



FOR LEASE | RETAIL

REGAL PLAZA SUITE AVAILABLE

2718 East 57th Ave, Spokane, WA 99223



LEASE OVERVIEW

AVAILABLE SF: 1,663 SF

LEASE RATE: \$16.00 SF/Yr (NNN)
\$4.00 - NNN Expenses

LOT SIZE: 1.52 Acres

BUILDING SIZE: 15,410 SF

CROSS STREETS: East 57th Avenue & South Regal Street

TRAFFIC COUNT: 26,164

PROPERTY DESCRIPTION

Suite 107 Available

Strip Retail with Great Visibility and Easy Access Located in a high-shopper demographic area

Nearby Retail: Albertsons, Starbucks, Famous Eds, Mezzo Pazzo Wine Bar, MacKenzie River Pizza Co, Golds Gym, UPS Store, Subway, Great Clips, Pizza Pipeline, Pampered Pets, Inland NW Bank, Chase, Oz Fitness

Current Tenants:

- Suite 100 - Pizza Pipeline
- Suite 101 - Smiles for Today - Kimberly Murdoch DDS
- Suite 102 - Montego Bay Tanning Company
- Suite 103 & 103 B - Amand Salon and Day Spa
- Suite 104 B - Pampered Pets
- Suite 105 - Pacific Rim Lounge
- Suite 106 - China Cafe
- Suite 107 - AVAILABLE
- Suite 108 - Famous Nails
- Cenex



GUY BYRD

Broker In Charge
509.321.2002
guy.byrd@svn.com

TAYLOR GIBBONS

Associate Advisor
509.939.1741
taylor.gibbons@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

