



555 E. Francis Avenue Spokane, WA 99208

- LOCATION:** Great location with frontage on Francis Avenue, Addison & Standard Streets, within the retail and service-oriented development area of north metro Spokane. Conveniently located minutes west of the North Spokane Corridor/Hwy 395 for great access. Present location of RnR RV Center, formerly Fred Meyer
- SITE:** ±9.87 acres (±430,106 SF); parcel number 36293.0004 and 36293.0002 (improvement only, Building 2)
- ZONING:** City of Spokane GC-70, General Commercial
- IMPROVEMENTS:** Total Building Footprint: ±137,861 SF per 2025 CBRE appraisal
- Building 1: ±136,640 SF Building 2, pad building: ±1,221 SF
 - Construction Type: CMU/Steel, new roof in August of 2020
 - Heat: office/showroom: roof HVAC service area: gas unit heaters
 - Ceiling Height: showroom: ±13'6" - 15'10"; truss clear ±14'6" - 18'7"
 - Loading OHDs: service area: 7 grade OHDs, 14'W x 14'H; showroom: 9 grade, 3 dock high
 - Age: 1965, addition in 1993 of ±50,640 SF; ±20,000 SF remodeled service area in 2016; Bldg 2: 1977
 - Lighting: LED lighting throughout
 - Sprinklered: interior: wet system; outside covered areas: dry system
- SALE PRICE:** \$14,250,000.00
- LEASE PRICE:** \$89,610.00/Mo/NNN; RE Taxes \$63,128 for 2026 & fire insurance \$13,744~subject to change based on tenant's use

Mark Lucas, SIOR |
509.755.7524
mlucas@kiemleahagood.com

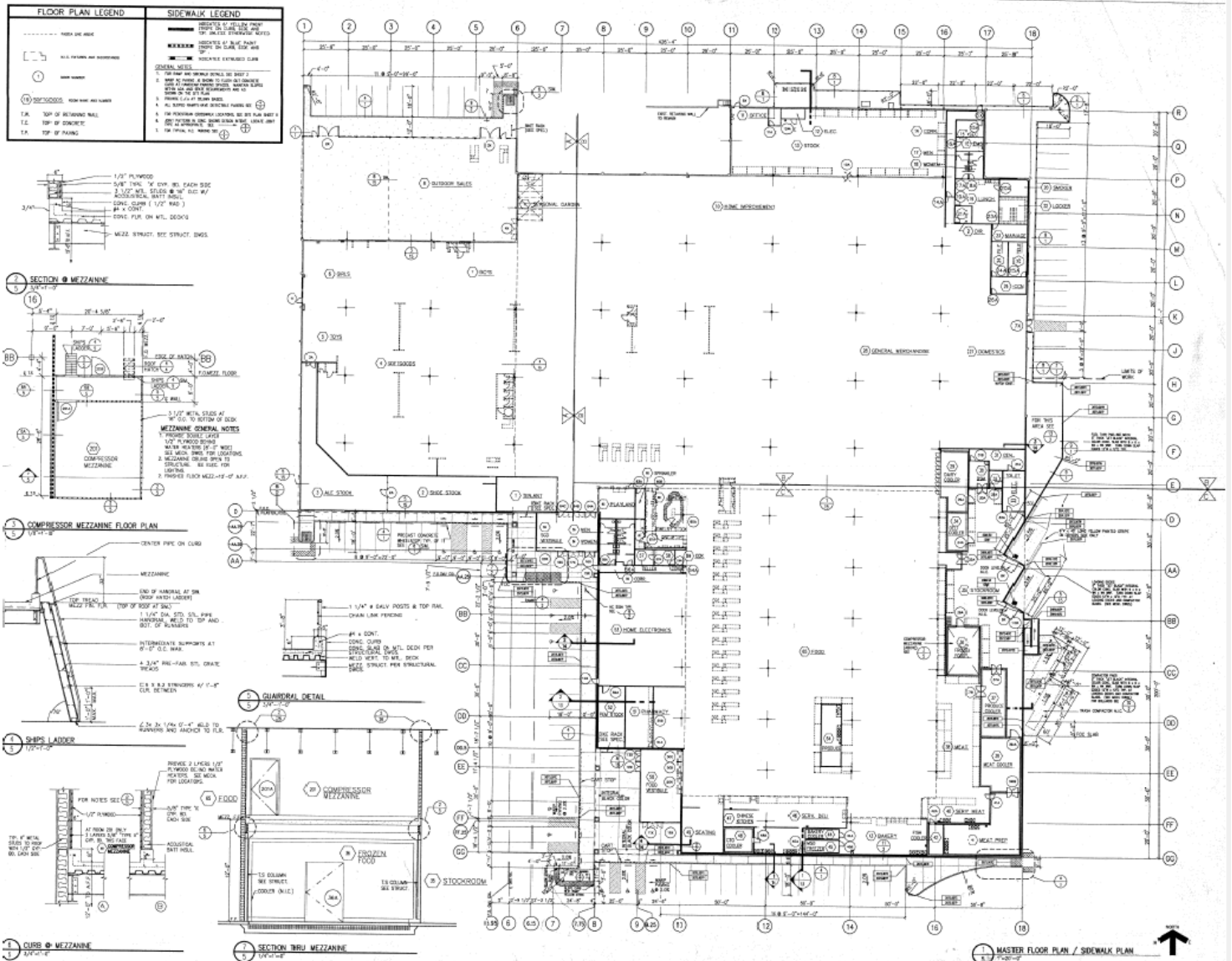
Tracy Lucas |
509.755.7558
tracyl@kiemleahagood.com

