




# Offering Memorandum

An aerial photograph showing a wide, multi-lane highway curving through a city. The city is surrounded by green trees and some industrial or commercial buildings. In the distance, there are hills under a blue sky with light clouds.

## Upper Columbia Conference of Seventh-Day Adventists

3715 S GROVE RD, SPOKANE, WA 99224

**PRESENTED BY:**

**DANNY PATTERSON**

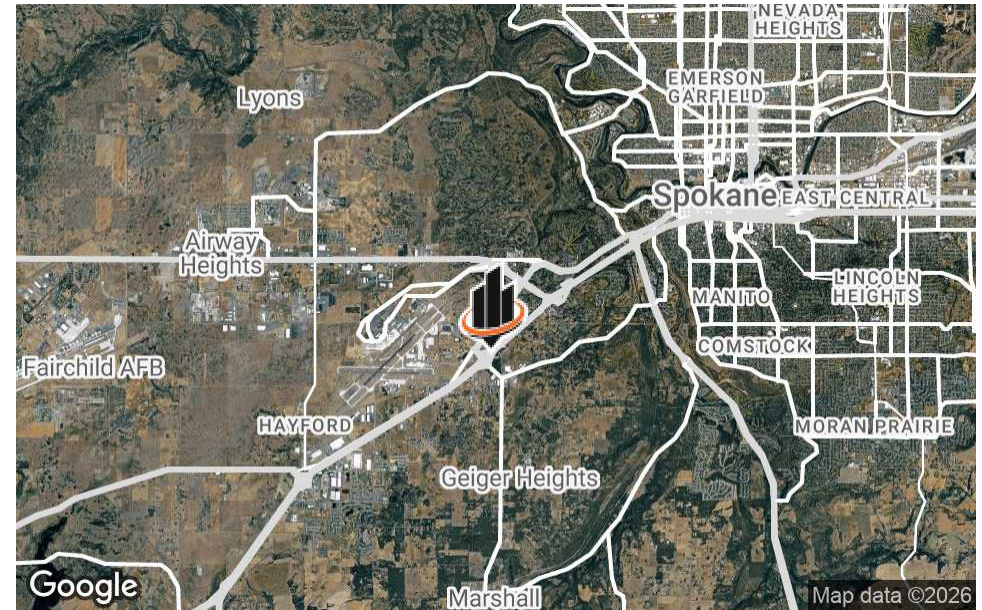
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WA #114652



# PROPERTY SUMMARY



## 360° VIRTUAL TOUR

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$15,000,000
<b>LOT SIZE:</b>	30.75 Acres
<b>BUILDING SIZE:</b>	35,910
<b>YEAR BUILT:</b>	2010
<b>ZONING:</b>	LI - Light Industrial
<b>APN:</b>	25335.9034

### PROPERTY DESCRIPTION

An exceptional opportunity to acquire a well-established institutional campus in the heart of South Spokane. This 35,910 SF multi-building property sits on 30.75 acres and has served as a regional organizational headquarters for decades, offering a rare combination of functional infrastructure, market visibility, and long-term operational credibility. The campus currently accommodates administrative offices, retail operations, and broadcast facilities — demonstrating the breadth of uses the property supports. Zoned Light Industrial, the site presents strong potential for continued institutional use, adaptive reuse, or repositioning to serve a range of commercial buyers.

### PROPERTY HIGHLIGHTS

- Established Institutional Campus — Decades of continuous operational use as a regional headquarters in a prime south Spokane location.
- Significant Land Position — Approximately 30.75 acres offering meaningful space for parking, expansion, or redevelopment.
- Flexible Zoning — Zoned LI supporting a broad range of commercial, institutional, and adaptive reuse opportunities.
- Versatile Multi-Use Buildings — Offices, retail, and broadcast operations