<http://svncornerstone.com>



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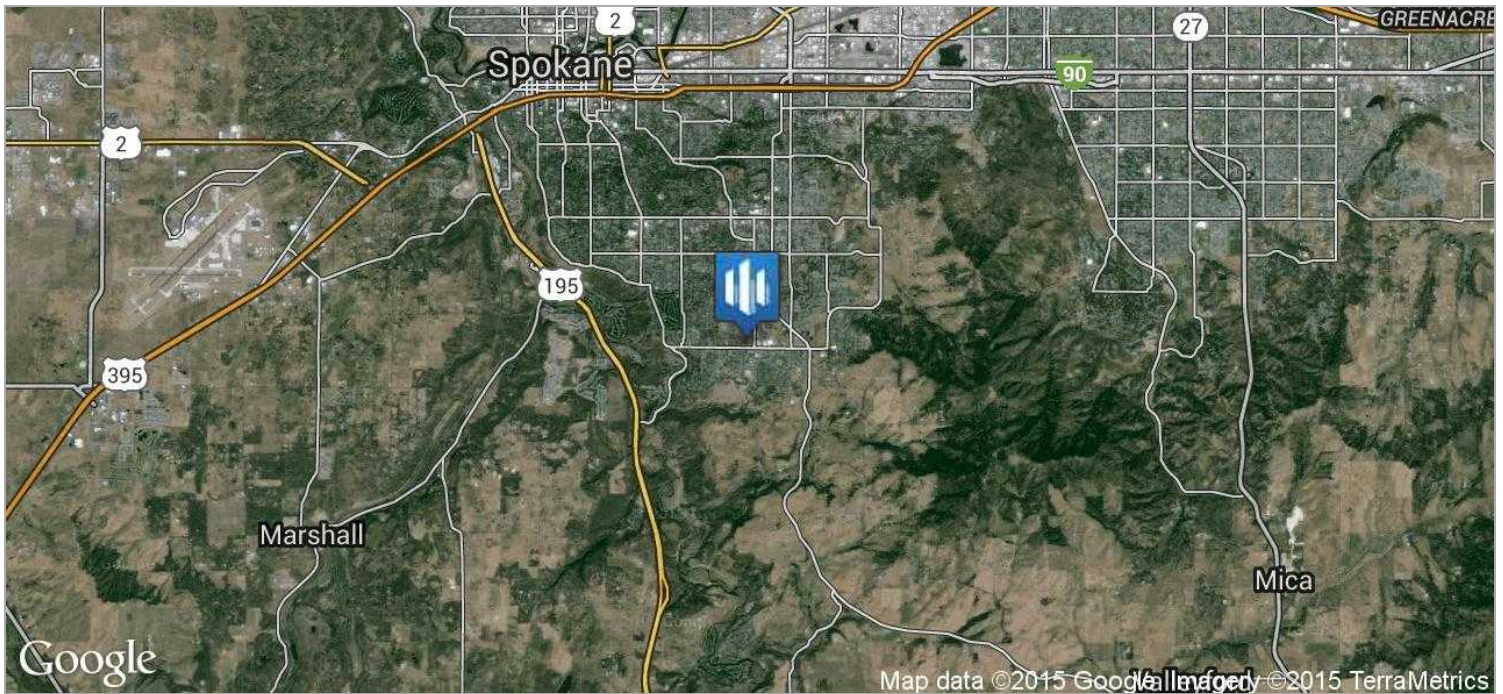
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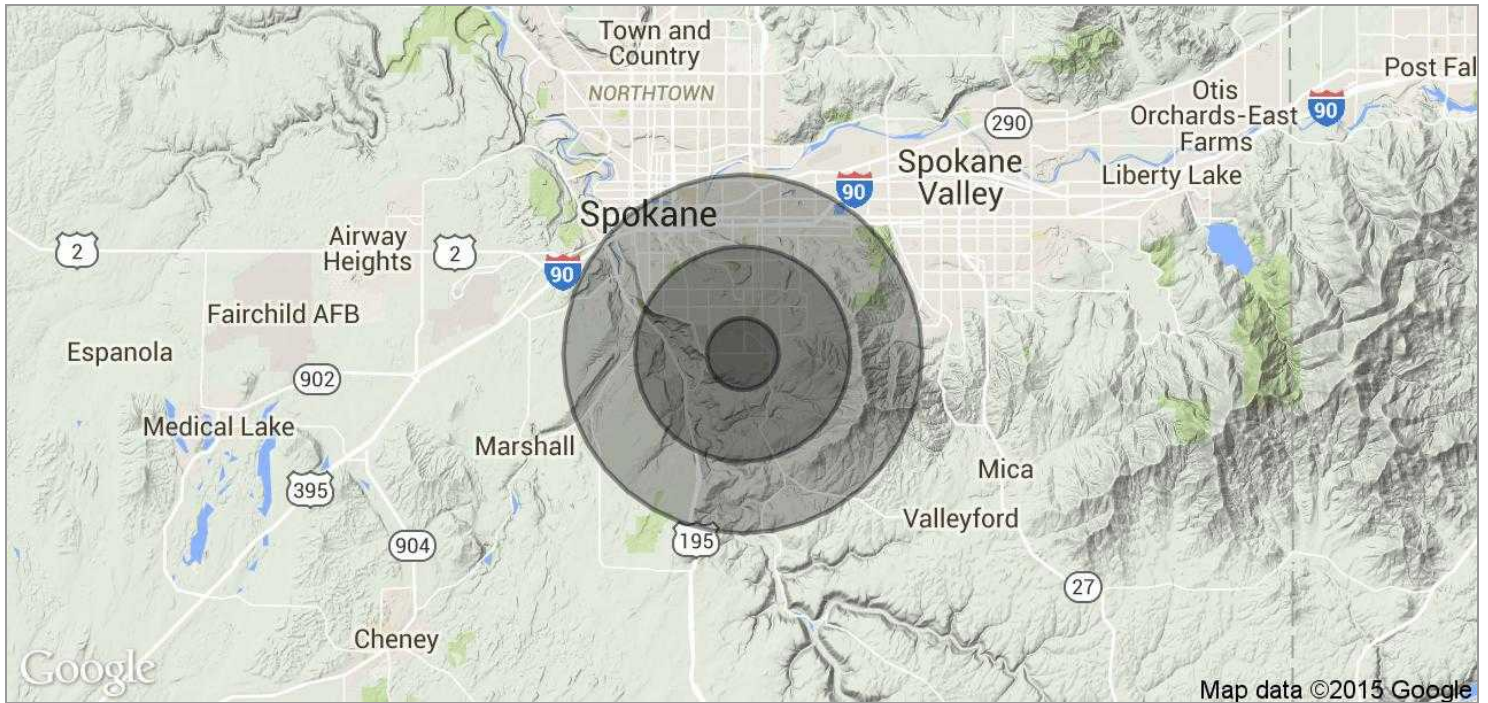
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,066	55,076	117,430
MEDIAN AGE	42.3	41.3	39.5
MEDIAN AGE (MALE)	37.8	38.2	37.6
MEDIAN AGE (FEMALE)	44.6	43.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,154	24,234	49,945
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$86,864	\$76,473	\$71,308
AVERAGE HOUSE VALUE	\$301,375	\$272,503	\$246,851



