OFFERING MEMORANDUM

20 N Raymond Rd

20 N RAYMOND RD

Spokane, WA 99206

PRESENTED BY:

ANDREW KEEF
Associate Advisor
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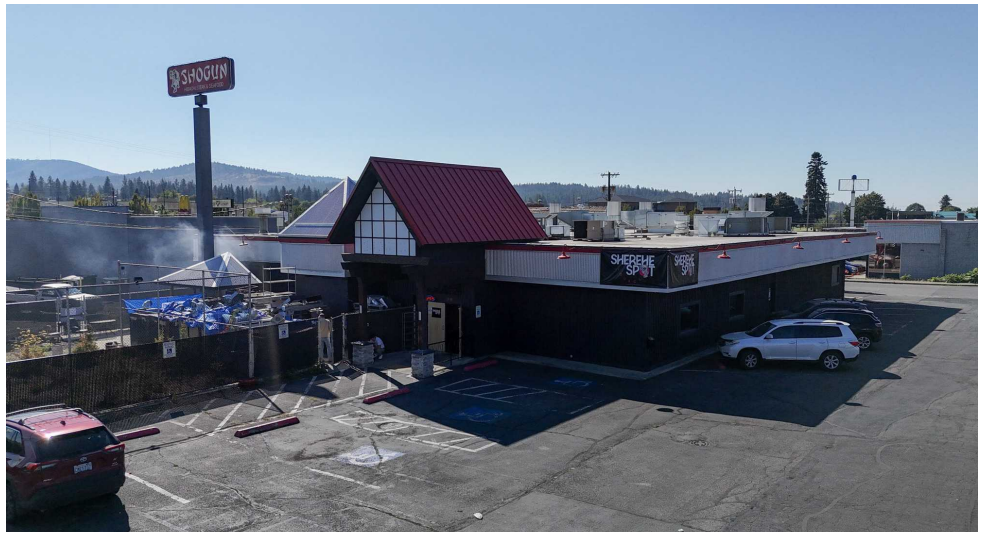
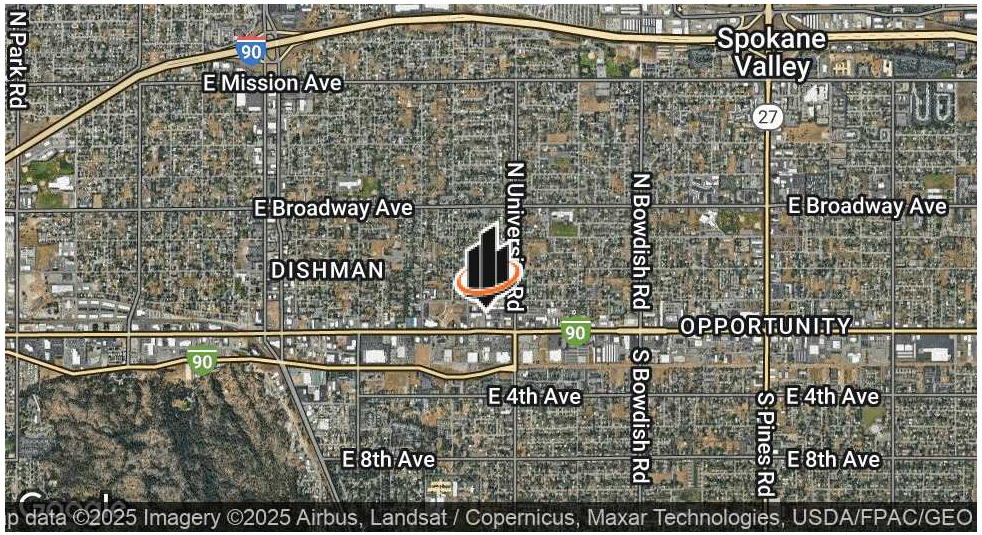
SVN CORNERSTONE

PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	$1,585,000
BUILDING SIZE:	9,602 SF
LOT SIZE:	0.92 Acres
PRICE / SF:	$165.07
YEAR BUILT:	1971
RENOVATED:	2019
ZONING:	CMU
APN:	45174.1808

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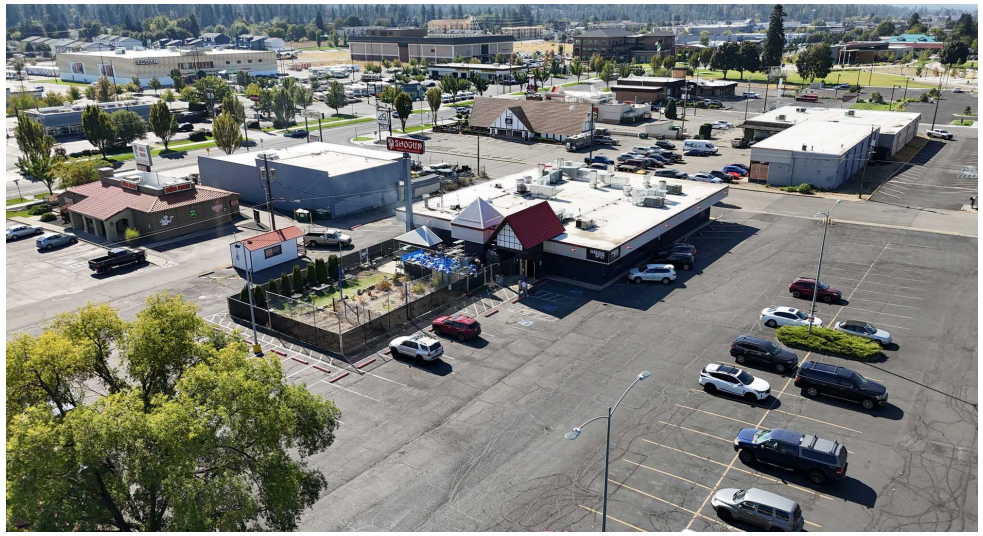
PROPERTY OVERVIEW

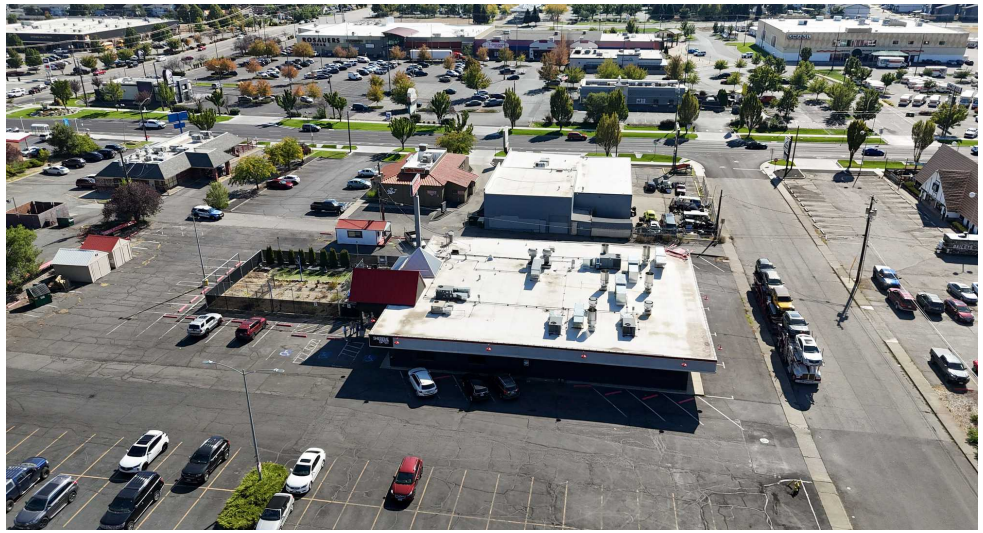
Turnkey restaurant and event space opportunity in the Spokane Valley. The building was renovated in 2019 and is well-positioned for an owner/operator or investor. Featuring a commercial kitchen, large bar and dining areas, and expansive outdoor area, this property is set up to immediately accommodate food, beverage, and entertainment uses.

