

FOR SALE/PRICE REDUCED

Retail Space in Airway Heights- Former Yoke's Grocery Store

12825 W 14TH AVE

Airway Heights, WA 99001

PRESENTED BY:

GUY D. BYRD, SIOR

C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON

C: 509.209.7455
danny.patterson@svn.com
WA #114652



PROPERTY SUMMARY



OFFERING SUMMARY

PRICE (BUILDING & 4.94 ACRES):	\$3,500,000
PRICE (ADDITIONAL 1.18 ACRES):	\$400,000
BUILDING SIZE:	45,983 SF
LOT SIZE:	4.94 Acres
YEAR BUILT:	1978
STRIPED CAR PARKS:	194
ZONING:	C-1

PROPERTY OVERVIEW

Former Yoke's Grocery building totaling 45,983 SF on 4.94 acres along Highway 2 in Downtown Airway Heights. Zoned C-1, the property offers strong redevelopment potential for retail, restaurant, office, or future pad sites. An adjacent 1.18-acre parcel is also available separately for \$400,000. The primary building and 4.94 acres are offered at \$3,500,000, or \$3,900,000 when purchased together with the additional 1.18 acres for a combined 6.12 acres.

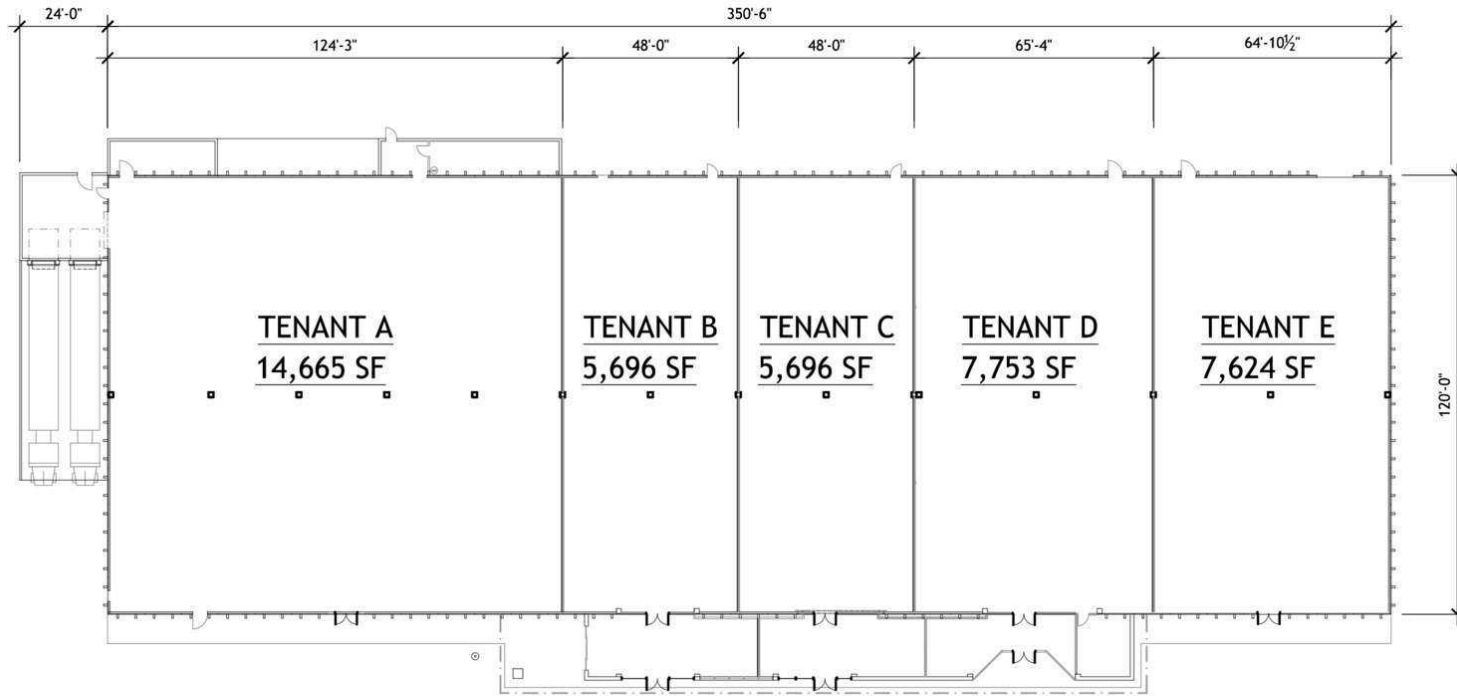
PROPERTY HIGHLIGHTS

- 45,983 SF freestanding retail building on 4.94 acres, former Yoke's Fresh Market
- Prime Highway 2 frontage in Downtown Airway Heights with high visibility and access
- Zoned C-1 for retail, restaurant, medical, office, and personal service uses
- Features 2 loading docks, large striped parking lot, and 2,800 SF fenced storage garage
- Flexible layout supports multi-tenant configurations and pad site development potential

