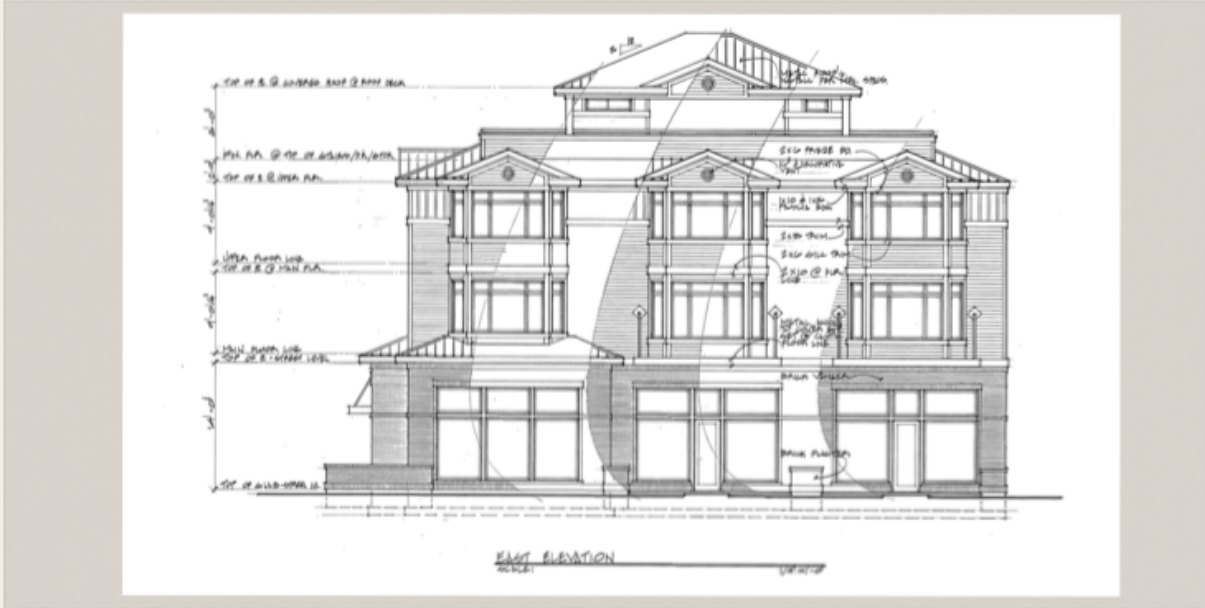


FOR SALE BY OWNER



1601 N MONROE ST
SPOKANE, WASHINGTON

MIXED-USE DEVELOPMENT SITE
VACANT LOT // APPROX. 3,800 SF
PARCEL #35073.4607

1601 N MONROE, LLC

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

A rare opportunity to acquire a vacant, infill parcel along the revitalizing North Monroe commercial corridor. The lot sits in a growing submarket with strong demographic expansion and excellent access to city infrastructure and transportation systems.

Lot Size: 0.09 acres (3,800 sq ft)

Current Use: Vacant land

LOCATION HIGHLIGHTS

Situated on the well-traveled N Monroe St corridor, the site benefits from a blend of neighborhood commercial activity and dense residential surroundings.

DEVELOPMENT POTENTIAL

The lot's size and corridor location are well-aligned with the following development types:

- Mixed-use (retail + multifamily)