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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 07/16/2026 J:\BROKERS\LUCAS DOCS\FLYERS\Francis E 555.PUB

FLOOR PLAN

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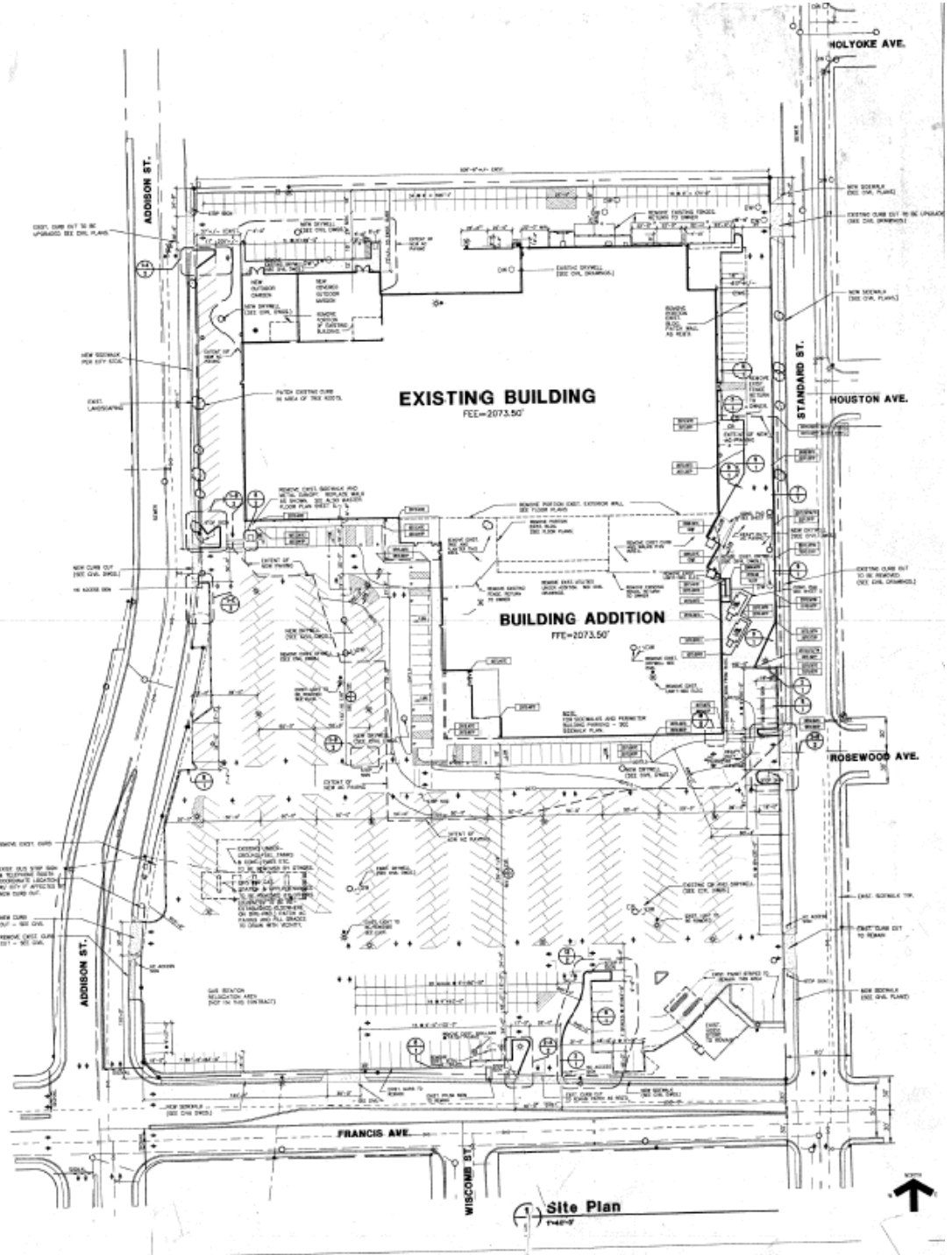
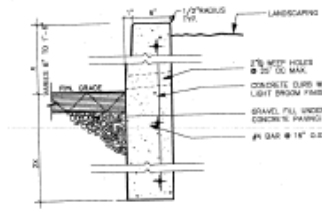
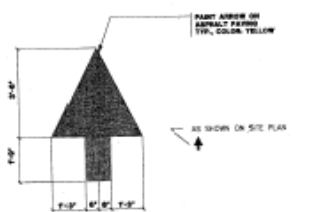
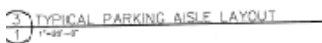
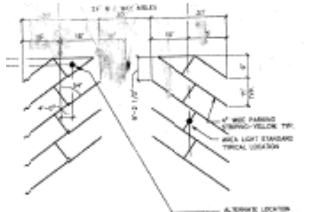
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SITE PLAN