GUY D. BYRD, SIOR
C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON
C: 509.209.7455
danny.patterson@svn.com
WA #114652

PRELIMINARY FLOOR PLAN FOR DEMISED BUILDING



Preliminary Floor Plan 1

Area: 43,436 sf

Scale: 1/32"=1'-0" / 7-24-2025

Demised Building

Airway Heights Detail

GUY D. BYRD, SIOR

C: 509.953.5109

guy.byrd@svn.com

WA #17968

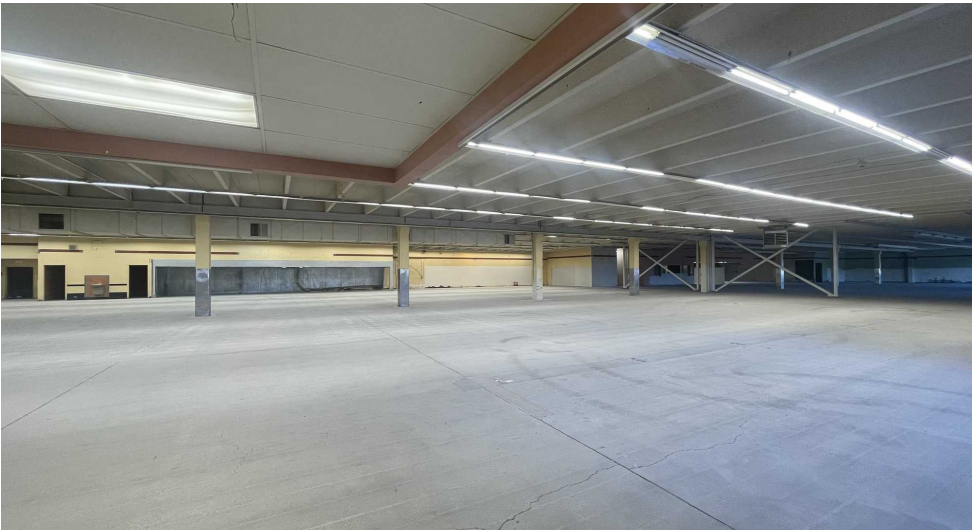
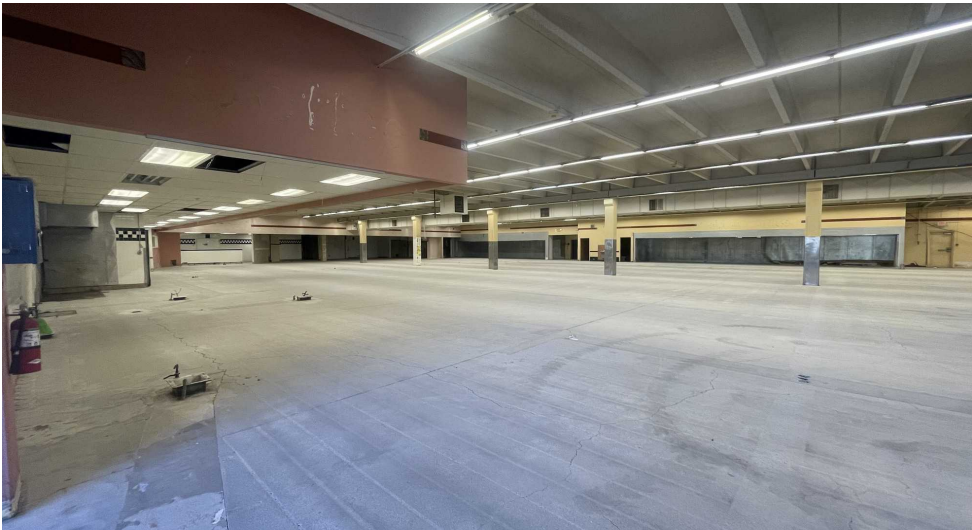
DANNY PATTERSON

C: 509.209.7455

danny.patterson@svn.com

WA #114652

ADDITIONAL INTERIOR PHOTOS



GUY D. BYRD, SIOR
C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON
C: 509.209.7455
danny.patterson@svn.com
WA #114652