- Micro-multifamily / studio-loft

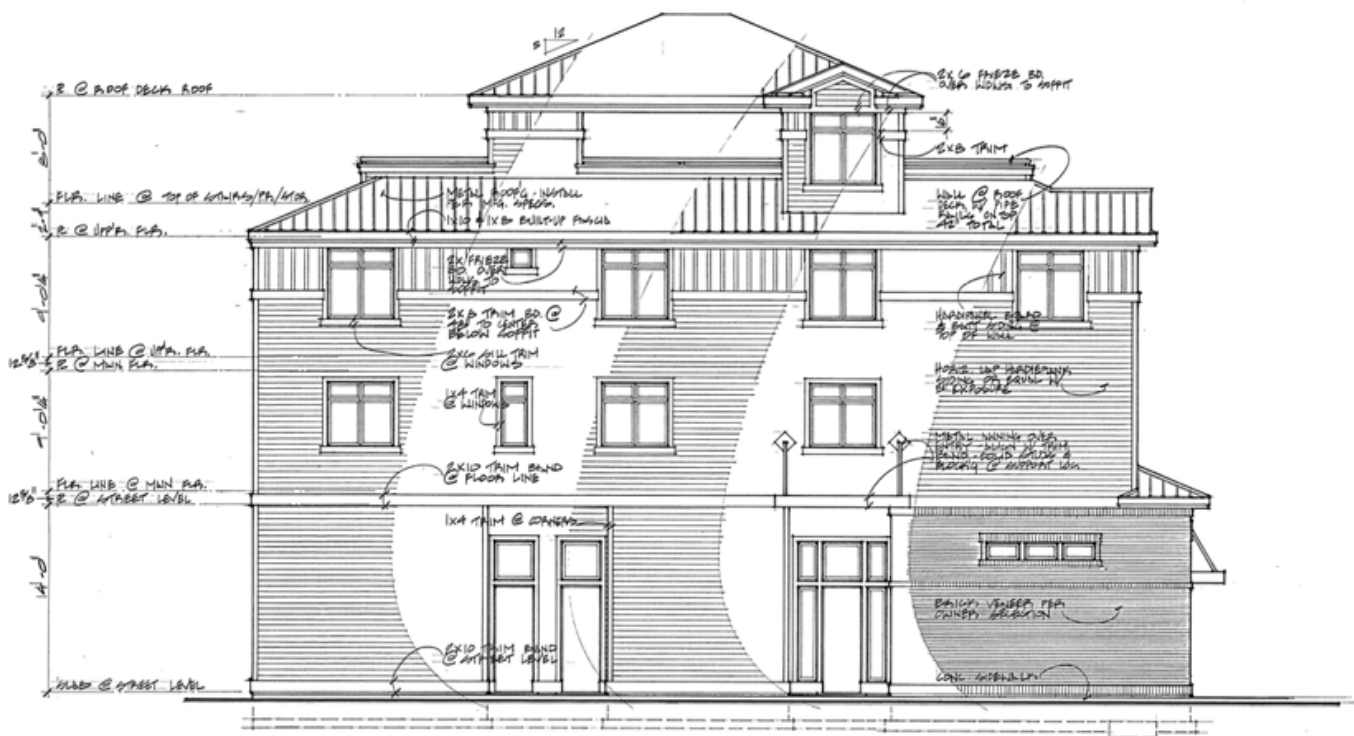
- Small office or medical service uses



SOUTH ELEVATION

SCALE:

1/4" = 1'-0"



WEST ELEVATION

SCALE:

1/4" = 1'-0"

