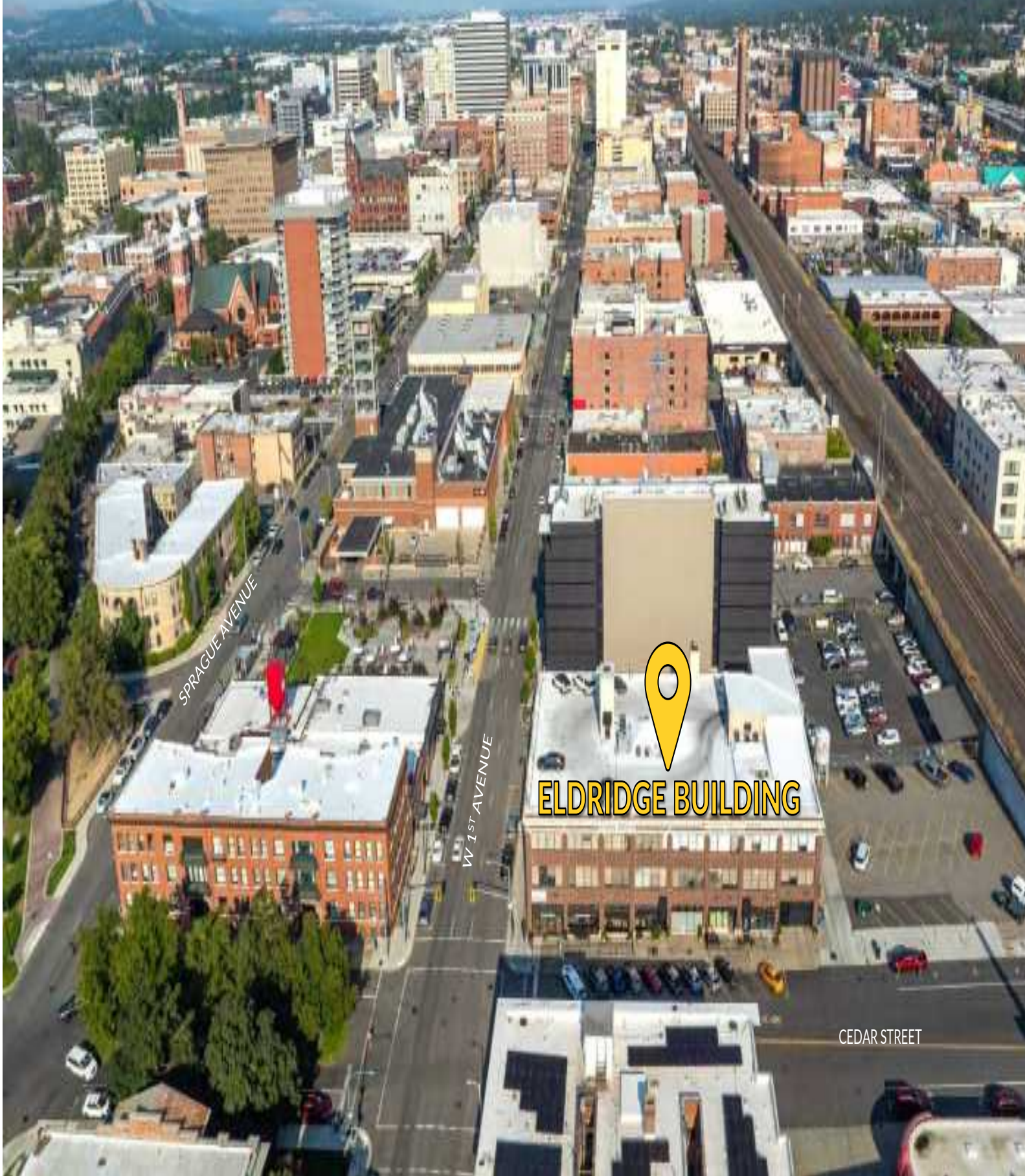
## BUILDING NOTES

<b>Lighting</b>	Most interior lighting converted to high efficiency fluorescent
<b>Ceiling Height</b>	±12 through most of building
<b>Structure</b>	Steel-reinforced concrete
<b>Interior Parking</b>	Accessible via car ramp through garage door located at the Southwest corner of the building