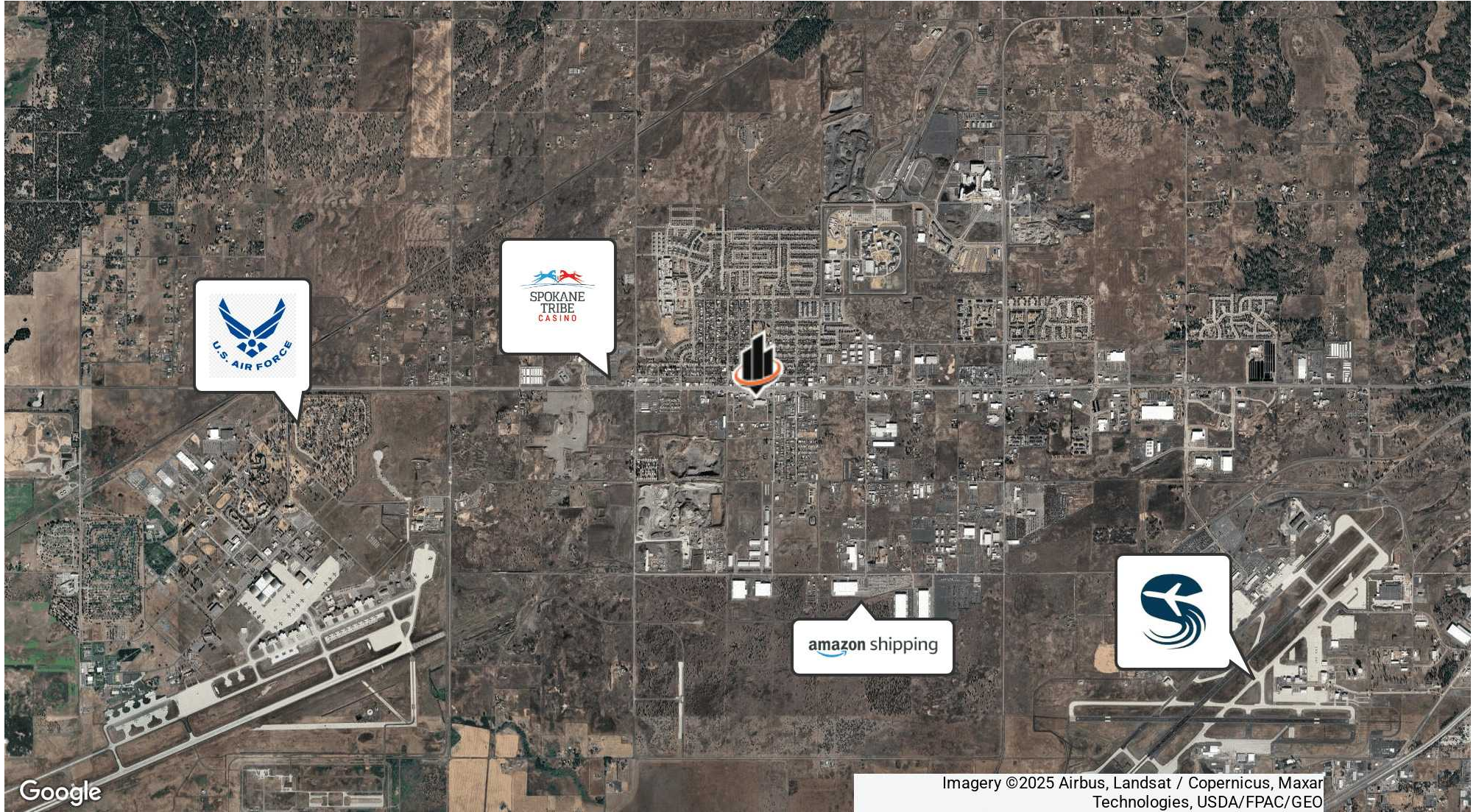
ADDITIONAL PHOTOS



GUY D. BYRD, SIOR
C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON
C: 509.209.7455
danny.patterson@svn.com
WA #114652