PROFORMA

Office

Unit Mix

Office #A	1,010 SF
Office #B	827 SF

Tri-plex

Unit Mix

Unit #A	1,560 SF
Unit #B	1,557 SF
Unit #C	1,716 SF

LOCATION HIGHLIGHTS

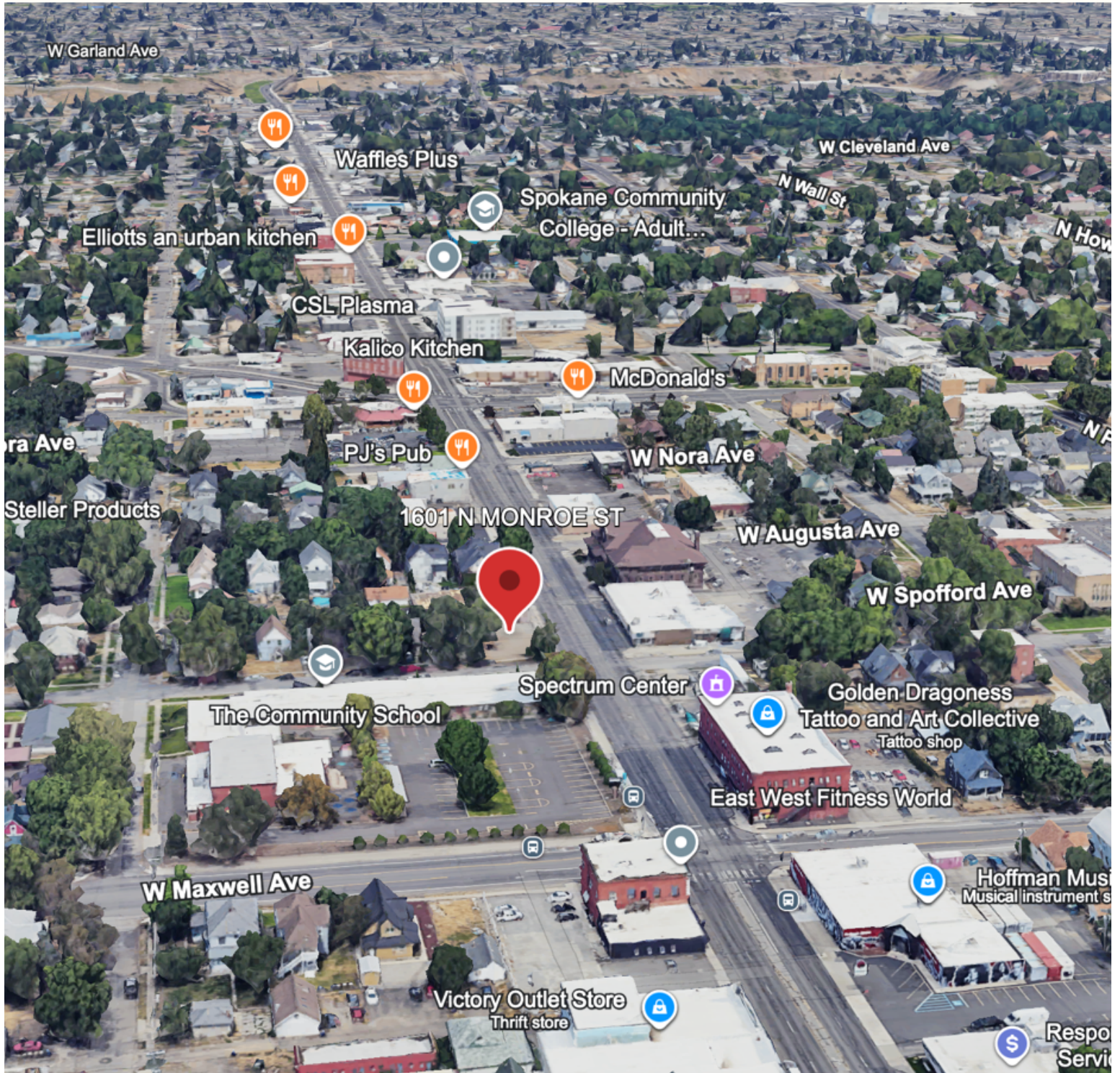
Situated on the North Monroe Corridor

Positioned along the well-traveled North Monroe Street corridor, the site benefits from a dynamic blend of neighborhood commercial activity and established residential surroundings. The corridor is recognized for its ongoing revitalization efforts, which continue to attract small businesses, community-serving retail, and reinvestment in streetscape improvements. This mix of uses supports daytime and evening activity, increasing visibility and exposure for future development on the parcel.