# ADDITIONAL PHOTOS





# RETAILER MAP



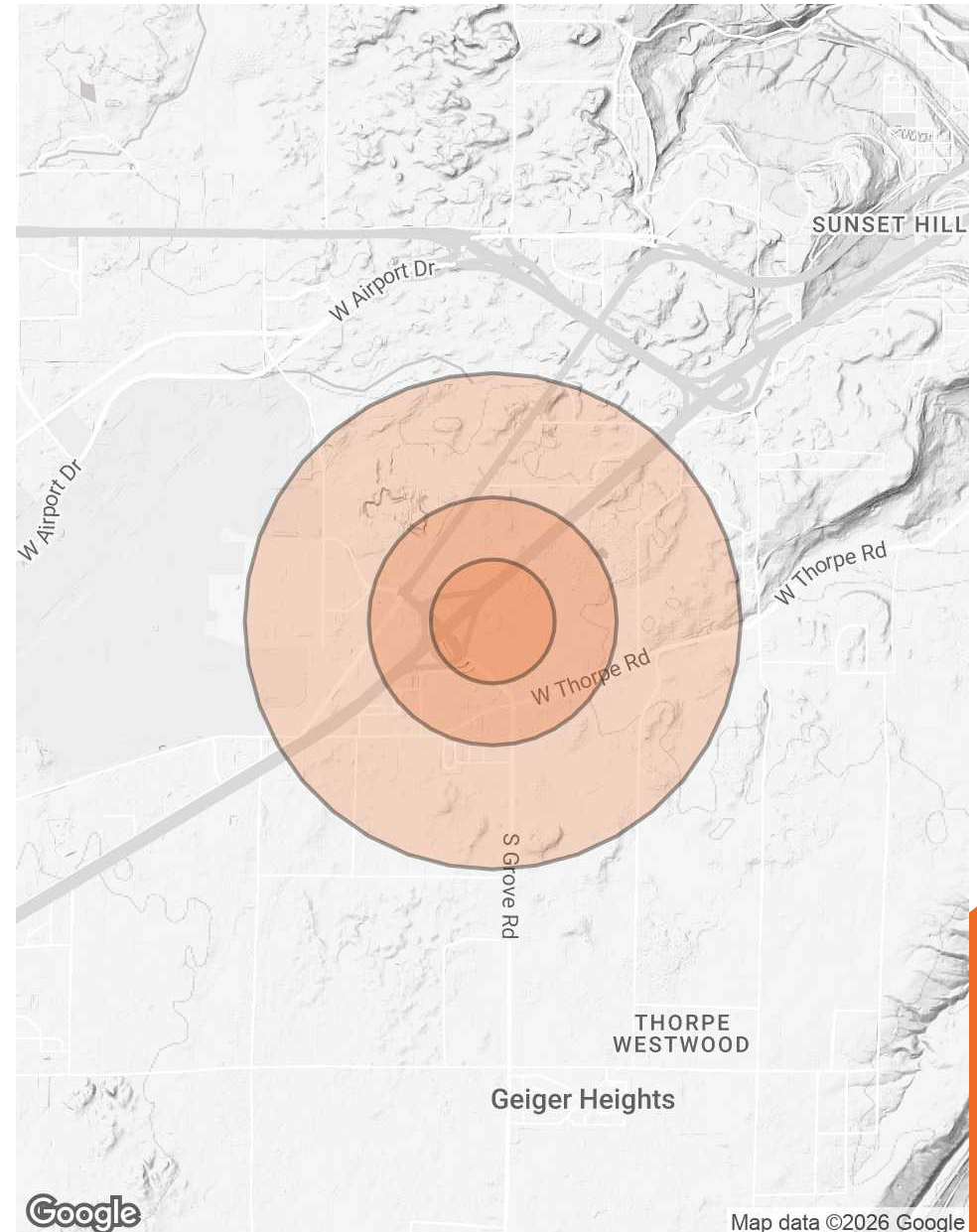
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	41	163	879
AVERAGE AGE	34.3	33.5	35.1
AVERAGE AGE (MALE)	34.1	33.4	33.3
AVERAGE AGE (FEMALE)	34.6	33.6	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	15	63	362
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$77,840	\$73,145	\$76,818
AVERAGE HOUSE VALUE	\$372,780	\$372,442	\$410,442

2023 American Community Survey (ACS)





## DANNY PATTERSON

Advisor

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WA #114652

## PROFESSIONAL BACKGROUND

Danny Patterson is an Advisor at SVN Cornerstone. In 2001, he graduated with a Civil Engineering degree and completed his P.E. in 2006. After extensive experience in development and new construction as a Civil Engineer, Danny became a licensed broker in the State of Washington in 2013. He worked as both a Broker and an Engineer through 2017 when he joined Synergy Properties and focused on Real Estate Brokerage and Real Estate Investments. Danny has extensive experience in Spokane working with medical building developers and has transacted extensively and invested in the multifamily sector. Danny joined SVN Cornerstone in 2025.

## EDUCATION

Licensed Broker – State of Washington

BSCE Walla Walla College

Certified Commercial Investment Members, CCIM: CI-101

## MEMBERSHIPS

Spokane Association of REALTORS®: Member

National Association of REALTORS®: Member

Trader's Club of Spokane: Member

### SVN | Cornerstone

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Spokane, WA 99201

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