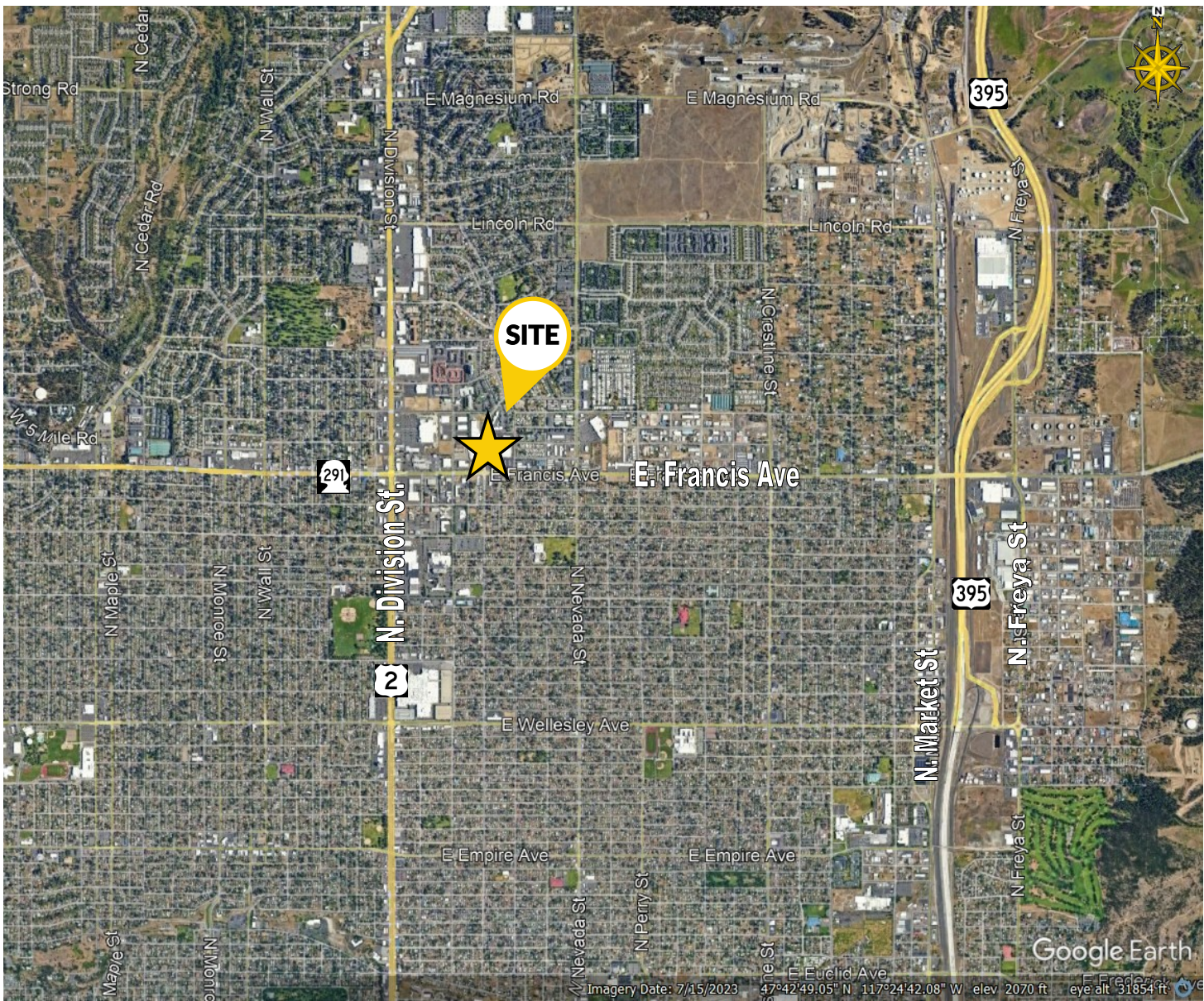
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