

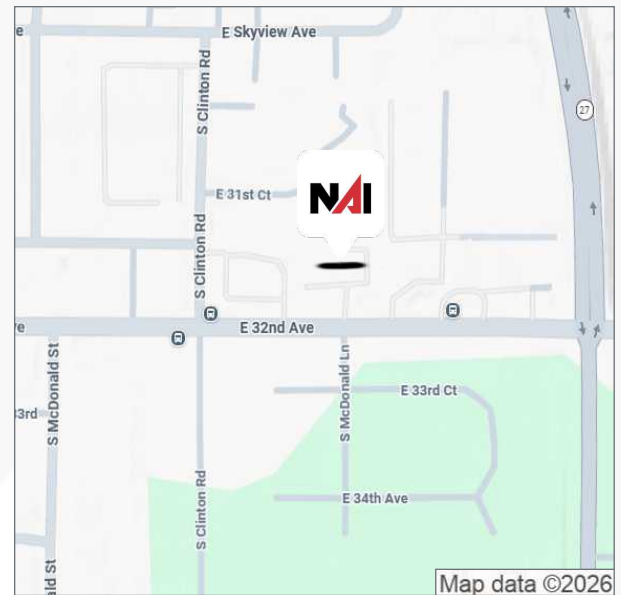
FOR SALE - GREAT OWNER USER / INVESTOR RETAIL INVESTMENT OPPORTUNITY

13221 E 32ND AVE
SPOKANE VALLEY, WA 99216



PROPERTY HIGHLIGHTS

- Tot. Building Size: \pm 7,142 SF
 - Suite One: \pm 1,357 SF
 - Suite Two (Dream Spa): \pm 1,212 SF
 - Suite Three: \pm 1,582 SF
 - Suite Four (Edward Jones): \pm 1,018 SF
 - Suite Five (Brothers Office Pizza): \pm 1,195 SF
- Lighted Pylon Signage
- 41 Surface Parking Stalls
- Zoning: Corridor Mixed Use (CMU)
- Hwy 27: \pm 9,000 ADT
- 32nd Ave: \pm 9,953 ADT
- Proforma Cap Rate: 7.1%
- Proforma NOI \$105,897/yr.



Sale Price \$1,495,000

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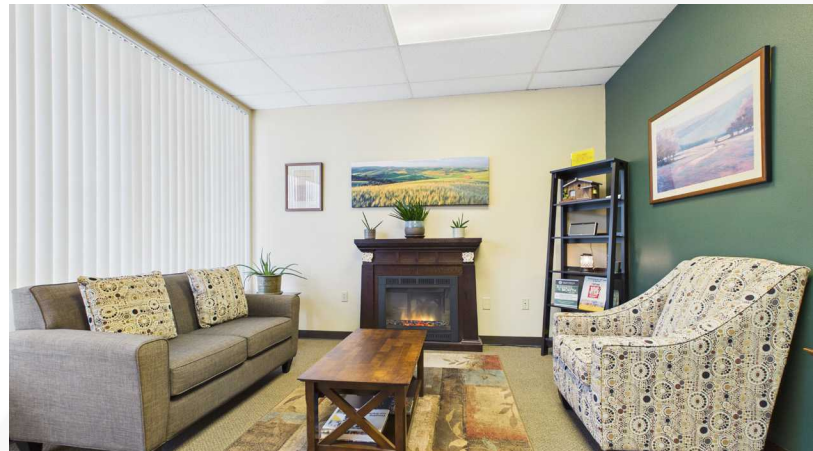
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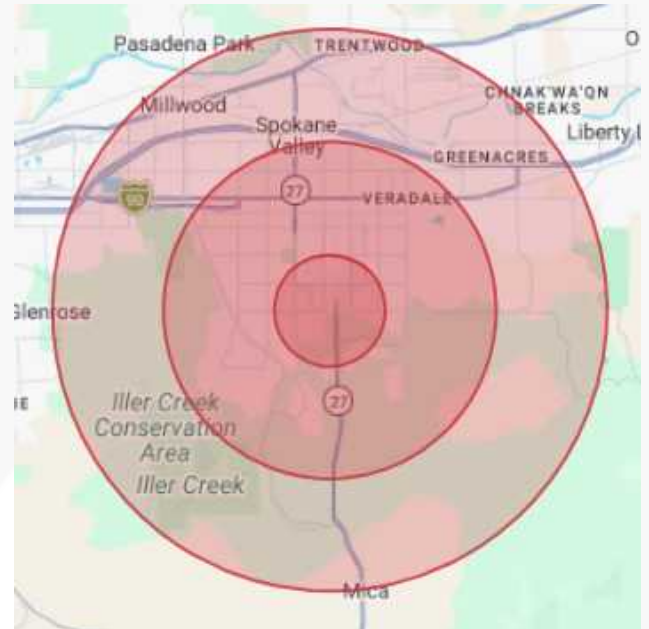
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	6,865	55,143	105,024
Avg. Age	38.8	38.5	37.3
Avg. Age (Male)	38.4	35.7	37.3
Avg. Age (Female)	39.8	41.1	39.6
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	2,669	22,514	42,728
# of Persons per HH	2.6	2.4	2.5
Avg. HH Income	\$67,958	\$61,430	\$59,148
Avg. House Value	\$235,768	\$253,831	\$244,472