# DOWNTOWN SPOKANE

1319 & 1325 W 1<sup>st</sup> Avenue  
Spokane, WA 99201

## AERIAL VIEW



SPRAGUE AVENUE

W 1<sup>ST</sup> AVENUE



**ELDRIDGE BUILDING**

CEDAR STREET

# SURROUNDING AREA

1319 & 1325 W 1<sup>st</sup> Avenue, Spokane, WA 99201

## NEARBY RETAILERS

- Andy's Bar & Grill
- Brick West Brewery
- Echo Boutique & Annex
- First Avenue Coffee
- Gerber Collision
- Gilded Unicorn
- Heritage Bar & Kitchen
- Iron Goat Brewing
- NonStop Local KHQ
- One Tree Cider House
- Parkview West Apartments
- Spokane Ballet Studio
- Spokane Symphony
- The Fox Theater
- The Knitting Factory
- The Old Spaghetti Factory
- The Union West Studio
- Uncle Rusty's Diner
- Wild Sage Bistro
- Zona Blanca Ceviche Bar

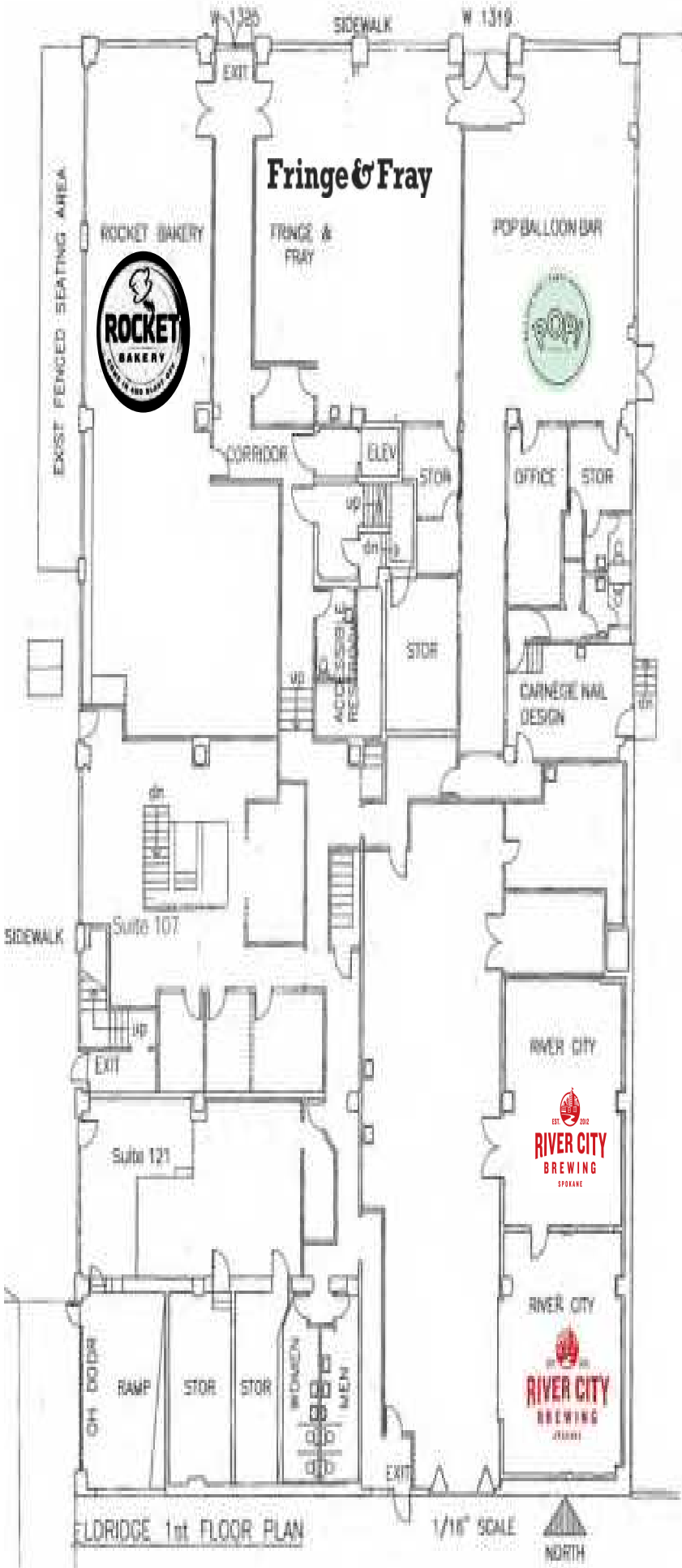




# 1<sup>ST</sup> FLOOR RETAIL SUITES

THE ELDRIDGE BUILDING FOR SALE  
1325 W 1<sup>st</sup> Avenue | Spokane, WA 99201