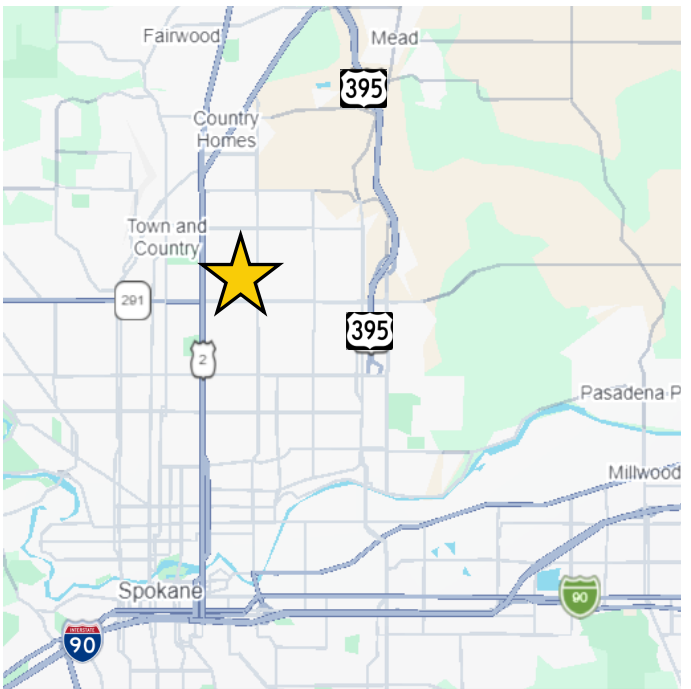
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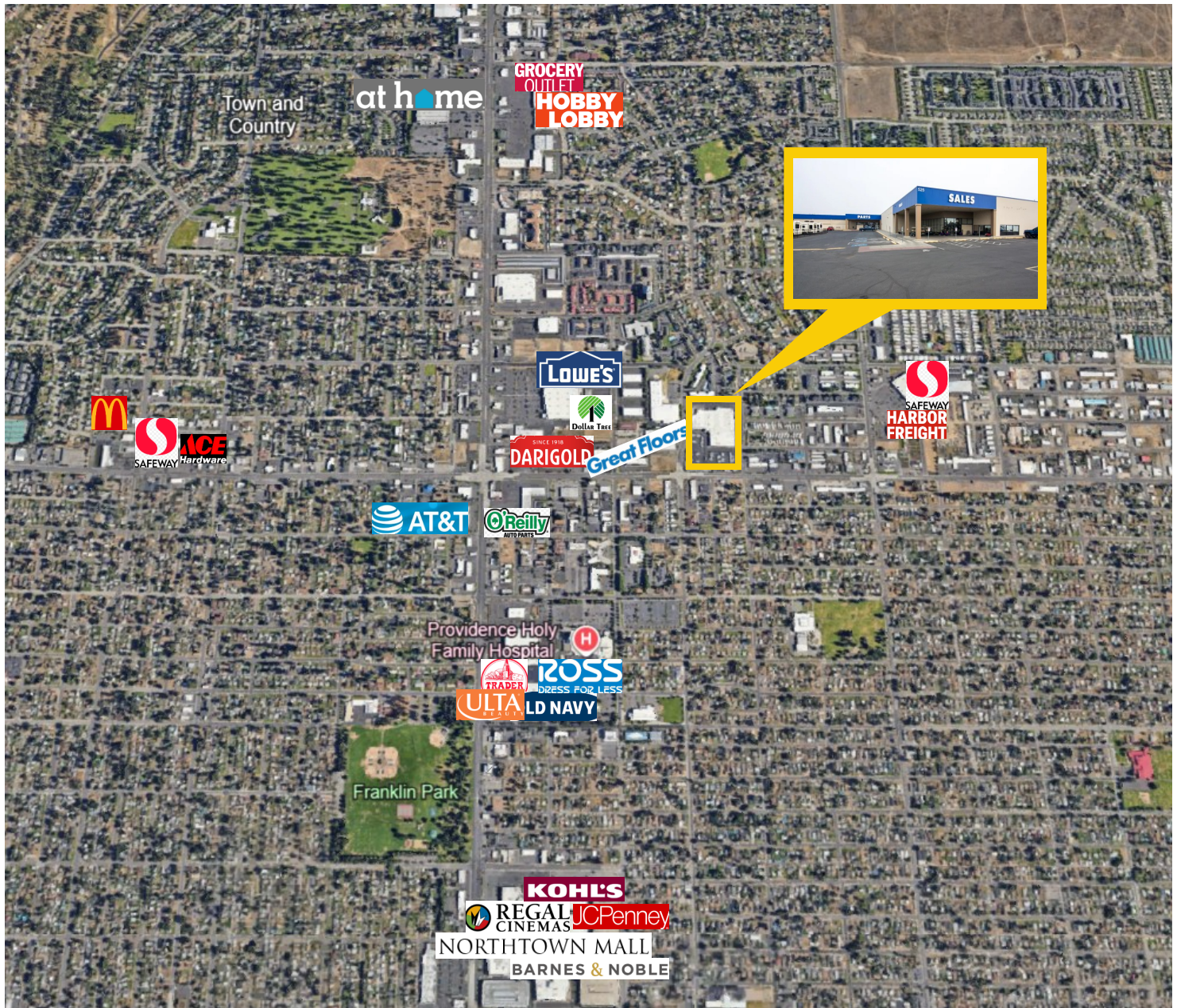