PROPERTY HIGHLIGHTS

- Turnkey restaurant and event facility
- Commercial kitchen equipment available
- Large Outdoor patio
- Large event space with stage, dance floor, and bar areas
- ±70 on-site parking stalls
- Zoning: CMU (Corridor Mixed Use)

ADDITIONAL PHOTOS





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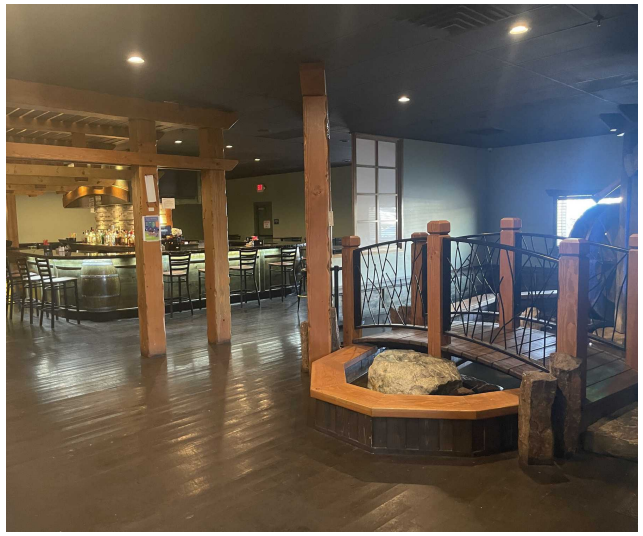