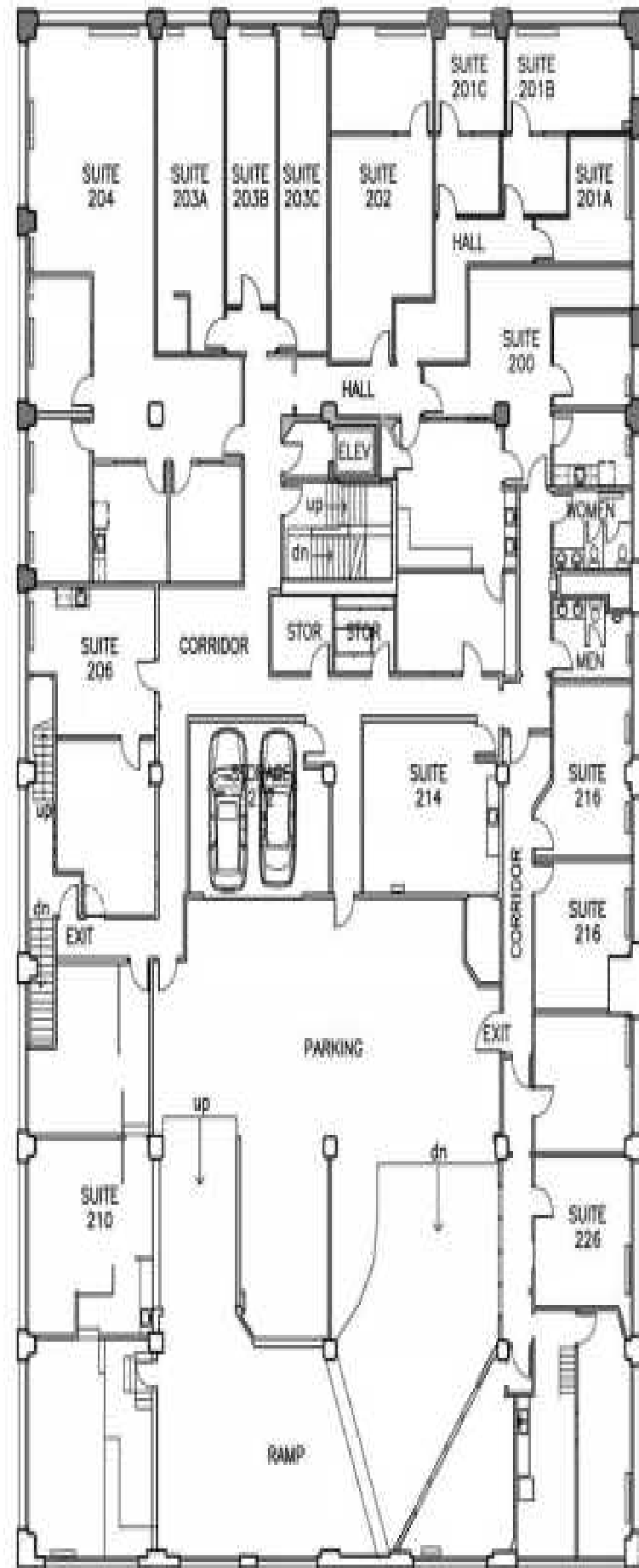
UNIT #	NAME	SQ FT
ELD-01	The Rocket	2,136 SF
ELD-02	Fringe & Fray	1,800 SF
ELD-101	River City Hospitality, LLC	3,204 SF
ELD-107	Axon	2,100 SF
ELD-111	The Grain Shed	900 SF
ELD-1319	Pop! Balloon Bar	1,850 SF
ELD-1317	Carnegie Nail Design	500 SF



# 2<sup>ND</sup> FLOOR OFFICE SUITES

THE ELDRIDGE BUILDING FOR SALE  
1325 W 1<sup>ST</sup> Avenue | Spokane, WA 99201

UNIT #	NAME	SQ FT
ELD-200	Renewing Therapies	1,094 SF
ELD-201 A	Boston Scientific	116 SF
ELD-201 B	Lindsey Paxton	314 SF
ELD-201 C	Rachael Bertholf	214 SF
ELD-202	Little Bird Psychotherapy	535 SF
ELD-203	Resource Synergy	1,500 SF
ELD-204	Place Landscape Architecture, LLC	885 SF
ELD-206	Vacant	606 SF
ELD-210	DMC	1,173 SF
ELD-214	Little Bird Psychotherapy	340 SF
ELD-216	Chris Bradley	243 SF
ELD-218	Johnson & Power	225 SF
ELD-226	Rebecca Finney	1,362 SF