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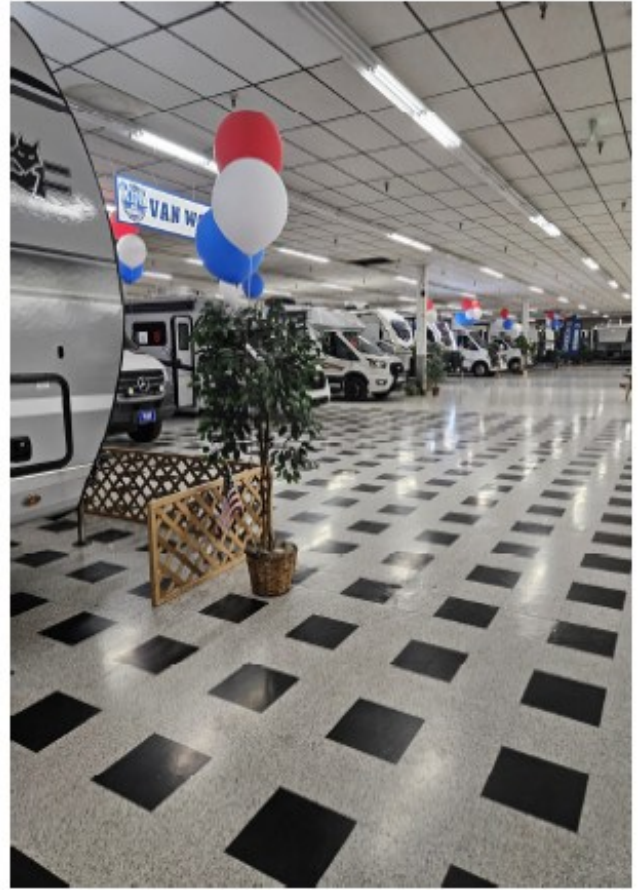