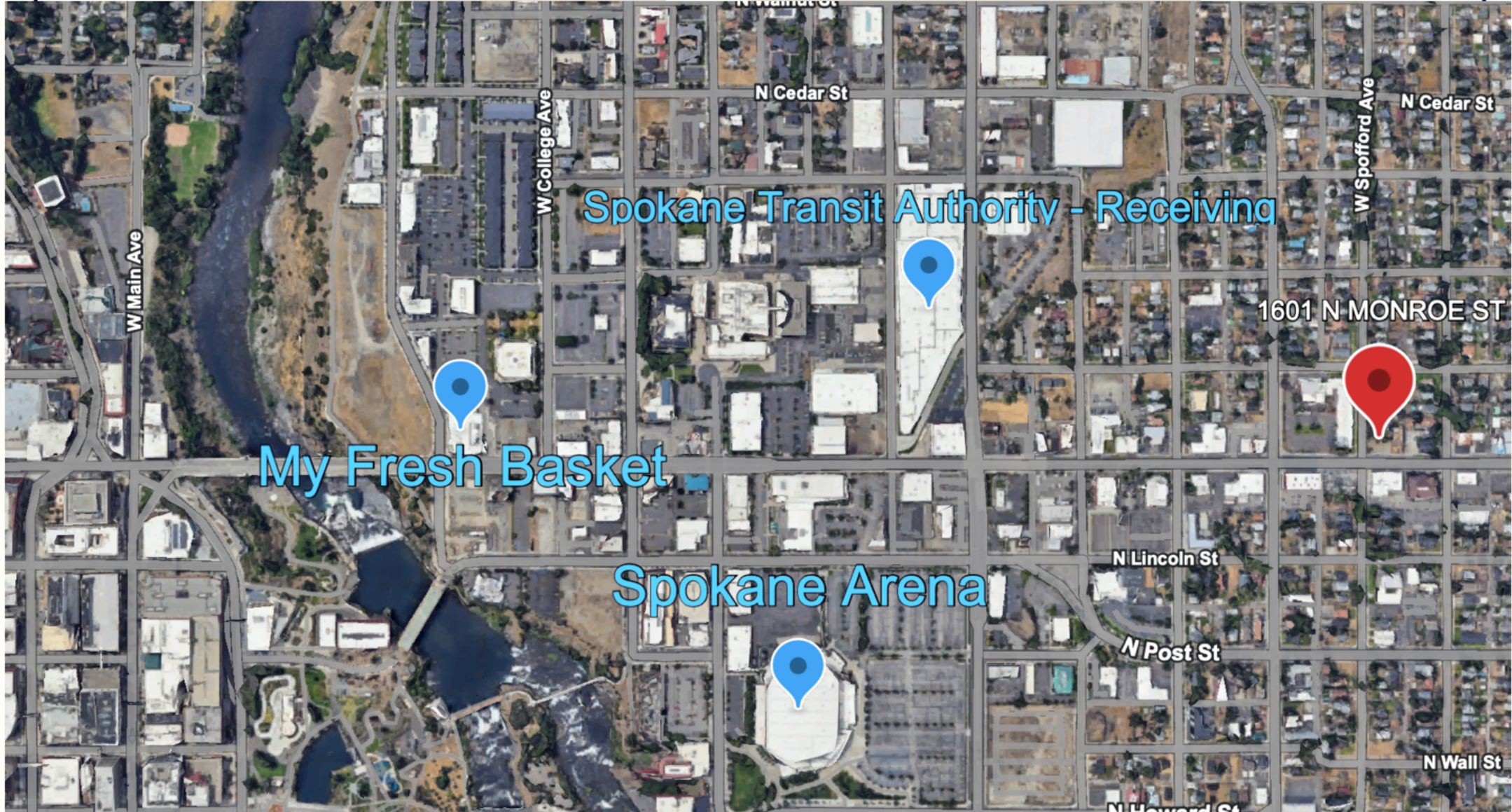
Walkable Access to Daily-Needs Retail & Services

The immediate area serves as a community hub, offering convenient access to essential goods and services within a short walking distance. The surrounding commercial fabric includes coffee shops, neighborhood eateries, personal service businesses, small offices, and independent retailers.

This walkable environment supports a future tenant base seeking convenience-driven lifestyles and provides an amenity-rich setting for both residents and commercial users. The site is well suited for service retail, boutique food concepts, professional services, or small-scale office uses due to its visibility and foot-traffic patterns.



