



FORMER JACK IN THE BOX RESTAURANT

3020 E 29TH AVE
SPOKANE, WA 99223

Guy Byrd
Designated Broker
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Executive Summary - 3020 E 29TH AVE



OFFERING SUMMARY

Available SF:	3,644 SF
Lease Rate:	\$5,000 per month \$13.72/SF/YR [NNN]
Lot Size:	0.37 Acres
Building Size:	3,644 SF
Zoning:	CC2-DC
Traffic Count:	26,000
2019 Taxes:	\$14,508.72

PROPERTY OVERVIEW

Former Jack in the Box building available, located on Spokane South Hill's Busiest Retail Corridor. Sublease expires 06/30/2029
\$5,000/MO/NNN
\$13.72/SF/MO

PROPERTY HIGHLIGHTS

- Situated Directly South of the Lincoln Heights Shopping Center and Trader Joe's
- South Hill Spokane Retail Market
- Located on Spokane South Hill's Busiest Retail Corridor
- Corner Lot on 29th and Fiske
- On 29th Avenue with existing Drive-Thru

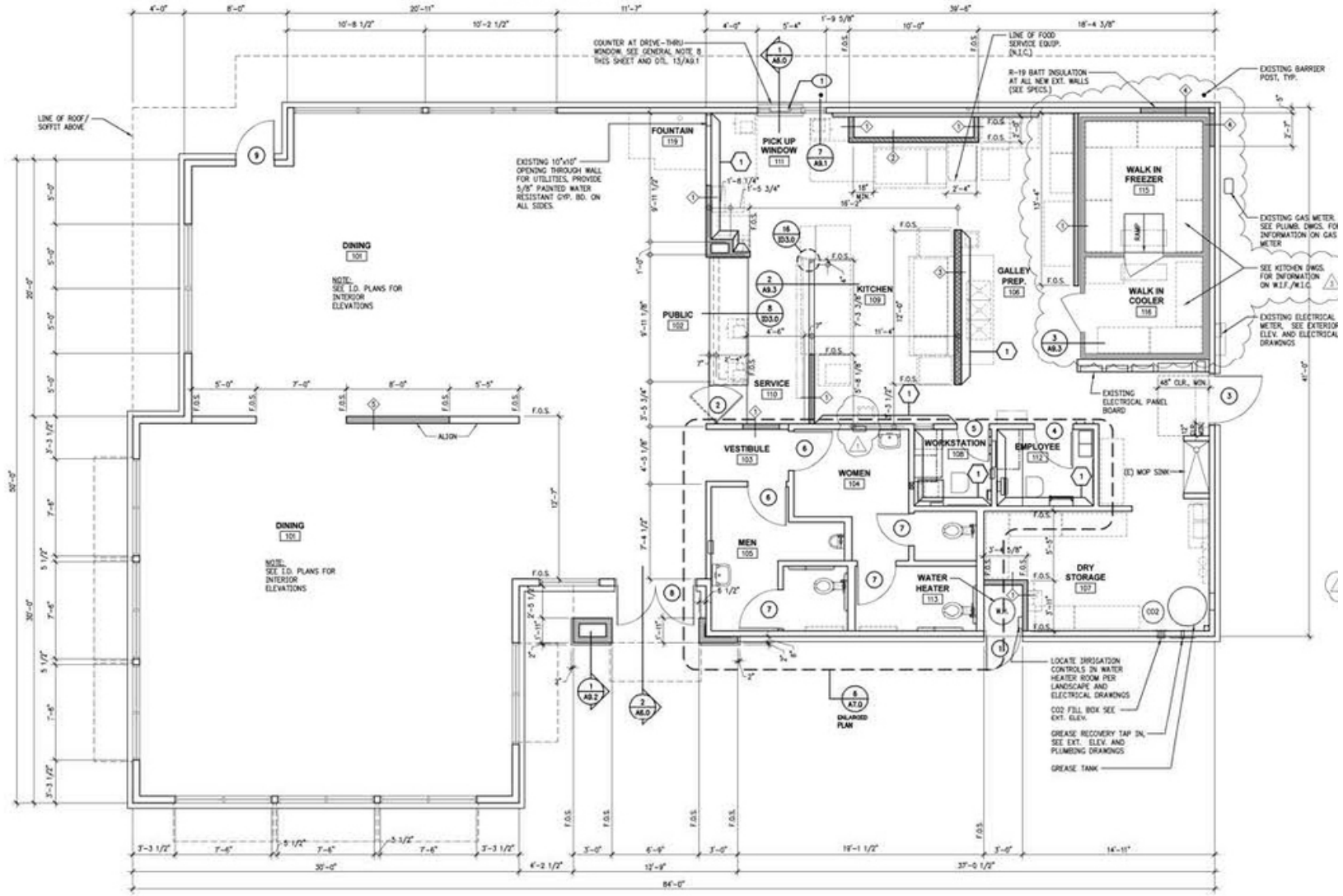
Additional Photos - 3020 E 29TH AVE



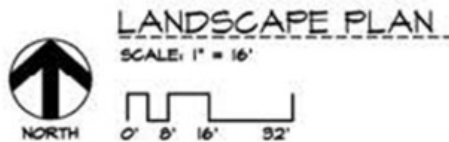
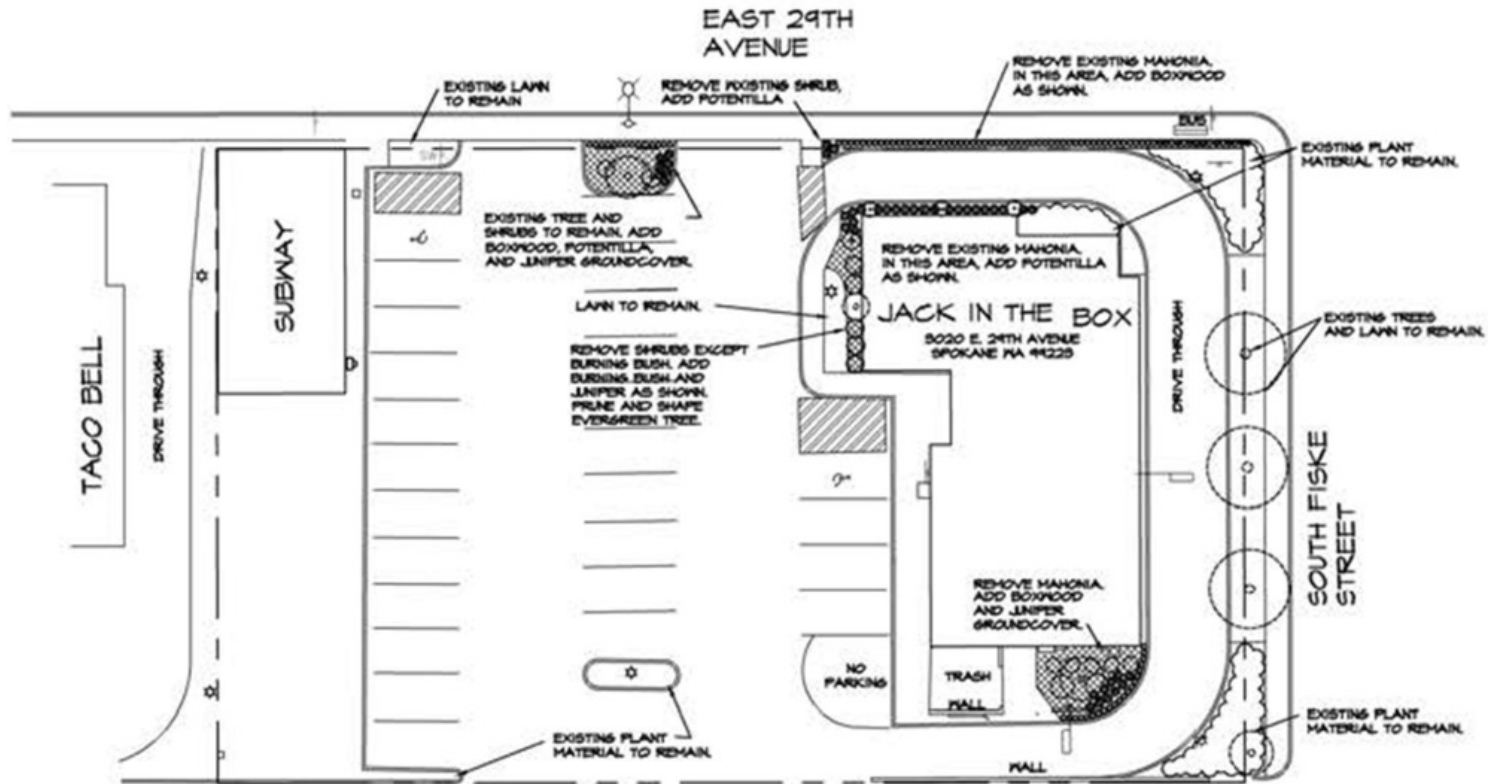
Additional Photos - 3020 E 29TH AVE