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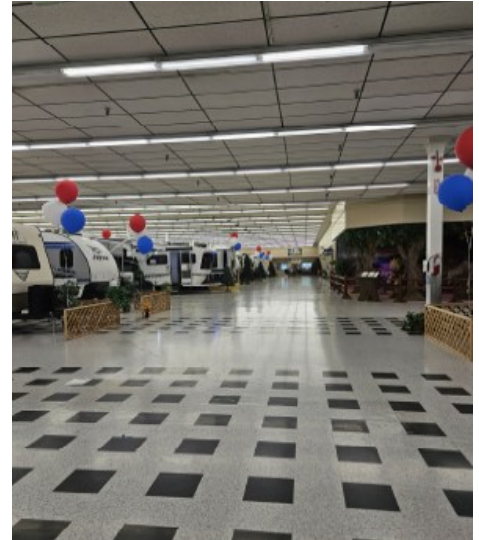
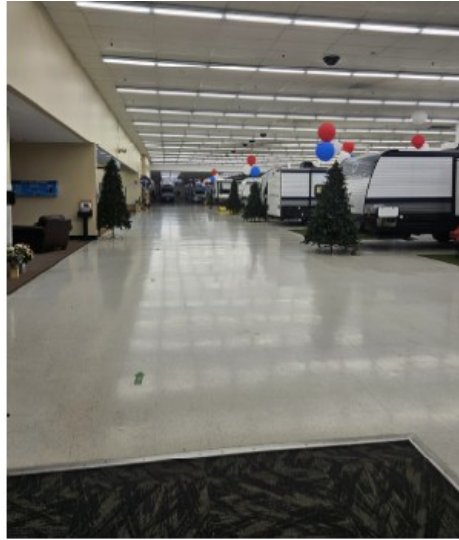


DEMOGRAPHICS	1 MI	2MI	3MI
EST POPULATION 2026	18,790	108,727	208,309
PROJ. POPULATION 2031	17,823	106,254	207,567
EST. HOUSEHOLDS 2026	8,597	45,460	88,013
PROG. HOUSEHOLDS 2031	8,177	44,507	88,053
2026 AVERAGE HOUSEHOLD INCOME	\$80,360	\$96,498	\$101,364
2026 MEDIAN HOUSEHOLD INCOME	\$65,436	\$76,048	\$77,331

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**KIEMLE
HAGOOD** 601 W. Main Avenue, Suite 400
Spokane, WA 99201



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