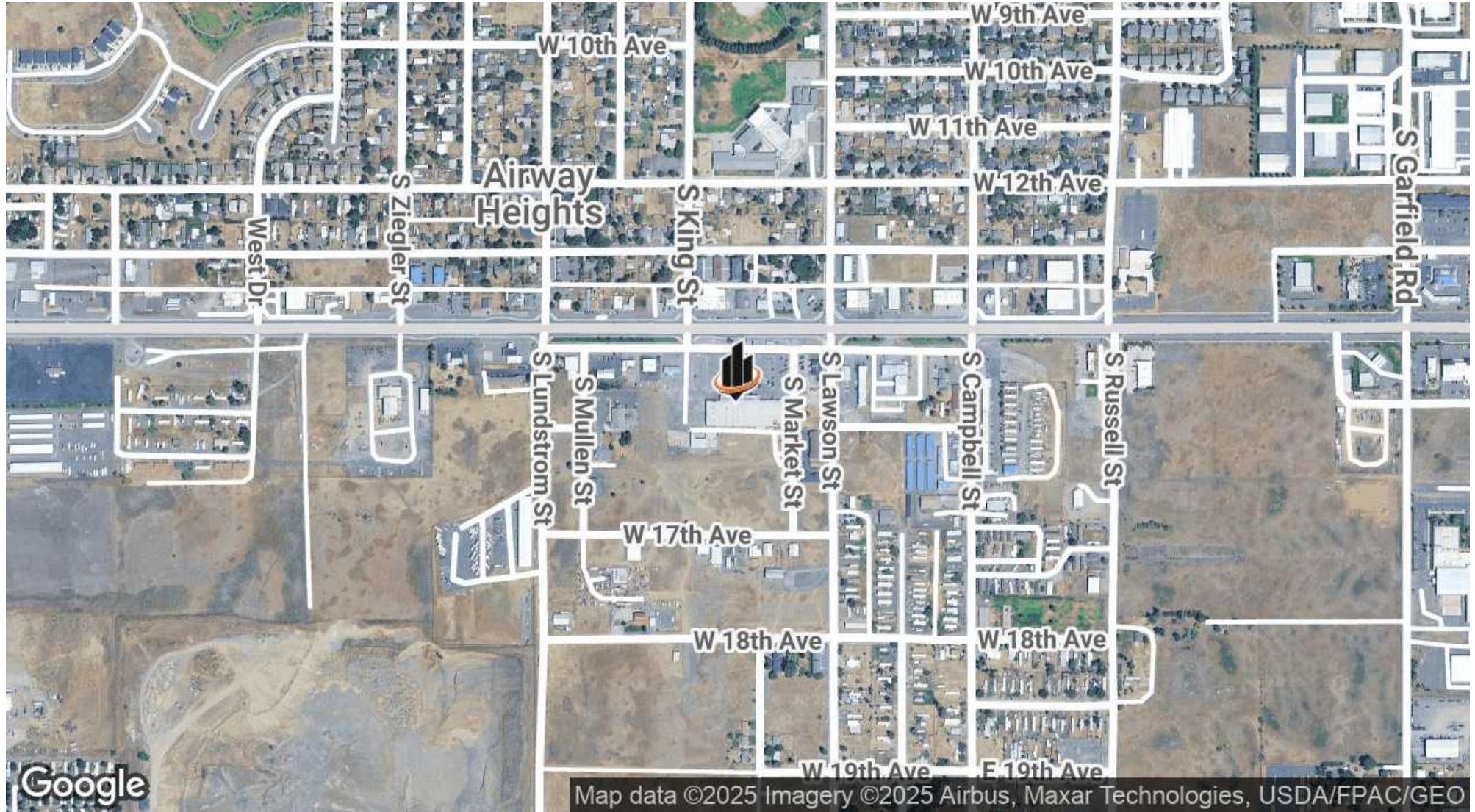
RETAILER MAP



GUY D. BYRD, SIOR
C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON
C: 509.209.7455
danny.patterson@svn.com
WA #114652

LOCATION MAP



GUY D. BYRD, SIOR
C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON
C: 509.209.7455
danny.patterson@svn.com
WA #114652

