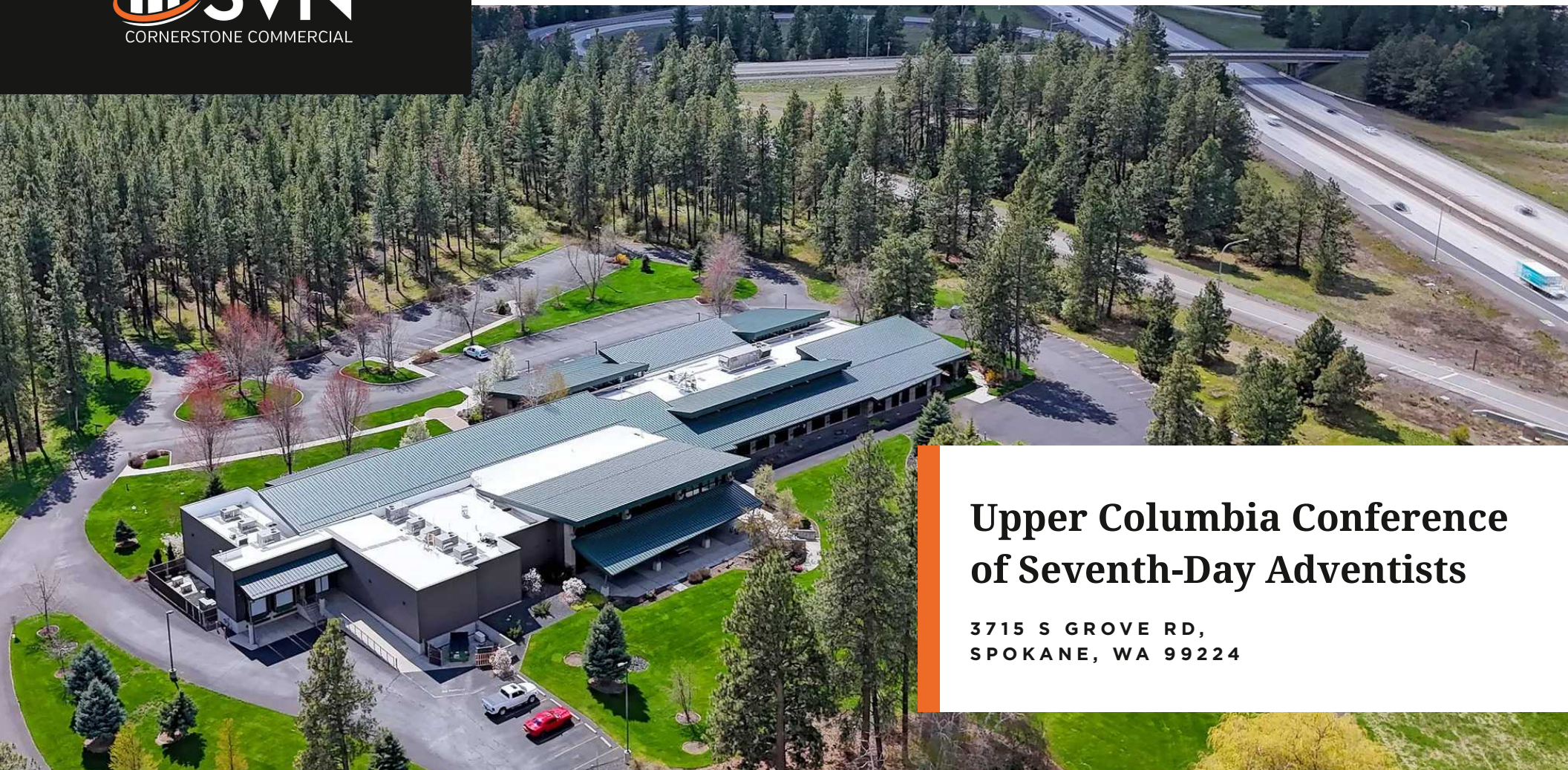




Offering Memorandum



Upper Columbia Conference of Seventh-Day Adventists

3715 S GROVE RD,
SPOKANE, WA 99224

PRESENTED BY:

