



GESA CENTER RETAIL SPACE FOR LEASE

509 N SULLIVAN ROAD
SPOKANE VALLEY, WA 99037

Guy Byrd
Designated Broker
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Property Summary



OFFERING SUMMARY

Available SF:	1,407 SF
Lease Rate:	\$21/SF/YR/NNN \$527.63/NO/NNN or NNN - \$4.50/SF/YR
Lot Size:	1.56 Acres
Year Built:	2004
Building Size:	11,770 SF
Traffic Count:	41,000 ADT [Sullivan] 9,800 ADT [Broadway]
Car Parks:	56 Parking Stalls
Zoning:	Community Commercial District

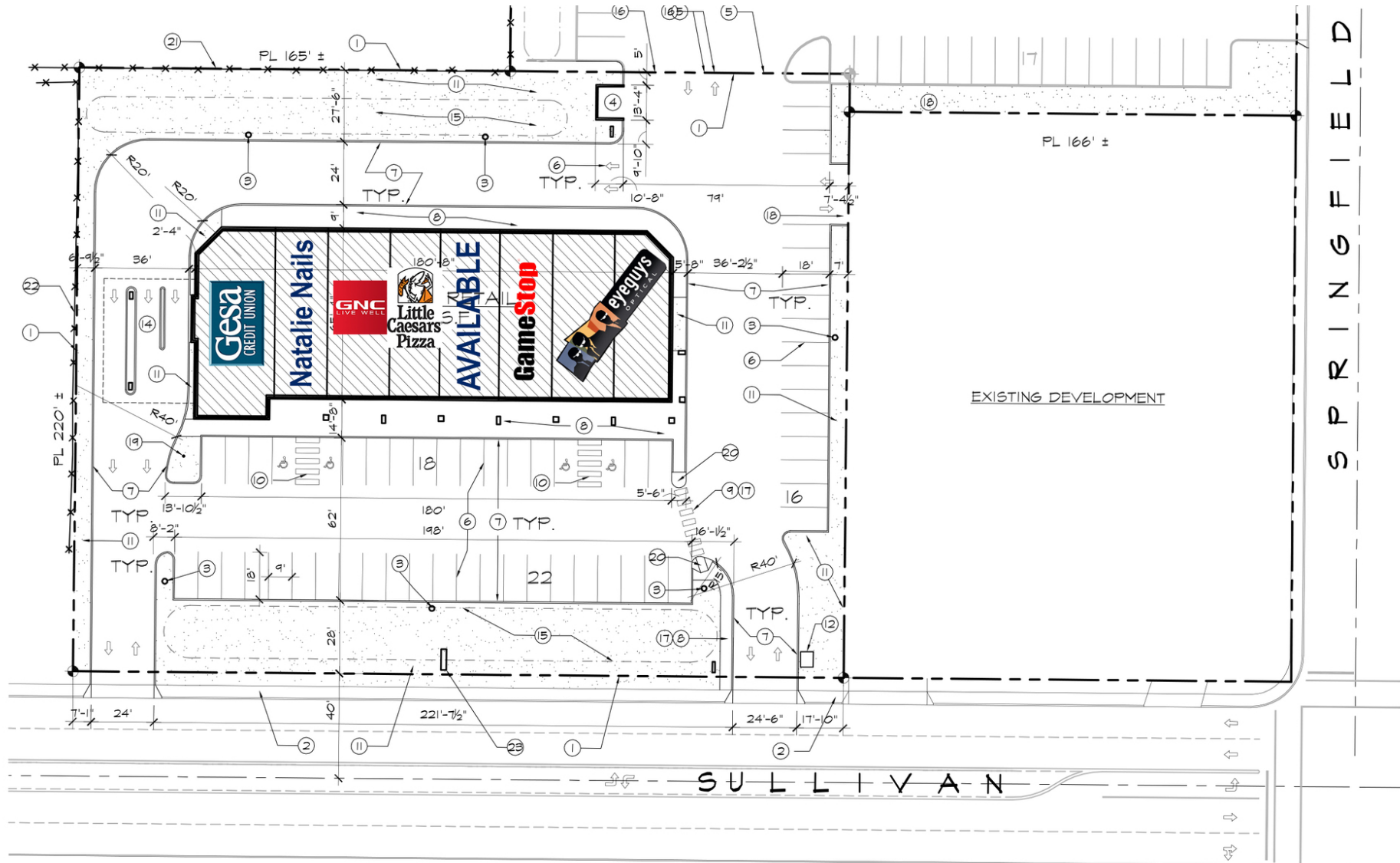
PROPERTY OVERVIEW

Available May 1, 2018 - July 1, 2018

PROPERTY HIGHLIGHTS

- Space will be delivered in Vanilla Shell condition
- Gesa Credit Union
- Natalie Nails
- GNC
- Little Caesars Pizza
- Vacant 1,407 SF
- Game Stop
- Eye Guys Family Care

