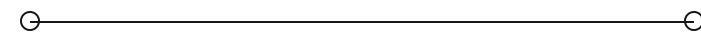


FOR LEASE

Cheney Retail/Office Space

706 1ST ST

Cheney, WA 99004



PRESENTED BY:

ANDREW KEEF

C: 509.628.6678

andrew.keef@svn.com

WA #23007080



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call Listing Agent
SUITE 101:	2,000 SF
SUITE 102:	900 SF
LEASE TYPE:	NNN
ESTIMATED NNN EXPENSES:	\$2/SF/YR
BUILDING SIZE:	7,084 SF
ZONING:	G1 Downtown Core

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PROPERTY OVERVIEW

- Newly Renovated In July 2025
- Three Retail/Office Suites Available For Lease
- Prime Location At The Corner Of 1st St And C St In Downtown Cheney
- Walking Distance From Eastern Washington University (EWU) Campus
- Modern And Updated Retail/Office Space
- High Visibility And Foot Traffic In The Downtown Area
- Delivered As A Vanilla Shell
- 20 Minutes From Downtown Spokane
- 20 Minutes From Spokane International Airport

ADDITIONAL PHOTOS

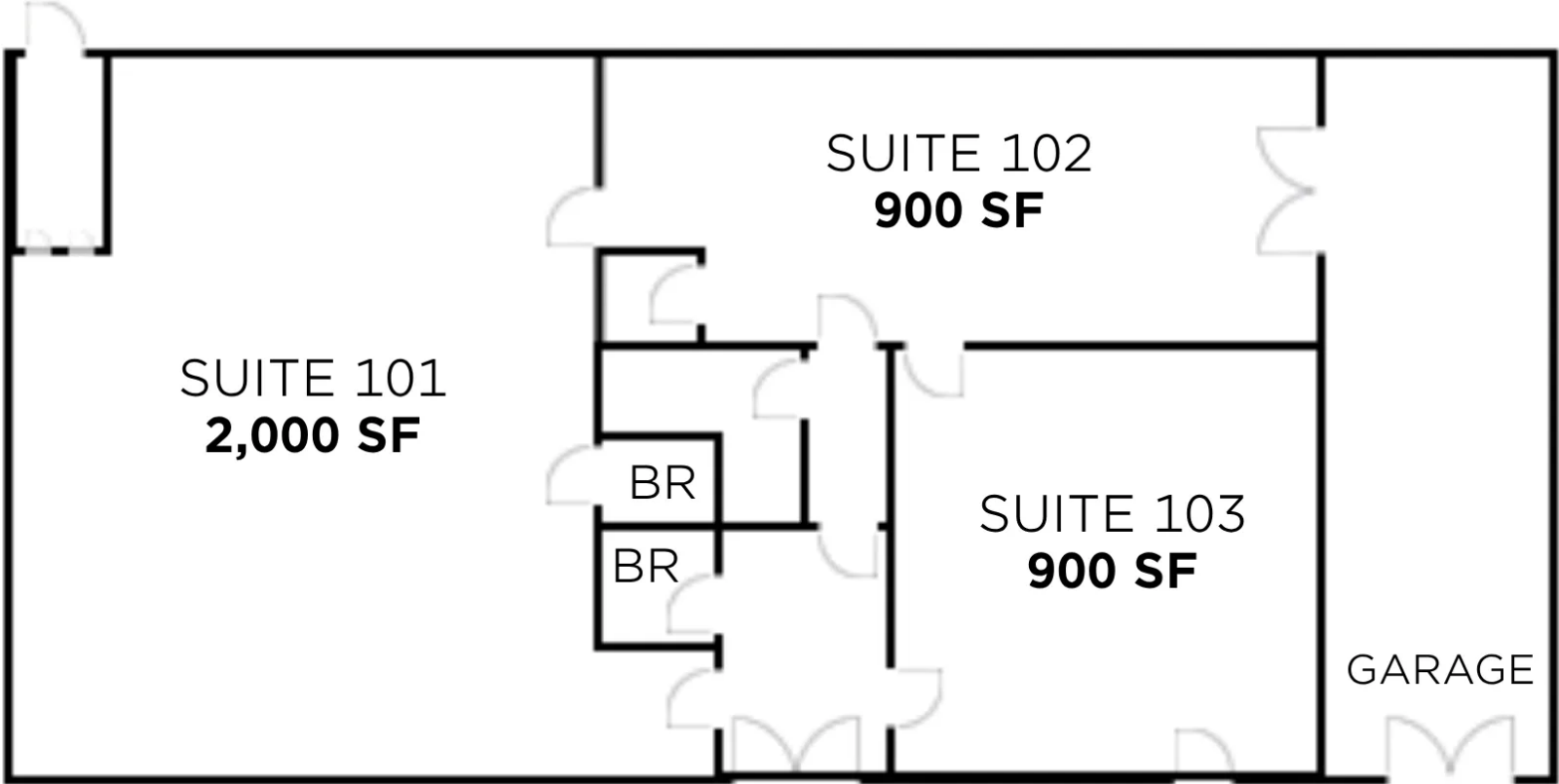


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SVN | CORNERSTONE 3

FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

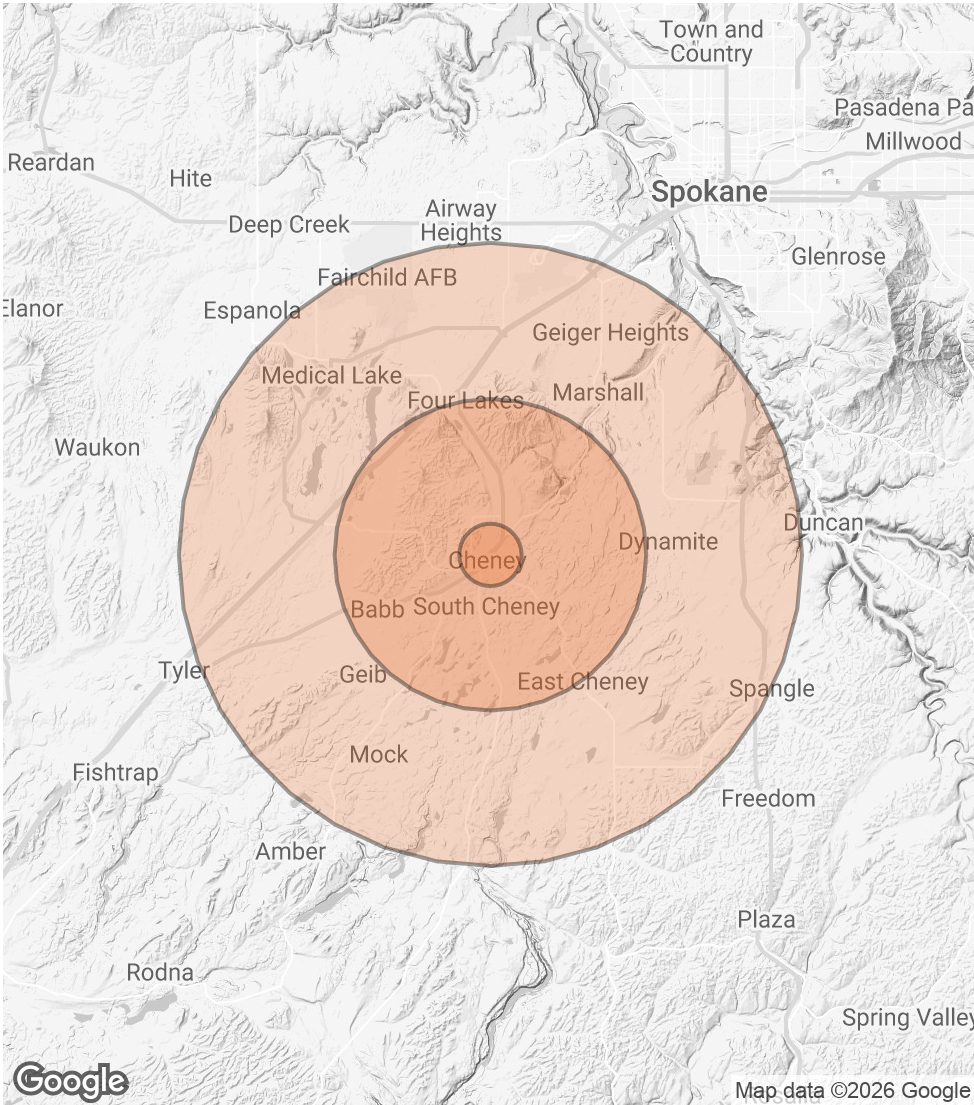
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	6,274	14,204	35,103
AVERAGE AGE	23.0	27.7	35.3
AVERAGE AGE (MALE)	23.7	27.9	34.9
AVERAGE AGE (FEMALE)	22.9	28.0	35.4

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,366	5,919	14,038
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$49,689	\$61,205	\$76,436
AVERAGE HOUSE VALUE	\$216,753	\$234,285	\$253,942

2020 American Community Survey (ACS)



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ADVISOR BIO 1



ANDREW KEEF

Associate Advisor
andrew.keef@svn.com
Direct: 509.321.2000

WA #23007080

PROFESSIONAL BACKGROUND

Andrew Keef is an Associate Advisor with SVN Cornerstone, specializing in Retail sales and leasing. With a background as a Residential & Commercial Moving Consultant in the Greater Spokane area, Andrew has honed a client-focused approach, prioritizing needs and tailoring services accordingly. His client relationship skills have equipped him to provide the best possible support for his clients in the Commercial Real Estate market. Andrew is a native of Kennewick, WA, and a graduate of Eastern Washington University. He has spent his life enjoying all the Pacific Northwest has to offer. Along with his amazing wife Anne, they welcomed their first son in 2021, who keeps them on their toes. Andrew enjoys spending quality family time at the lake and playing a round of golf with friends.

EDUCATION

Eastern Washington University

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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.

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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.

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