

# FOR SALE RETAIL/STORAGE

609 S FIR AVE  
DEER PARK, WA 99006



## PROPERTY HIGHLIGHTS

- Lot Size: ± 144,854 SF
- Parcel #: 28034.1150
- Ample Parking Available
- Total Center SF: ± 48,812 SF
  - Main Building: ± 40,652 SF
  - Attached: ± 6,000 SF
  - Rear Detached Shop: ± 2,160 SF
- Zoning is Diversified Commercial (Many favorable uses)
- High Visibility Location
- Pylon Signage Available
- Proforma Cap Rate: 8%



**Sale Price \$4,800,000 (\$100 psf)**

**DAVE BLACK, SIOR CCIM**   **BRYAN WALKER**  
Office (509) 622 3535   Cell (509) 951 3669  
dblack@naiblack.com   bwalker@naiblack.com

**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

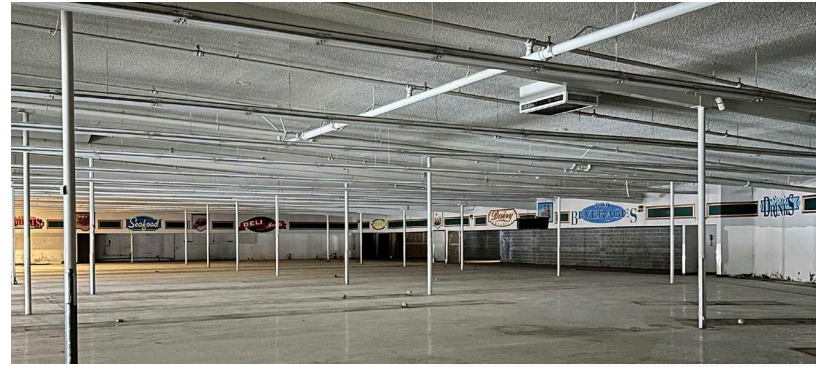
naiblack.com 509 623 1000

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: maryl@commercialmis.com Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

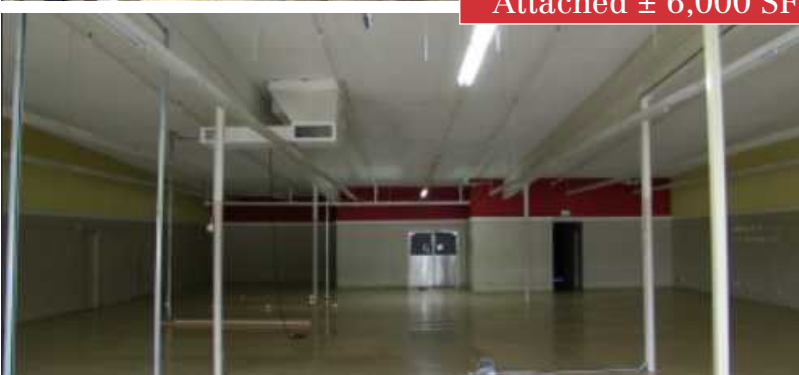
If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

# FOR SALE RETAIL/STORAGE

609 S FIR AVE  
DEER PARK, WA 99006



Attached ± 6,000 SF Retail Building Photos



**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [maryl@commerclaim.com](mailto:maryl@commerclaim.com) Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

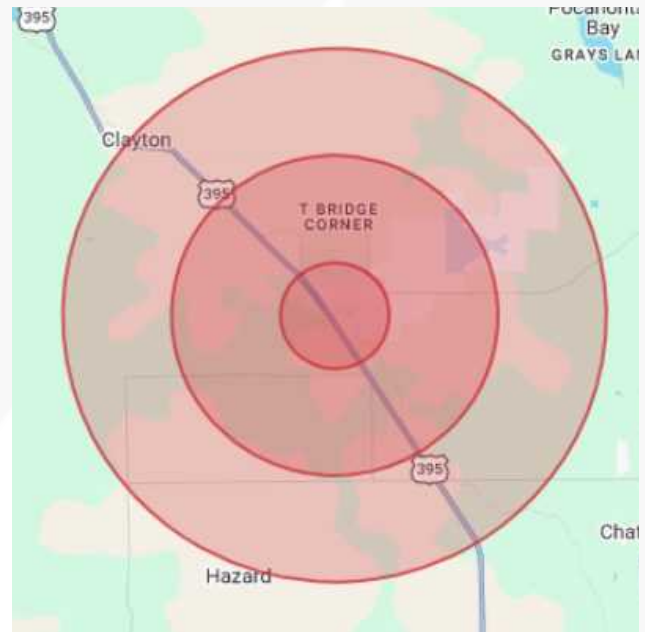
If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