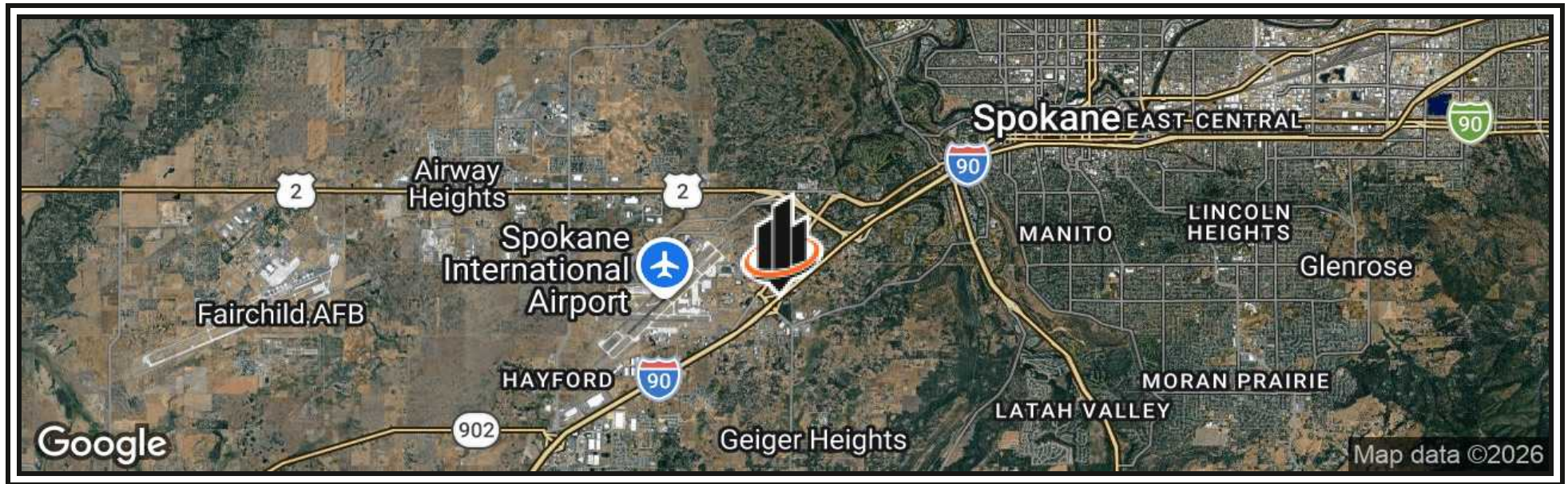
DANNY PATTERSON

O: 509.209.7455

danny.patterson@svn.com

WA #114652

PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$15,000,000
LOT SIZE:	30.75 Acres
BUILDING SIZE:	35,910
YEAR BUILT:	2010
ZONING:	LI - Light Industrial
APN:	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 and sited on 30.75 acres, the campus presents a compelling opportunity for continued institutional use, adaptive reuse, or commercial repositioning within the growing Spokane-Spokane Valley MSA.

