

Evergreen Center

8701 N Division Street
Spokane WA 99218

Retail Strip Center For Sale






Presented By:

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Property Highlights

- Great Location & Visibility
- 100% Leased (Avg. \$13/SF + NNN)
- Professionally Managed and Maintained
- Diversified Tenant Mix (Retail, Medical, Spa, Coffee)
- NNN Leases with Annual Increases & Long Term Renewal Options
- Building has had ~\$100,000 in Capital Improvements over Past Few Years

Offering Summary

- Sale Price: **\$4,000,000**
- Building Size: 17,464 SF
- Lot Size: 1.23 Acres
- Current NOI: \$223,241.58
- Current Cap Rate: 5.58%
- Proforma NOI: \$240,000
- Cap Rate: 6%

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Tenant Mix

- Slick Rock Tanning & Spa – 6 Locations in The Spokane/Coeur d’Alene Area – Established in 2010
- Dutch Bros Coffee (Drive-Thru) – 538 Locations Across 12 States – Established in 1992
- Game World – 4 Locations in Washington & California – Established in 1999
- Other Mothers – 2 Locations in Spokane/Spokane Valley – Established in 1995
- The Great Frame Up – 82 Locations Nationwide – Established in 1971
- Free Motion Physical Therapy – Local Business – Established in 2019

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PHOTOS



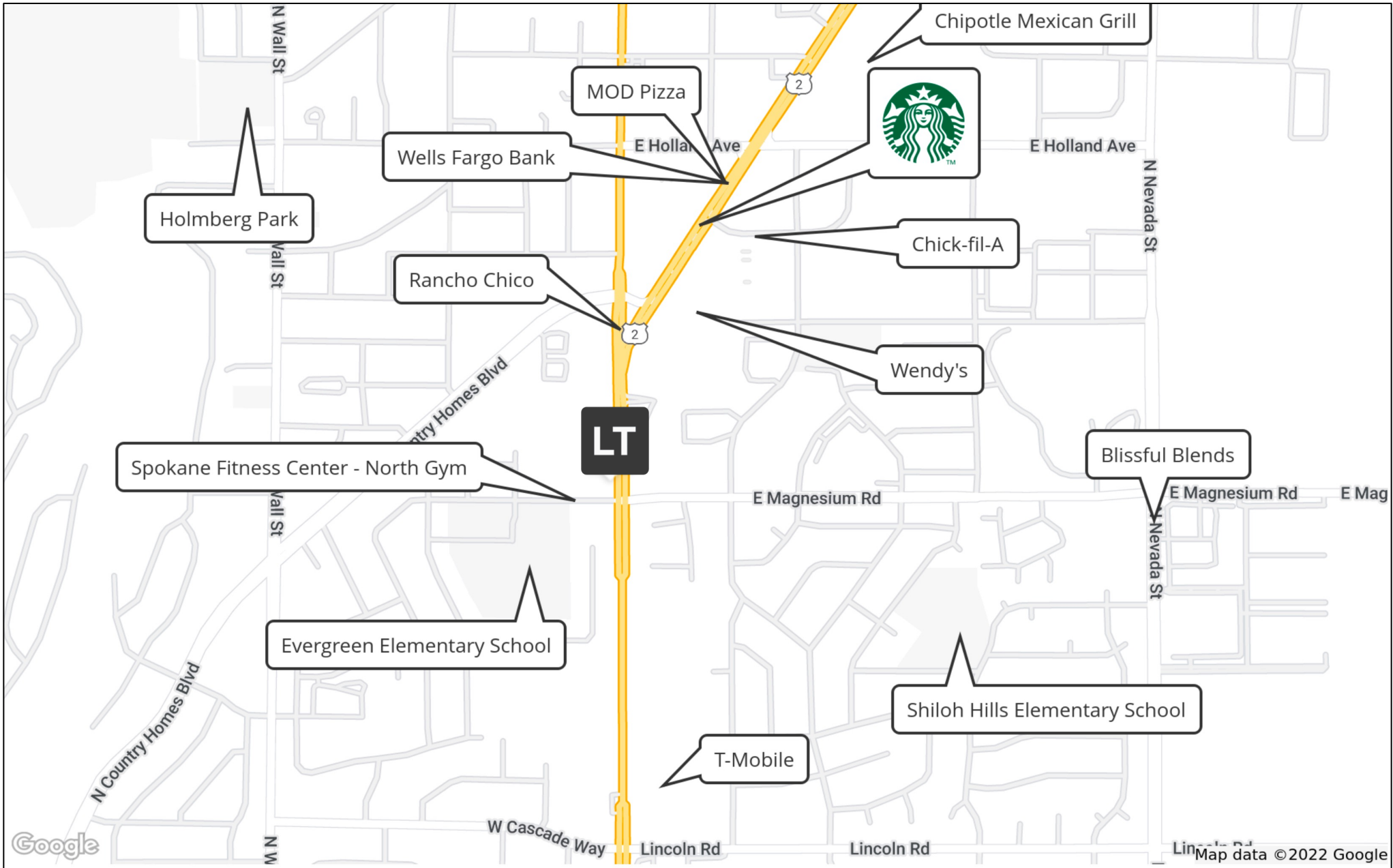
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MAP LOCATION