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Guy Byrd

Broker in Charge
SVN | Cornerstone

Guy D. Byrd is the Managing Director of Brokerage for SVN Cornerstone. He specializes in development, property management services, retail leasing and sales.

He has been involved in Real Estate for 30 years and holds licenses in both Washington and Idaho.

He grew up in Spokane and graduated from Montana State University. He is a native to the Northwest with family all around.

Married to Shawna Byrd in 1987 Guy and Shawna have three children who have been raised in the Spokane Community. He has put them through Gonzaga Preparatory School and is active in many community projects.

Guy is the fearless leader in a newly transitioned SVN office in Spokane, poised to continue strong growth with the powerful SVN Platform.

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.

ID #DB35767

WA #17968

Phone: 509.321.2002

Fax: 509.321.2001

Cell: 509.953.5109

Email: guy.byrd@svn.com

Address: 1311 N. Washington St.
Suite C
Spokane, WA 99201



GUY BYRD

Broker In Charge
509.321.2002
guy.byrd@svn.com

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Taylor Gibbons

Associate Advisor
SVN | Cornerstone

Taylor Gibbons serves as the Director of Operations and an Associate Advisor at SVN Cornerstone in Spokane, Washington.

He specializes in Retail and Hospitality. But as most Broker's in the region he has his hand in most sectors.

He also works closely with the Managing Brokers Guy Byrd and Matthew Byrd in the development of their SVN Team and the implementation of the SVN Tools and Systems for Growth in their office and in the Spokane market.

He grew up in Spokane and attended Gonzaga Preparatory School. He then graduated from the University of California Santa Barbara.

While attending school, he managed high end property in Santa Barbara and worked in an Engineering Firm learning about the Commercial Construction Industry.

After 7 years building a great career in Nuclear Medicine he shifted his focus to Commercial Real Estate in Spokane.

With a Medically trained approach to Real Estate he brings unique problem solving capabilities to the Spokane Market.

His experience living in Seattle, Santa Barbara and Franklin, Tennessee brings a fresh perspective of possibility for the continued growth in the Eastern Washington region.

Memberships & Affiliations

Certified Member of The Nuclear Medicine Technology Certification Board (NMTCB)

Certified Member of The American Registry Of Radiologic Technologists (R.T.[CT][ARRT])

Society of Nuclear Medicine and Molecular Imaging (SNMMI)

WA #118302

ID #SP43680

Phone: 509.939.1741

Cell: 509.939.1741

Email: taylor.gibbons@svn.com

Address: 1311 N. Washington St.
Suite C
Spokane, WA 99201



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DISCLAIMER

REGAL PLAZA RETAIL | 15,410 SF | SPOKANE, WA

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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.