PROPERTY HIGHLIGHTS

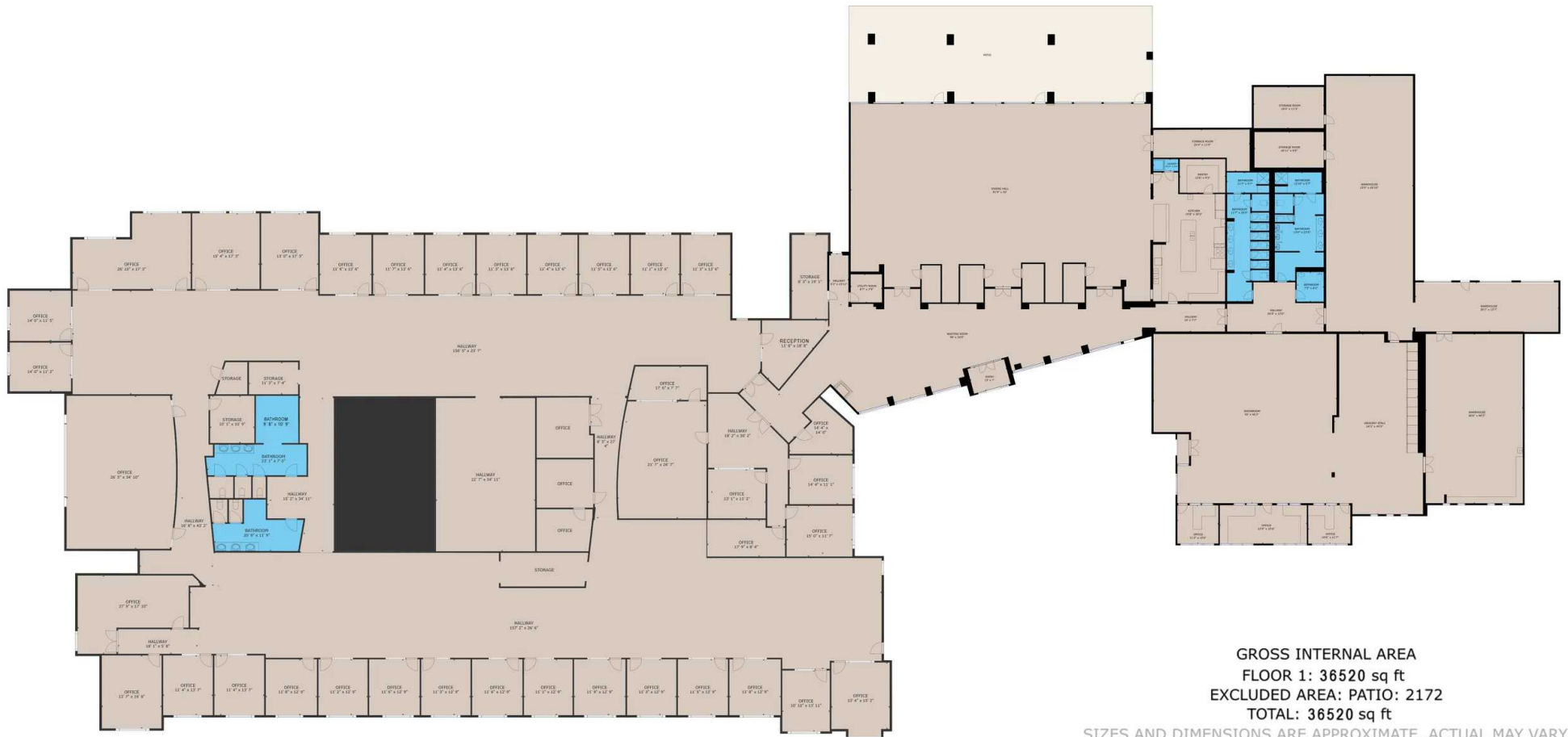


- Established Institutional Campus — Decades of continuous operational use as a regional headquarters in a prime south Spokane location.
- Significant Land Position — Approximately 30.75 acres offering meaningful space for parking, expansion, or redevelopment.
- Flexible Zoning — Zoned LI supporting a broad range of commercial, institutional, and adaptive reuse opportunities.
- Versatile Multi-Use Buildings — Offices, retail, and broadcast operations demonstrate strong functional flexibility across the campus.
- Strong Regional Connectivity — Convenient access to major arterials connecting downtown Spokane, the airport, and the Inland Northwest.
- Growing Spokane-Spokane Valley MSA — Positioned in one of the Pacific Northwest's most active mid-size markets with steady economic growth.