Source: Google Earth



Source: Google Earth

1601 N MONROE ST



Office Space						
Unit Mix	#	SF	Est. Rent Per SF	Est. Total Rent (PGI) Yearly	Est. Sales (Per SF)	Est. Total Sales
Office #A	1	1010	\$ 24.00	\$ 24,240.00	\$ 350.00	\$ 353,500.00
Office #B	1	827	\$ 24.00	\$ 19,848.00	\$ 350.00	\$ 289,450.00
				\$ 44,088.00		\$ 642,950.00
						Est. Gross Sales
						\$ 38,577.00
						Est. Cost of Sale (6%)
						\$ 604,373.00
						Est. Net Cost of Sale

Tri-Plex						
Unit Mix	#	SF	Est. Rent Per SF	Est. Total Rent (PGI) Monthly	Est. Gross Sales	
Unit #A	1	1560	\$ 1.70	\$ 2,652	\$ 507,000.00	
Unit #B	1	1557	\$ 1.70	\$ 2,647	\$ 506,025.00	
Unit #C	1	1716	\$ 1.70	\$ 2,917	\$ 557,700.00	
				\$ 8,216	\$ 1,570,725.00	Est. Total Gross Sales
					\$ 78,536.25	Est. Cost of Sale (6%)
					\$ 1,492,188.75	Est. Net Cost of Sale

NOI Growth 3% Assumed

	Est. Rental/Hold (Simple)							
Period (Year)	0	1	2	3	4	5	6	7
Cost of Land	\$ (100,000.00)							
Est. Cost to Construct		\$ (1,782,000.00)						
Est. NOI			\$ 105,463.92	\$ 108,627.84	\$ 111,886.67	\$ 115,243.27	\$ 118,700.57	\$ 122,261.59
Est. Disposition (4% CAP)								\$ 3,056,539.71
	\$ (100,000.00)	\$ (1,782,000.00)	\$ 105,463.92	\$ 108,627.84	\$ 111,886.67	\$ 115,243.27	\$ 118,700.57	\$ 3,178,801.29

IRR	13.25%
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Est. Office CF STATEMENT	
PGI	\$ 44,088.00
V&C (8%)	\$ 3,527.04
EGI	\$ 40,560.96
OPEX (15%)	\$ 6,084.14
NOI	\$ 34,476.82

Est. Tri-Plex CF STATEMENT	
PGI	\$ 98,593.20
V&C (4%)	\$ 3,943.73
EGI	\$ 94,649.47
OPEX (25%)	\$ 23,662.37
NOI	\$ 70,987.10

Est. Project	
3800	Lot SQFT
66	FT
40	FT
2640	Structure Base SF
69.5%	Est. Lot use
3	Floors
7920	Total SF
\$ 225	Est. Cost to Build per SF
\$ 1,782,000	Est. Cost To Build
\$ 100,000.00	Cost Of Land

The attached pro forma and Internal Rate of Return (IRR) projections are for illustrative purposes only. They represent a hypothetical development scenario based on the owner's internal assumptions and do not constitute a guarantee of future performance. Actual results may vary materially based on market conditions, financing, and management.

The information contained herein has been obtained from sources believed to be reliable; however, the owner makes no representation, warranty, or guarantee, express or implied, as to the accuracy, completeness, or suitability of the information contained in this report. All projections, assumptions, financials, and estimates are provided for general guidance only and are subject to change without notice. Interested parties should conduct their own independent due diligence and verify all information to their satisfaction. The owner shall not be held liable for any errors, omissions, or outcomes resulting from reliance on the information provided herein. This information does not constitute legal, tax, or investment advice. Prospective buyers should consult with their own professional advisors before entering into any transaction. Buyer is solely responsible for performing their own due diligence, including verifying all income, expenses, zoning, and feasibility. Seller makes no representations or warranties regarding the accuracy of the financial projections provided.