# FOR SALE RETAIL/STORAGE

609 S FIR AVE  
DEER PARK, WA 99006



POPULATION	1 Mile	3 Miles	5 Miles
Total Population	2,917	7,507	11,387
Avg. Age	40	42	43
Avg. Age (Male)	39	41	42
Avg. Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	1,170	2,959	4,376
# of Persons per HH	2.5	2.5	2.6
Avg. HH Income	\$74,233	\$78,984	\$84,883
Avg. House Value	\$459,736	\$454,526	\$470,338



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

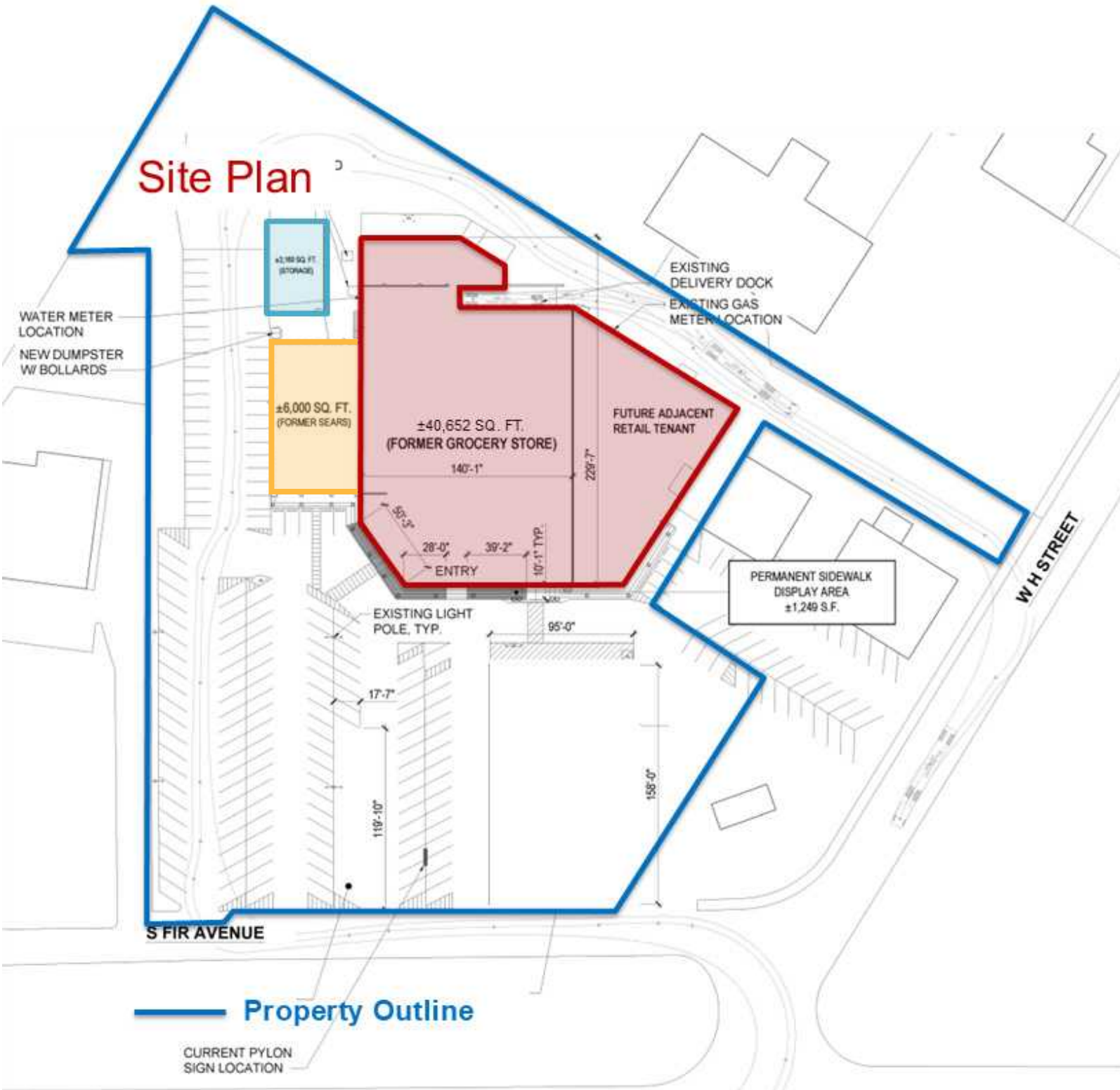
NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: maryl@commercliams.com Subject Line: Copyright Concern  
By mail: Commerical Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