Site Plans - 3020 E 29TH AVE



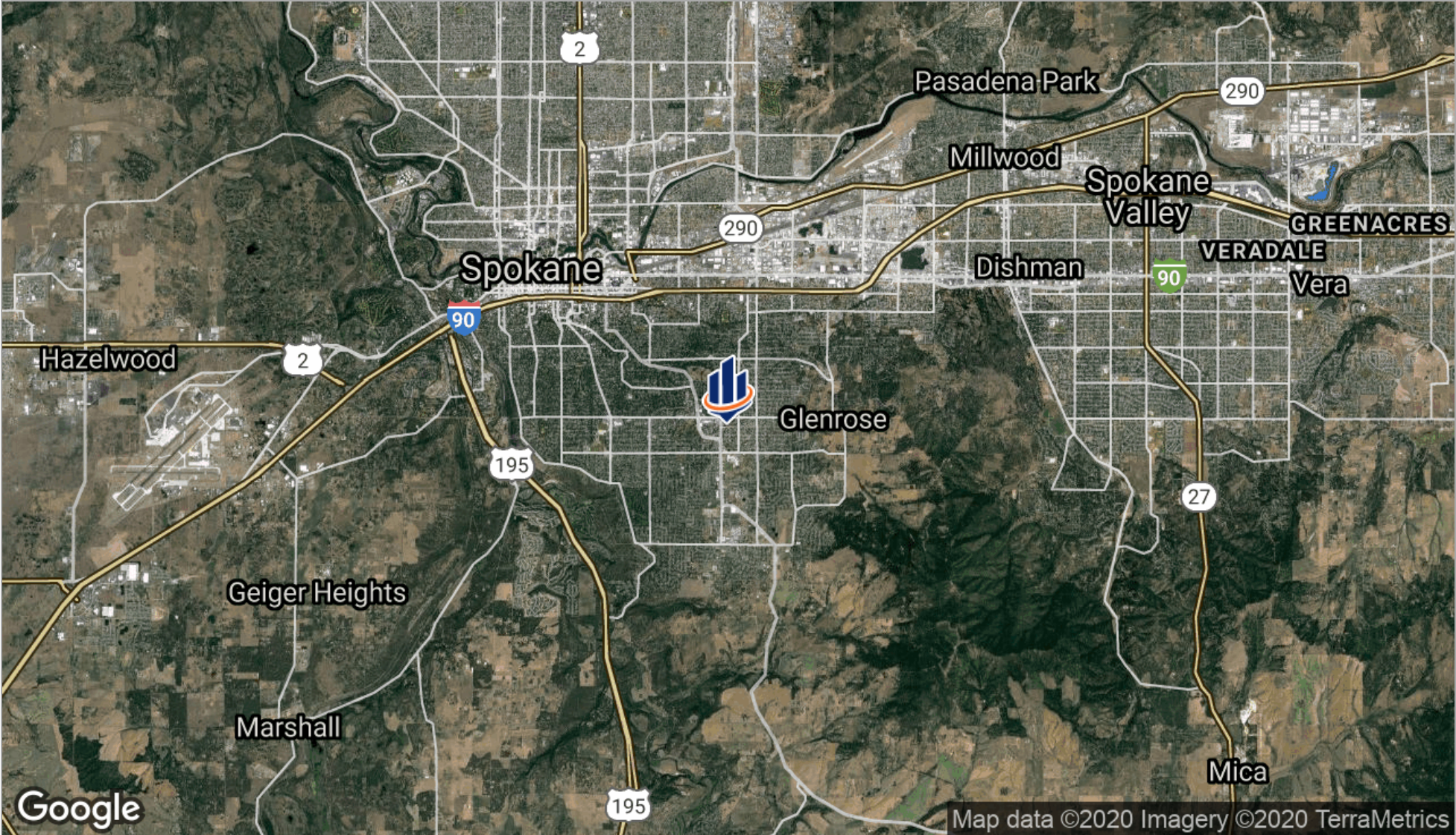
Building Plans - 3020 E 29TH AVE



Retail Map For E 29th Ave



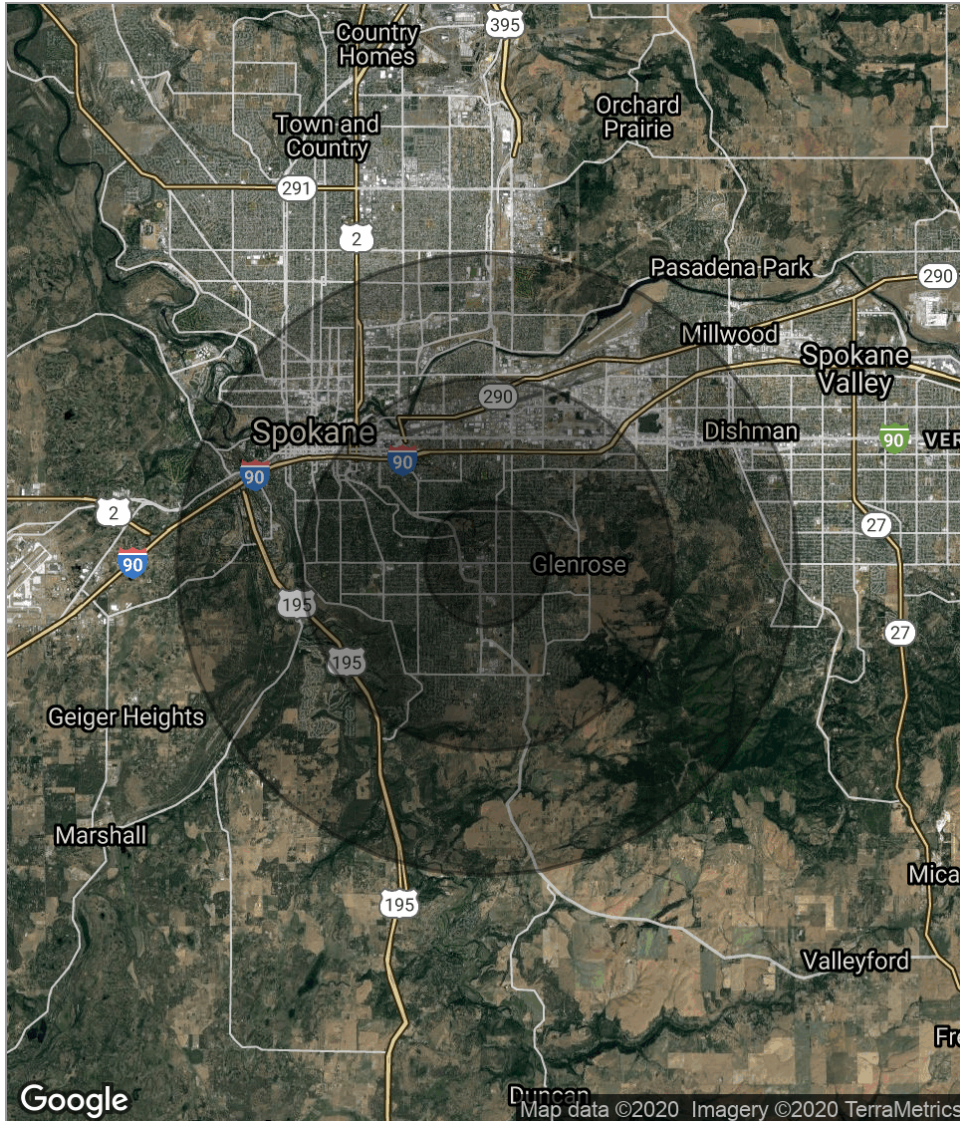
Location Maps - 3020 E 29TH AVE



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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map - 3020 E 29TH AVE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,344	78,845	168,289
Median age	39.4	38.8	37.3
Median age (male)	36.7	36.6	35.9
Median age (Female)	41.5	40.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,336	33,411	71,537
# of persons per HH	2.3	2.4	2.4
Average HH income	\$63,029	\$69,645	\$61,035
Average house value	\$231,889	\$229,703	\$223,922

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

GUY BYRD

Designated Broker



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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner and Managing Director of SVN Cornerstone in Spokane Washington. A native of Montana Guy grew up in the Western Washington and graduated from Montana State University. His entire Commercial Real Estate and professional career has been spent in the Northwest region of the United States. Through strategic affiliation and innovation, he has developed and operates a full service Commercial Real Estate company serving customers in the region, nationally and internationally. Strategic affiliation with SVN in 2015 has enabled SVN Cornerstone to provide Commercial Real Estate services utilizing a platform with leading technology and innovation appropriate for the most sophisticated Real Estate customer. Under Guy's direction SVN Cornerstone has become the premier full service Commercial Real Estate company in Eastern Washington and North Idaho. As the Managing Director of SVN Cornerstone Guy has developed a culture of accomplishment on behalf of clients. SVN Cornerstones primary markets include all of Washington, and Idaho many times extending to various states across the United States based on strategic relationships with SVN Brokers across the country. On a consistent basis the collaborative nature, brand and tools available through the SVN provides Guy and his associate Brokers the ability to provide superior service to the most sophisticated client and their properties. Decades of Commercial Real Estate Experience and affiliation with numerous Commercial Real Estate organizations has provided invaluable experiences. Having completed over 2,000 transactions with a total transaction volume close to One Billion in value. Dedicated to clients and the pursuit of their real estate goals is a hallmark of his numerous Real Estate

accomplishments over the years. Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. He currently serves as an active Board of Director for the American Red Cross Northwest Region. Additionally, he supports the Spokane Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns. Guy is an active outdoor enthusiast who enjoys the summer lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University

Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers [ICSC] member

CCIM Candidate

Greater Spokane Incorporated [GSI] member

Spokane Commercial Real Estate Traders Club [President 1995], National Association of Realtors at both the local and national level

Washington State Commercial Association of Realtors

Manito Golf and Country Club member.

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The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.