Site Plan And Building Plan



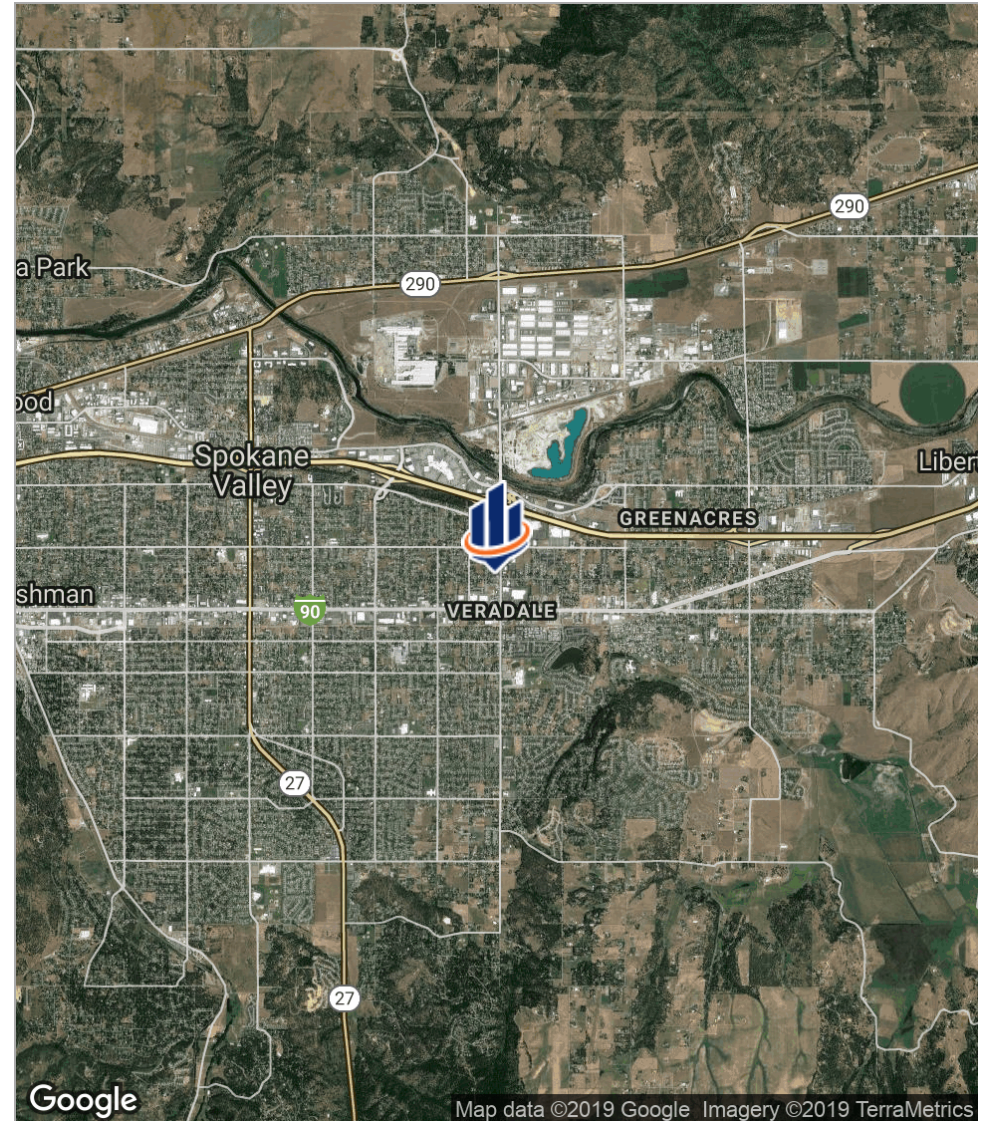