# FOR SALE RETAIL/STORAGE

609 S FIR AVE  
DEER PARK, WA 99006

## Site Plan



**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

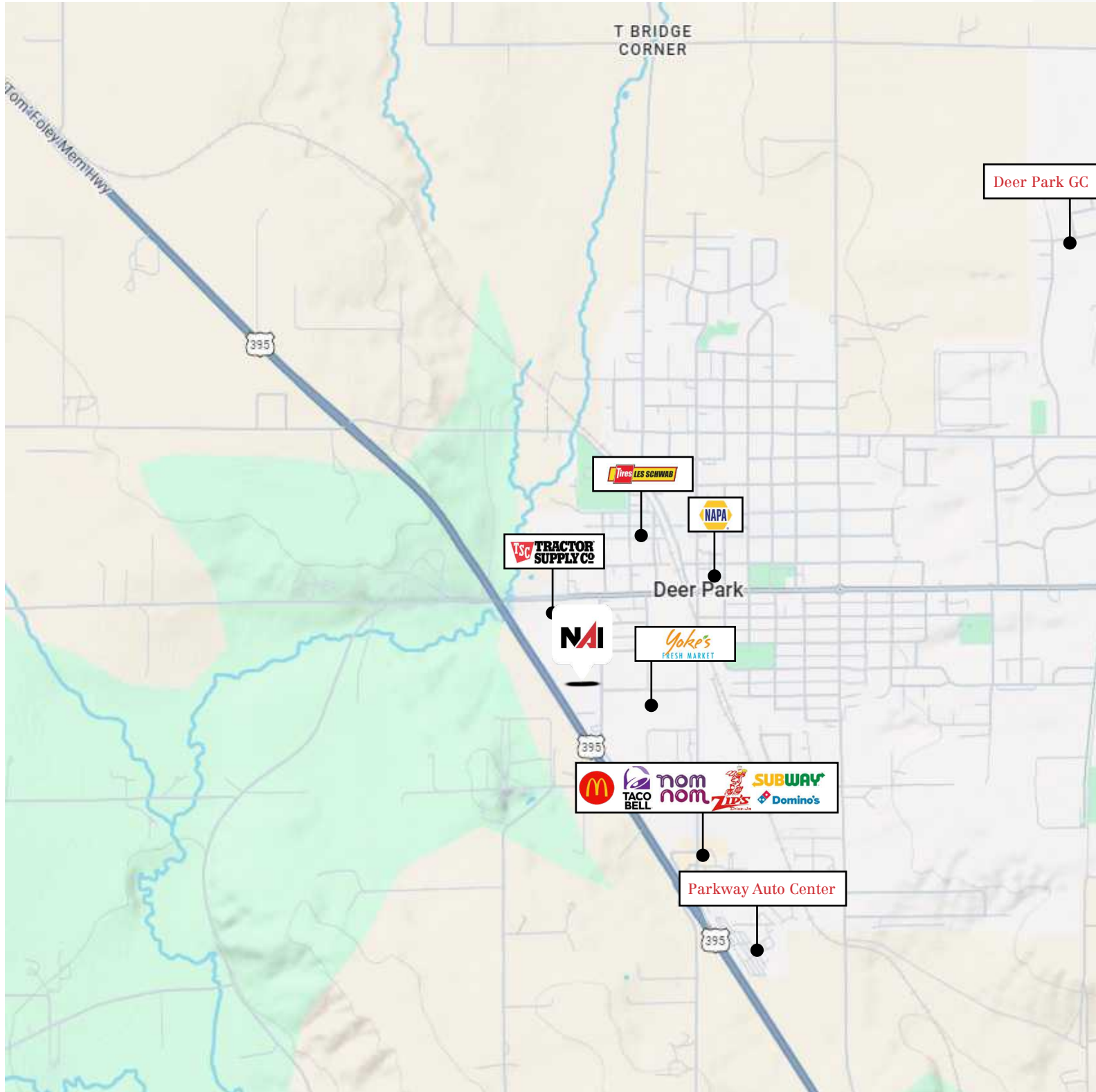
naiblack.com 509 623 1000

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [maryl@commerclaimis.com](mailto:maryl@commerclaimis.com) Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

# FOR SALE RETAIL/STORAGE

609 S FIR AVE  
DEER PARK, WA 99006



**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:  
By e-mail: [maryl@commerclaim.com](mailto:maryl@commerclaim.com) Subject Line: Copyright Concern  
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.