DEMOGRAPHICS MAP & REPORT

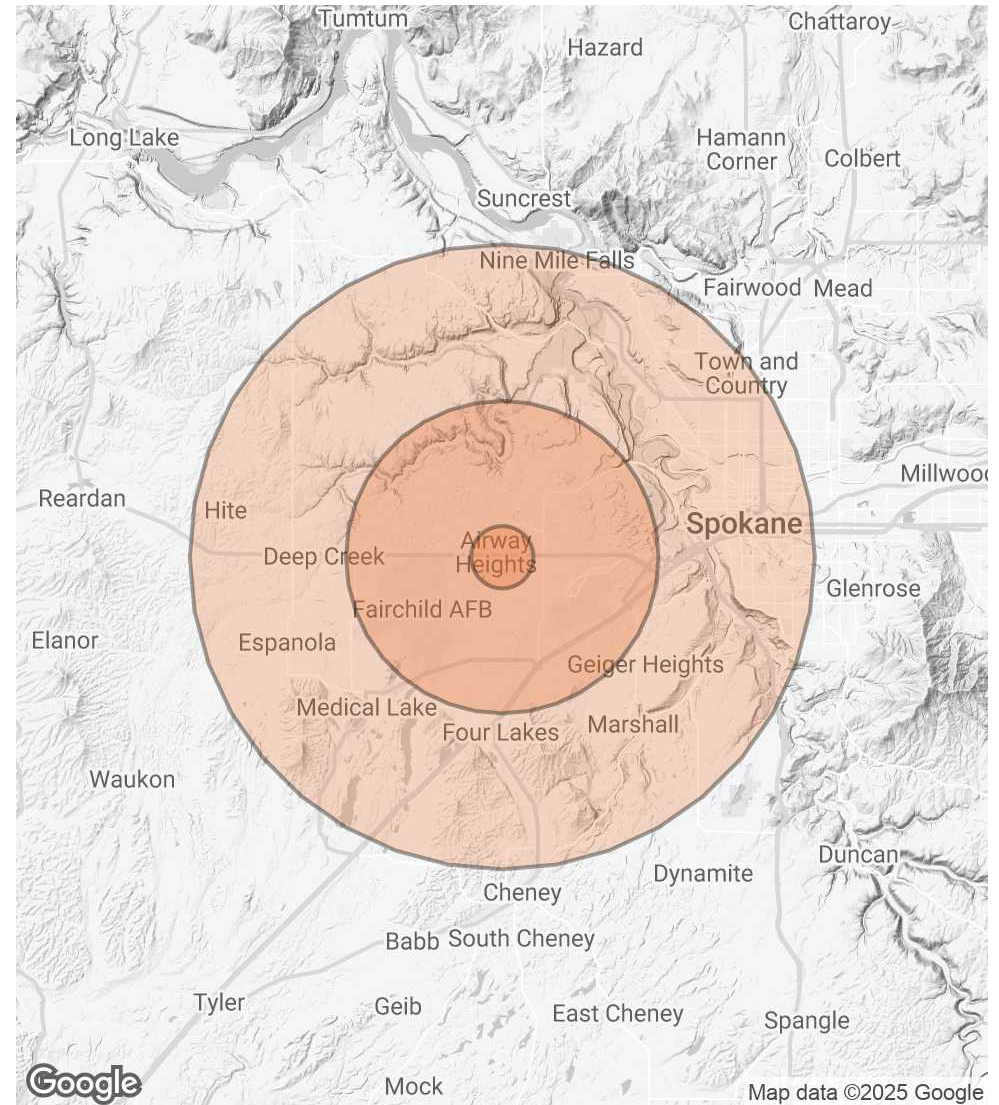
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,424	25,481	201,942
AVERAGE AGE	36	36	41
AVERAGE AGE (MALE)	35	36	40
AVERAGE AGE (FEMALE)	35	36	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,465	8,615	82,636
# OF PERSONS PER HH	3	3	2.4
AVERAGE HH INCOME	\$69,898	\$82,970	\$95,983
AVERAGE HOUSE VALUE	\$329,116	\$410,485	\$454,931

Demographics data derived from AlphaMap



GUY D. BYRD, SIOR
 C: 509.953.5109
 guy.byrd@svn.com
 WA #17968

DANNY PATTERSON
 C: 509.209.7455
 danny.patterson@svn.com
 WA #114652

MEET THE TEAM



GUY D. BYRD, SIOR

Designated Broker

Direct: 509.321.2000 **Cell:** 509.953.5109
guy.byrd@svn.com

WA #17968 // ID #DB35767



DANNY PATTERSON

Advisor

Direct: 509.321.2000 **Cell:** 509.209.7455
danny.patterson@svn.com

WA #114652

GUY D. BYRD, SIOR

C: 509.953.5109
guy.byrd@svn.com
WA #17968

DANNY PATTERSON

C: 509.209.7455
danny.patterson@svn.com
WA #114652

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

GUY D. BYRD, SIOR

C: 509.953.5109

guy.byrd@svn.com

WA #17968

DANNY PATTERSON

C: 509.209.7455

danny.patterson@svn.com

WA #114652