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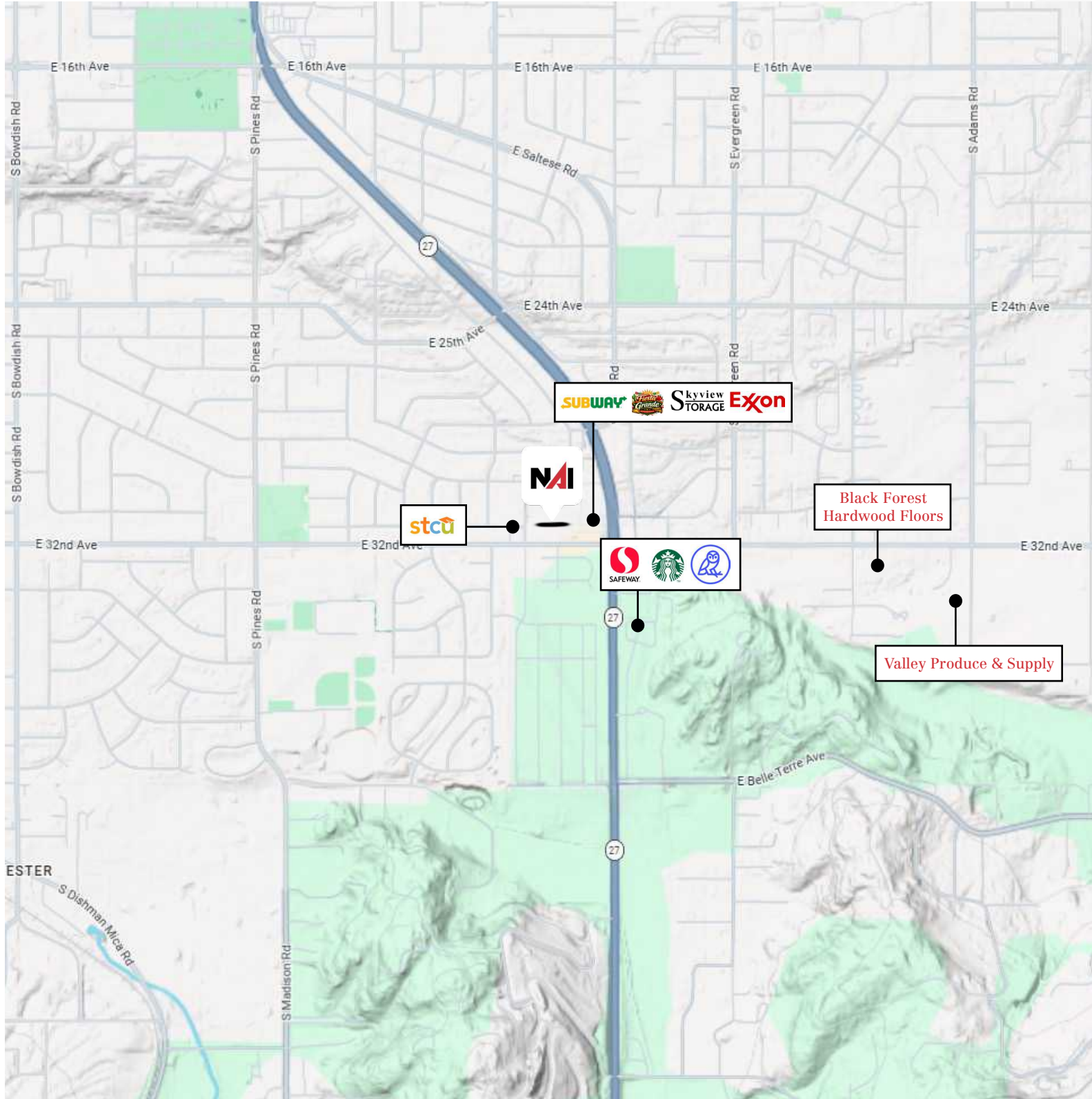
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