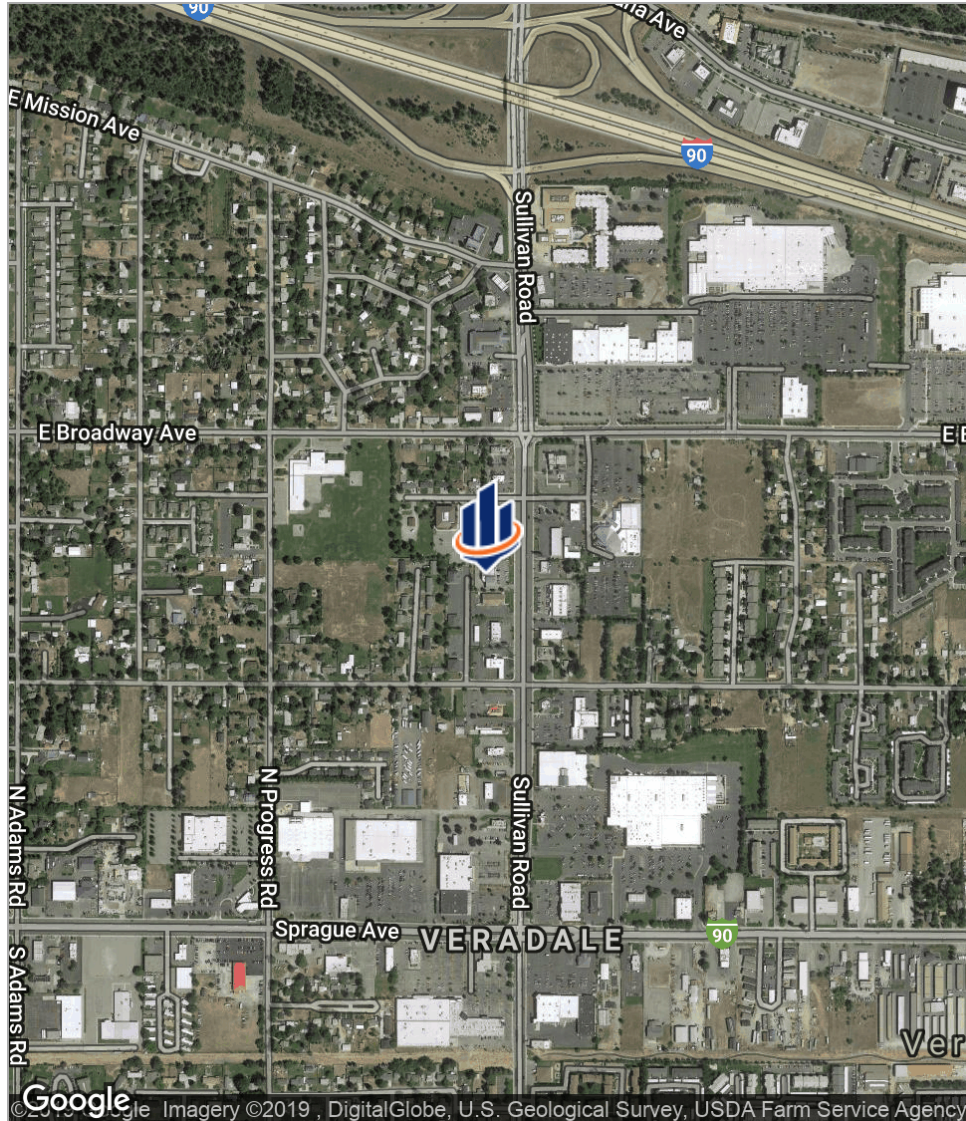
Additional Photos