ADDITIONAL PHOTOS



FLOOR PLAN

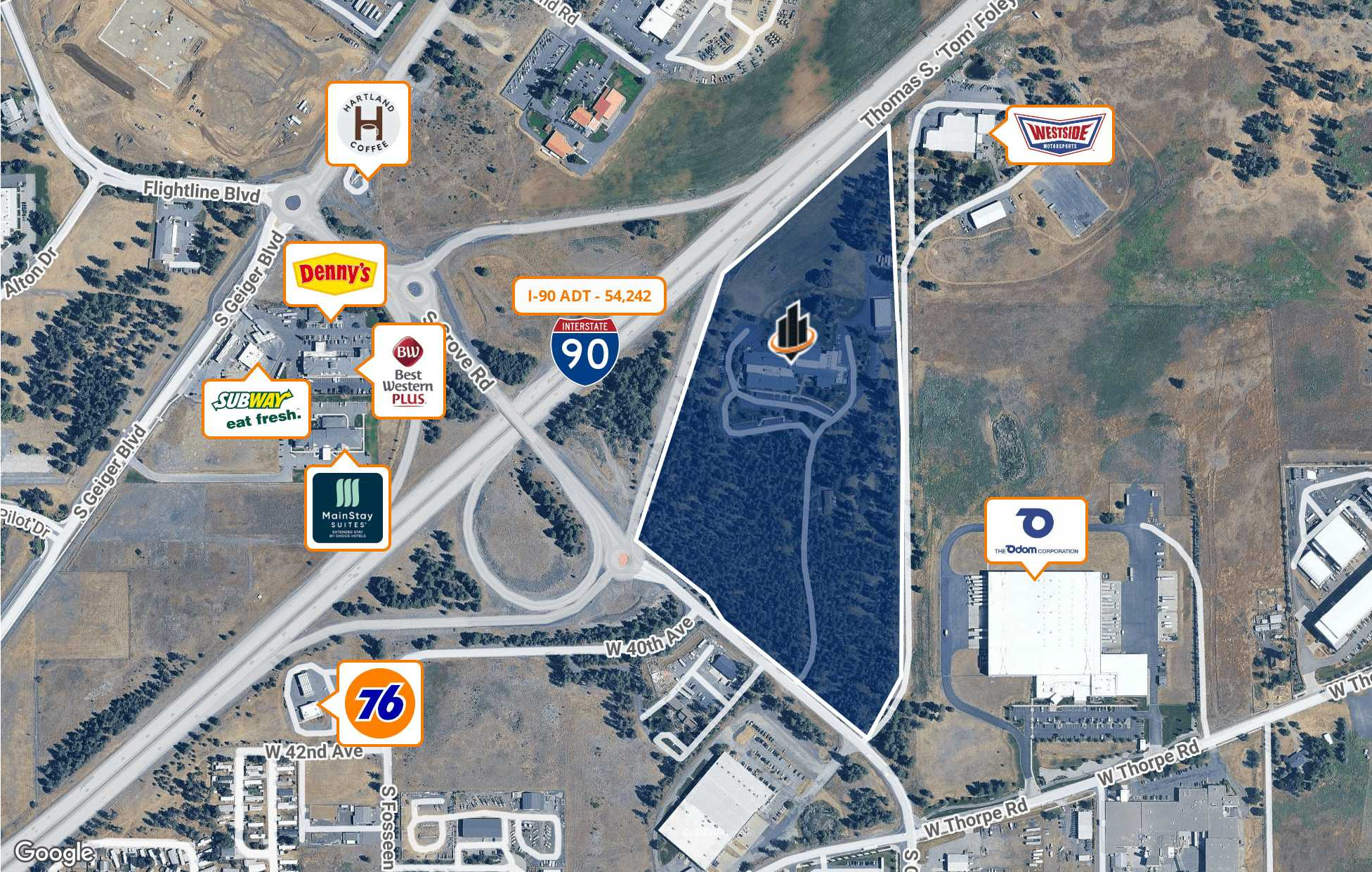


GROSS INTERNAL AREA
FLOOR 1: 36520 sq ft
EXCLUDED AREA: PATIO: 2172
TOTAL: 36520 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