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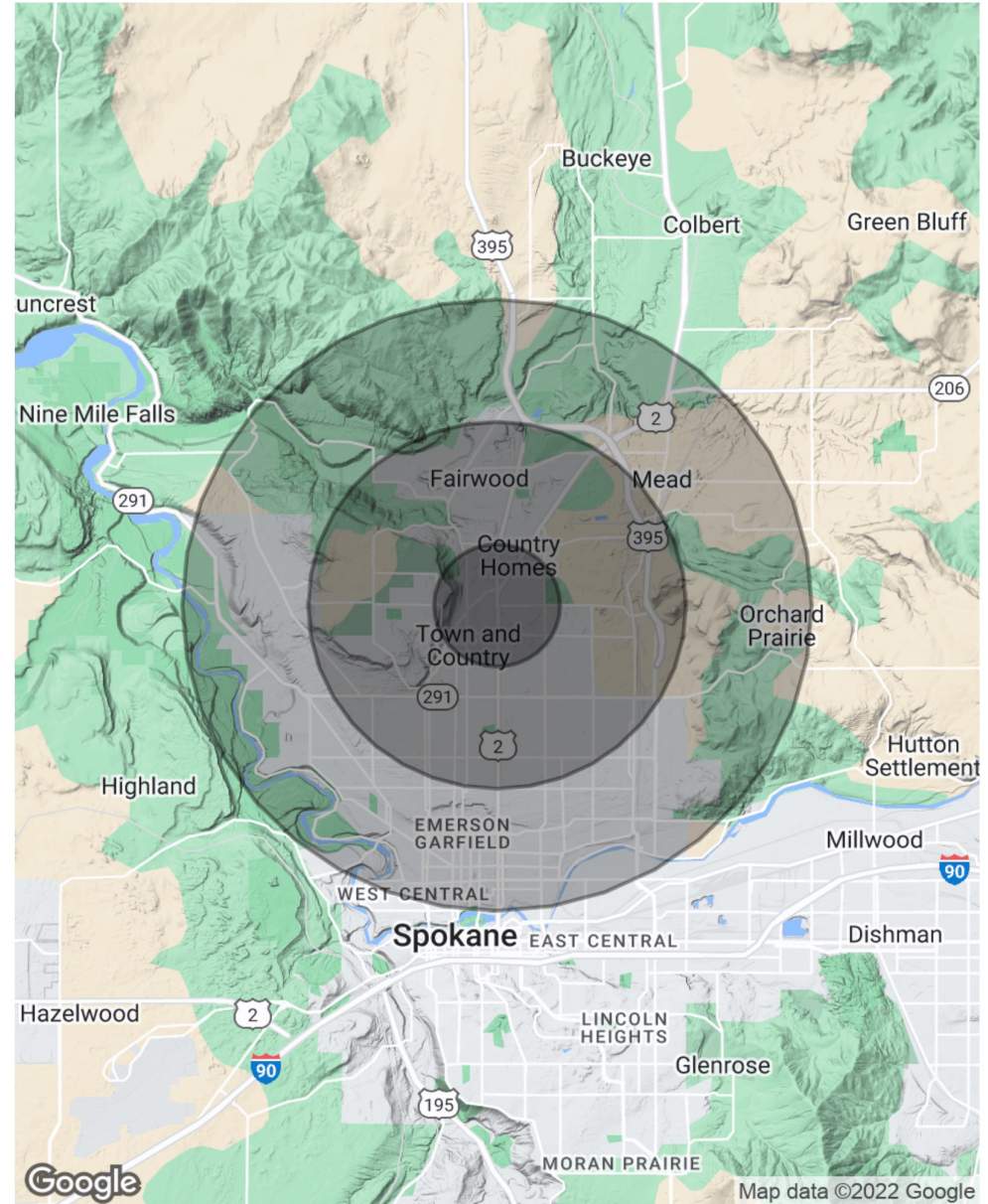
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,385	80,918	192,437
Average Age	32.1	33.9	33.8
Average Age (Male)	31.4	32.4	32.8
Average Age (Female)	32.9	35.4	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,610	34,097	78,670
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$51,200	\$51,896	\$50,738
Average House Value	\$175,995	\$181,260	\$168,340

* Demographic data derived from 2020 ACS - US Census



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