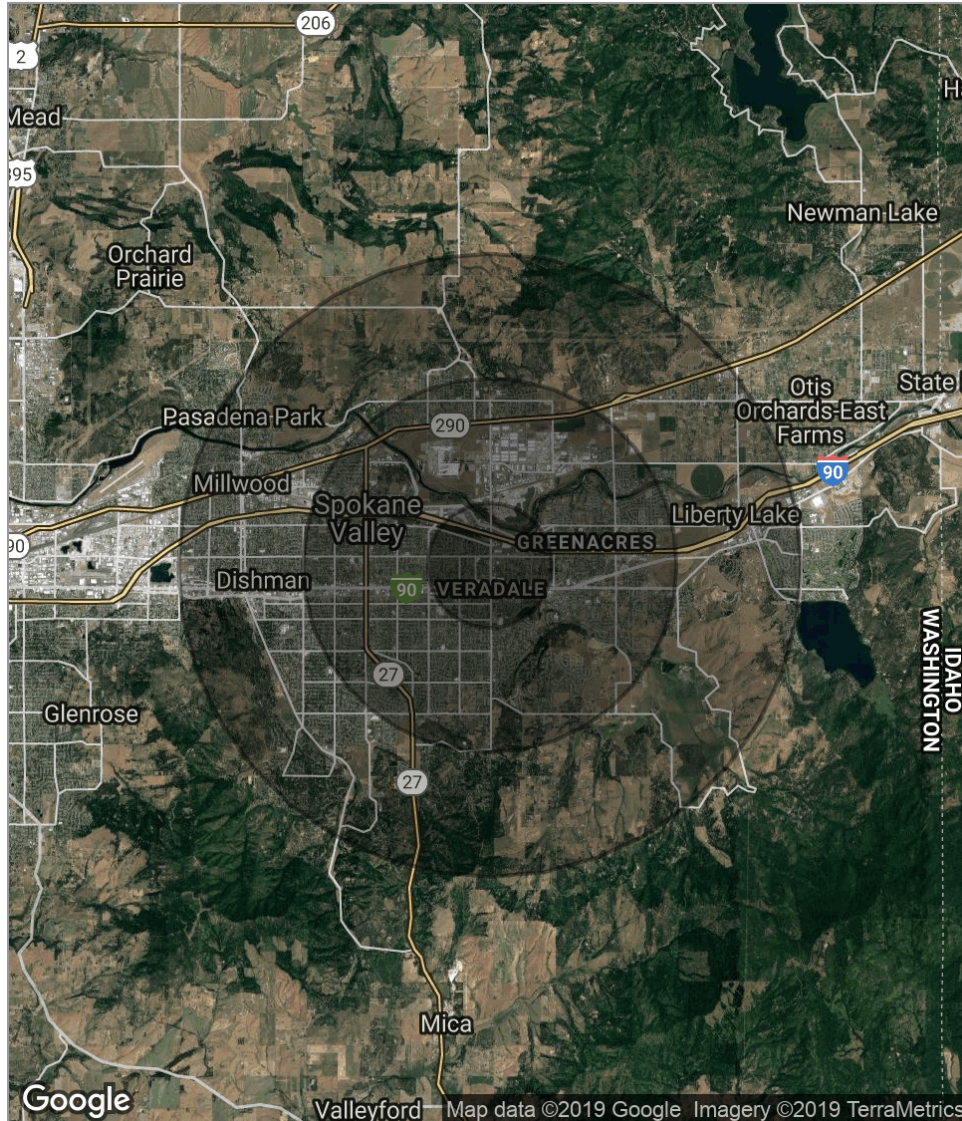
Retail Map - Sullivan & Broadway



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,979	51,219	100,304
Median age	35.9	36.2	36.7
Median age [Male]	32.2	32.7	34.0
Median age [Female]	39.6	39.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,573	20,520	40,507
# of persons per HH	2.7	2.5	2.5
Average HH income	\$61,140	\$56,755	\$57,832
Average house value	\$262,146	\$231,486	\$227,524

* 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 Managing Director and designated Broker for SVN Cornerstone in Spokane, Washington. He grew up in Spokane area and graduated from Montana State University in 1985. Having lived his entire life in the Northwest he is ingrained into the fabric of the Spokane Community and surrounding area. He began his Commercial Real Estate career in 1985 and continues to be an active broker and leader throughout the region's Commercial Real Estate community. As the founder of SVN Cornerstone, Guy and his associate advisors serve clients throughout Eastern Washington, North Idaho and across the country by offering their clients powerful resources from the most collaborative Commercial Real Estate company in the world. Service with international reach and local presence provides a distinctive advantage to better serve all SVN Cornerstone clients. Having acquired the SVN affiliation in 2015, he is leading the emergence of the SVN brand and offices throughout Eastern Washington and North Idaho. Since the beginning of his Commercial Real Estate career in 1985 Guy has spent the last 32 years serving a broad array of clients, Guy has completed over 2,000 transactions with a total transaction volume exceeding over \$2 billion in value. 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 is also involved with the community in support of 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 outdoors, 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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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.