ELDRIDGE 2nd FLOOR PLAN

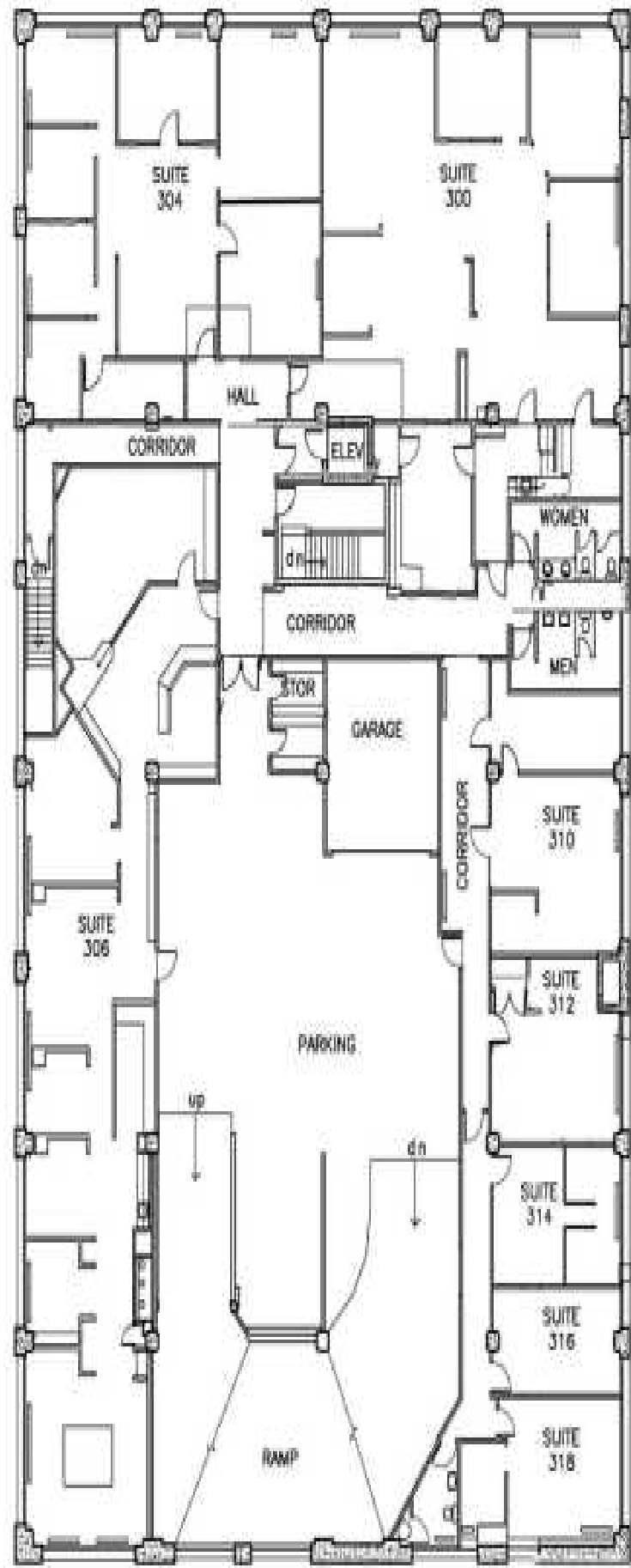
1/16" SCALE



# 3<sup>RD</sup> FLOOR OFFICE SUITES

THE ELDRIDGE BUILDING FOR SALE  
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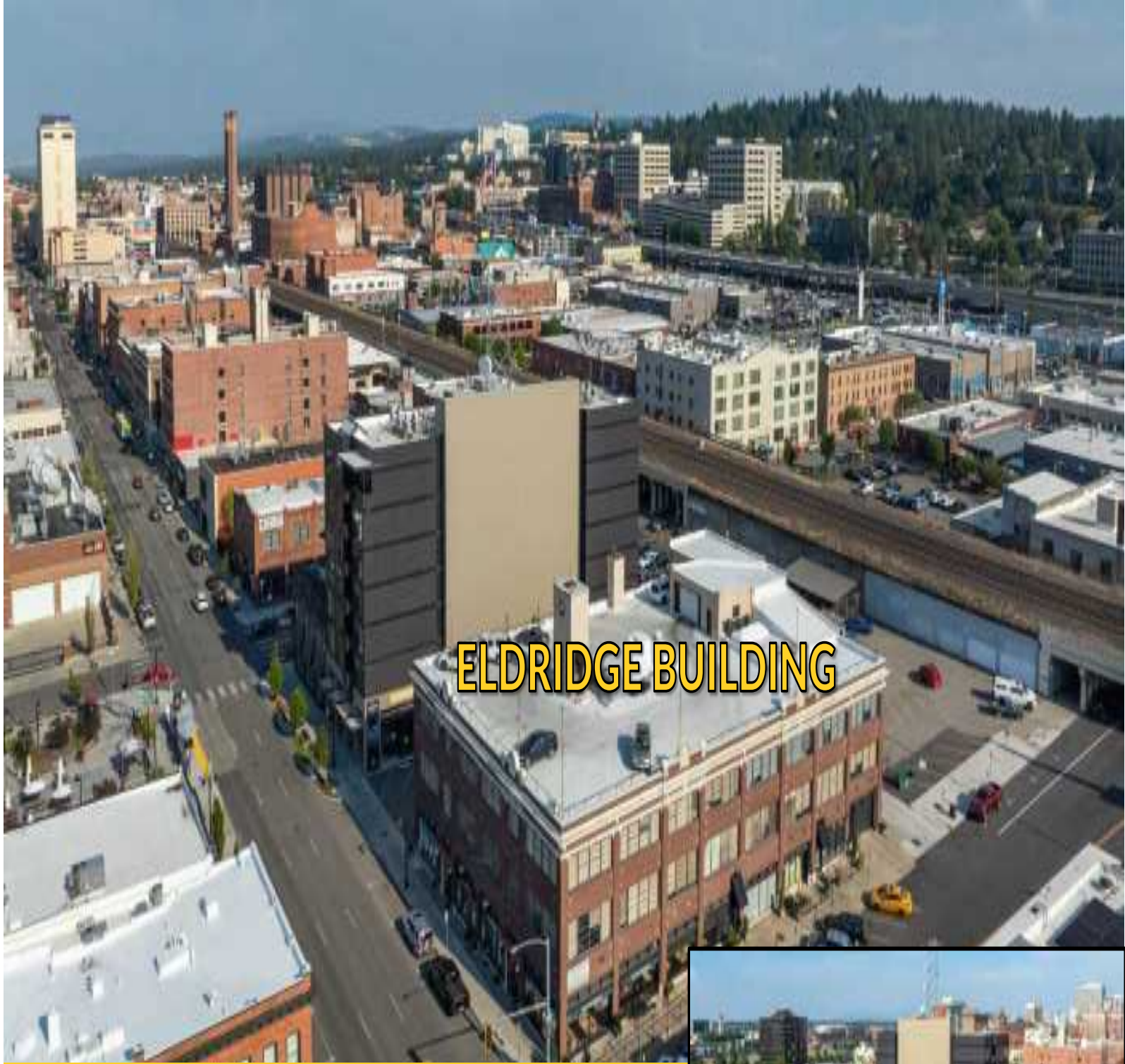
UNIT #	NAME	SQ FT
ELD-303	McMillen Inc.	2,497 SF
ELD-304	Roberts Freebourn PLLC	1,780 SF
ELD-306	Parks Medical	2,494 SF
ELD-309	Keiley Fox	170 SF
ELD-310	Rebecca Meredith	380 SF
ELD-312	McKayla Partlow	388 SF
ELD-314	Ginger Grey	303 SF
ELD-316	Jessica Halliday	235 SF
ELD-318	Seltice, LLC	331 SF



ELDRIDGE 3rd FLOOR PLAN


1/16" SCALE  NORTH





# ELDRIDGE BUILDING



DEMOGRAPHICS 	1MILE	2MILES	3MILES	5MILES
POPULATION 2024	20,023	55,942	101,794	223,407
PROJ POPULATION 2029	20,570	57,078	103,173	224,558
AVERAGE HHI	\$75,123	\$87,331	\$93,803	\$98,463
MEDIAN HHI	\$50,372	\$60,165	\$67,089	\$72,258
MEDIAN AGE	37.2	35.8	36.1	36.8
DAYTIME DEMOS	43,549	77,903	102,760	182,743

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## INVESTMENT OPPORTUNITY DOWNTOWN SPOKANE



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