RETAILER MAP

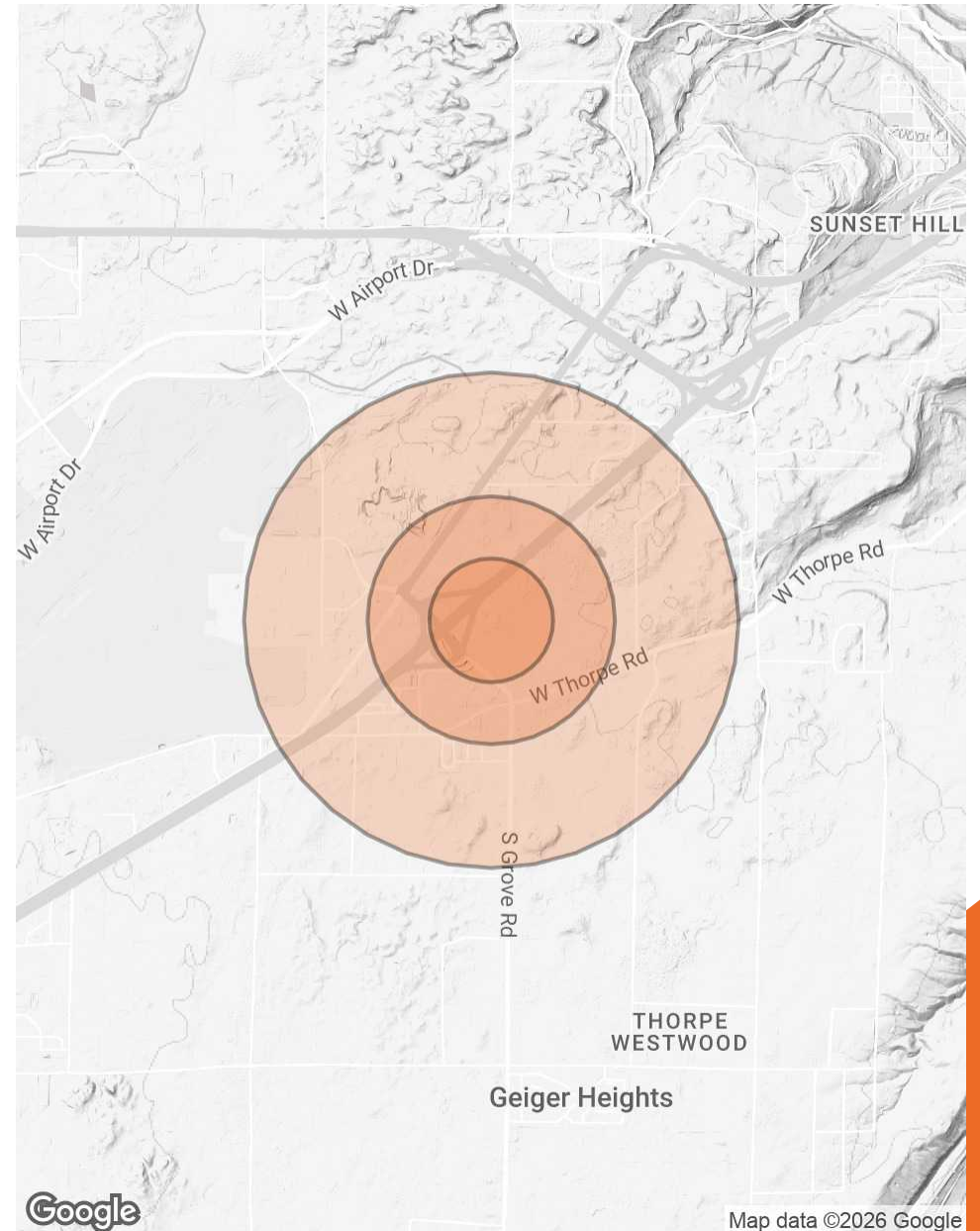


DEMOGRAPHICS MAP & REPORT

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

danny.patterson@svn.com

Direct: **509.209.7455**

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

509.321.2000



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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.