

For Sale & Lease

Retail/Office/Medical

**NAI**Black



## 5505 S Regal Street

Spokane, Washington 99223

### Property Description

- Total Building Size: 35,040± SF
- Total Lot Size: 102,890± SF ( 2.33± Acres)
- Turnkey Fitness Center
- Excellent Access
- Desirable part of South Hill on main arterial, Regal Street
- 48± Parking Stalls facing 55th & Regal
- 135± Parking Stalls in overflow lot, connected by pedestrian trail
- Includes Indoor four-lane, 20-yard lap pool
- Zoning: Mixed Use
- Surrounding uses are multi-family to the north with a number of recently constructed apartment complexes and local retail to the South and West
- Do Not Disturb Tenant
- Contact Broker for a tour



**Sale Price: \$6,850,000**

**Lease Rate: \$15.00 SF/yr (NNN)**

For more information

**Stephen Pohl**

O: 509 622 3568

[spohl@naiblack.com](mailto:spohl@naiblack.com)

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801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

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## AMENITIES

- 5,978± SF Basketball Gymnasium
- Aerobics Room
- Cycling Room
- Weight Room with Rubber Floor
- Two Racquetballs Courts with Glass Viewing Walls
- Indoor Four-Lane, 20-Yard Lap Pool
- Indoor Hot Tub
- Sauna
- Locker Rooms with Ceramic Tile Floor
- Nursery
- 183± Parking Stalls

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E 57<sup>th</sup> Avenue

South Hill Grill

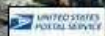
Morty's Tap & Grille

57<sup>th</sup> & Regal Center

S Regal Street

E 55<sup>th</sup> Avenue

57<sup>th</sup> & Regal Center



S Regal Street

Morty's Tap & Grille

E 55<sup>th</sup> Avenue



South Hill Grill



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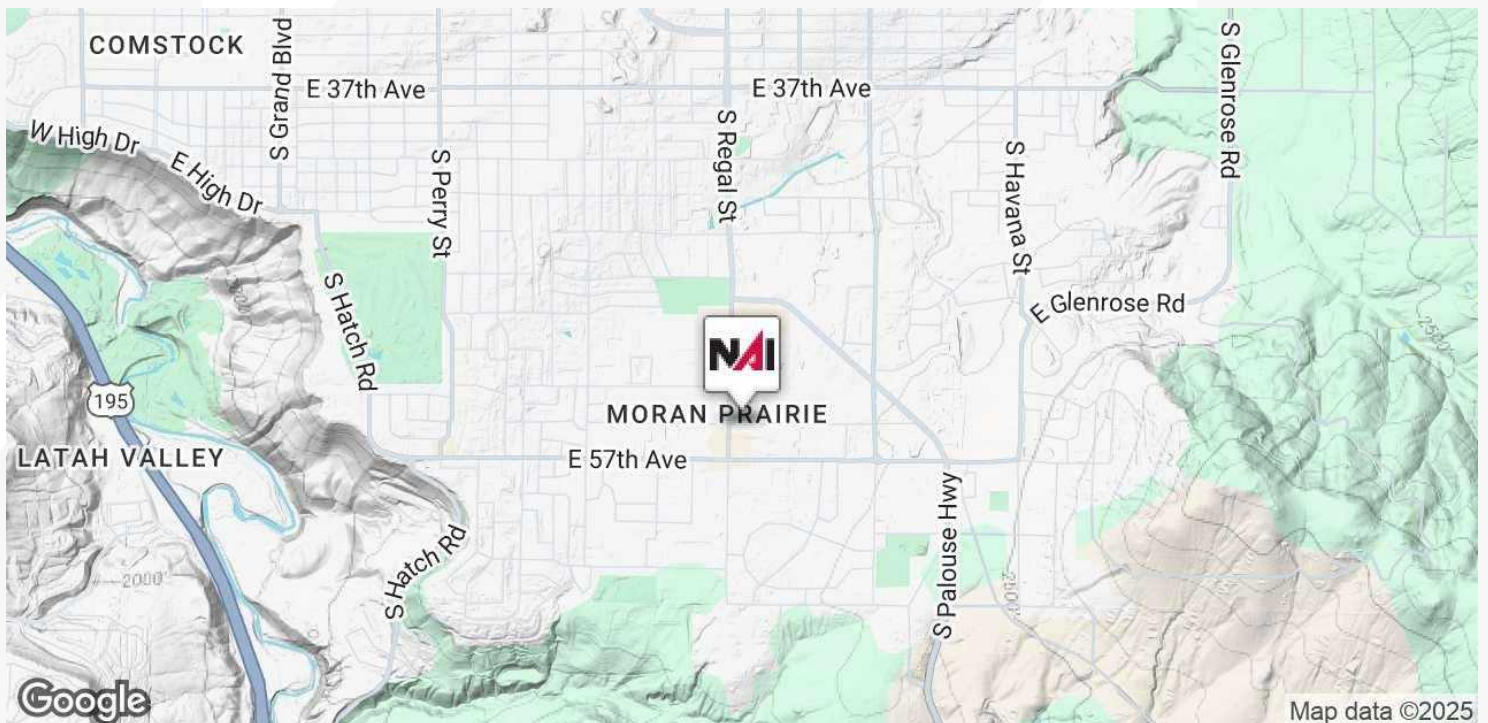
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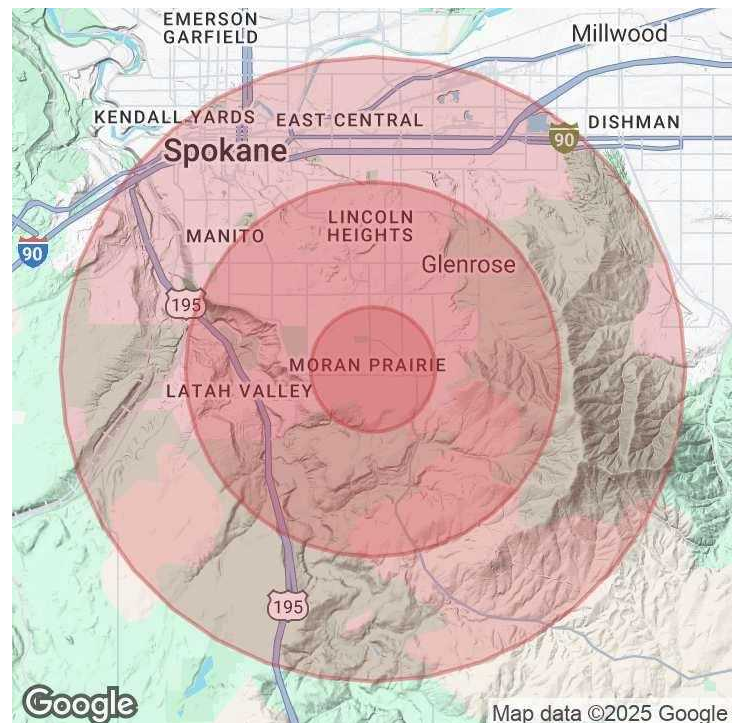
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NAI Black



| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 10,630 | 53,180  | 108,805 |
| Average Age          | 43.3   | 42.7    | 40.3    |
| Average Age (Male)   | 41.6   | 41.2    | 39.3    |
| Average Age (Female) | 43.5   | 44.2    | 41.5    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,435     | 23,934    | 50,300    |
| # of Persons per HH | 2.0       | 2.2       | 2.2       |
| Average HH Income   | \$80,267  | \$98,237  | \$81,235  |
| Average House Value | \$261,800 | \$304,928 | \$252,810 |



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