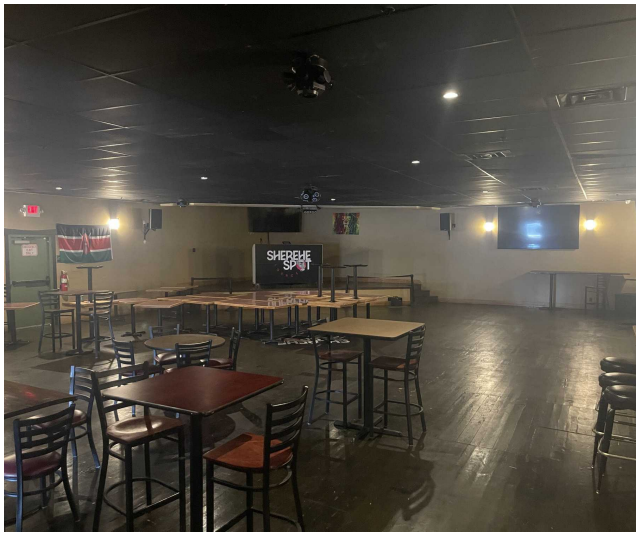

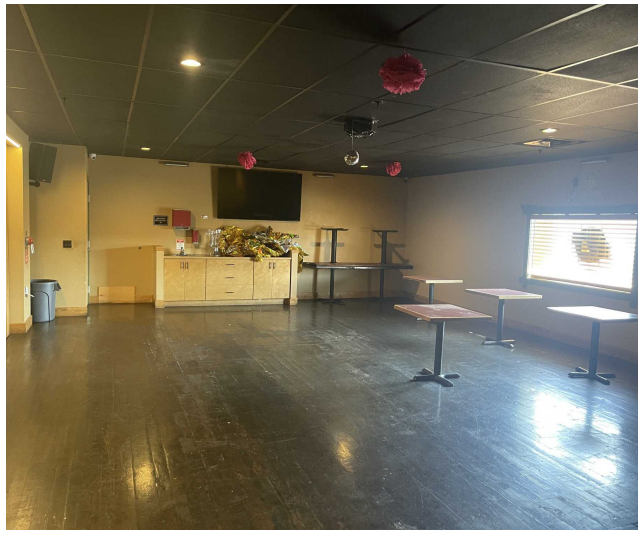

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RETAILER MAP

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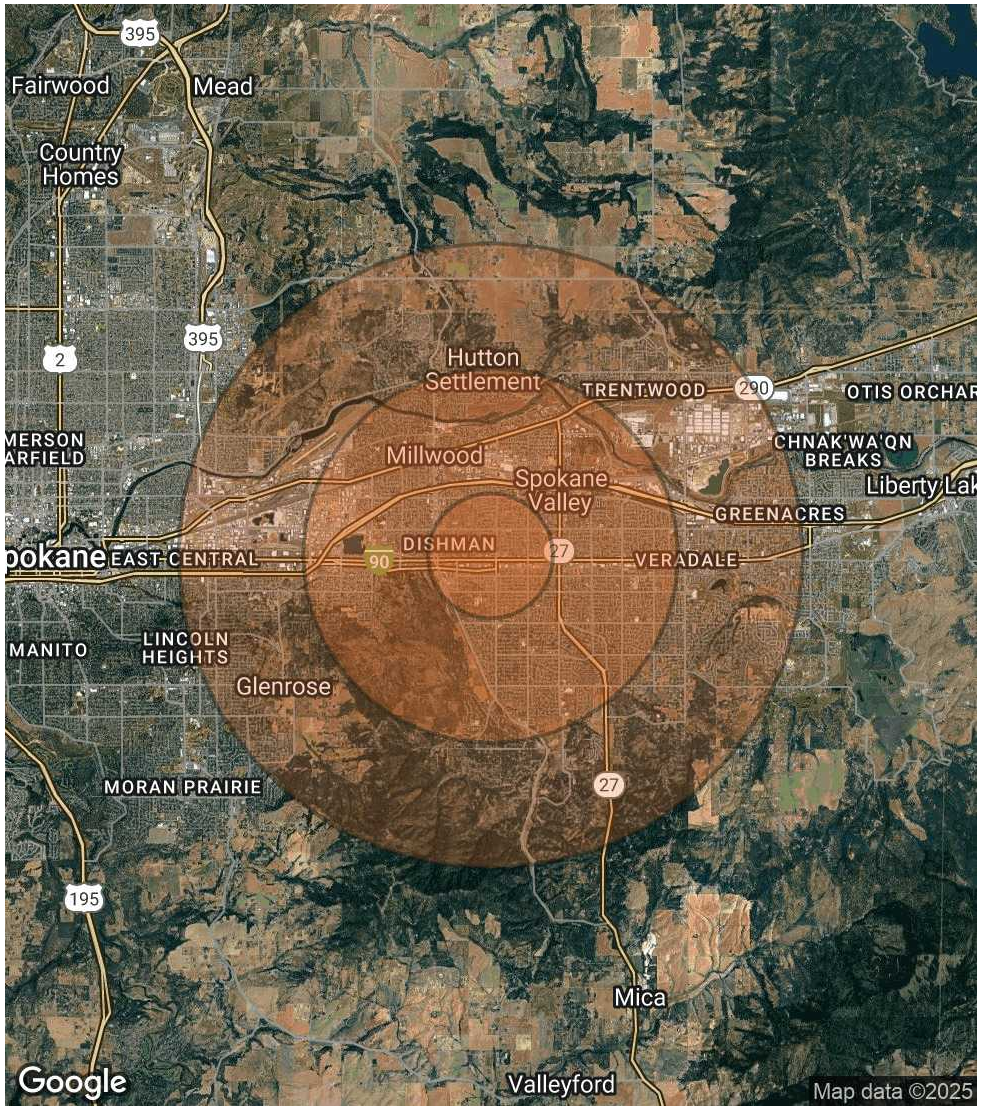
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,418	77,490	139,792
AVERAGE AGE	40	41	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,434	31,664	55,619
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	$78,771	$83,343	$96,850
AVERAGE HOUSE VALUE	$350,127	$396,350	$437,108

Demographics data derived from AlphaMap



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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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