



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; will subdivide at additional rent
 - 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

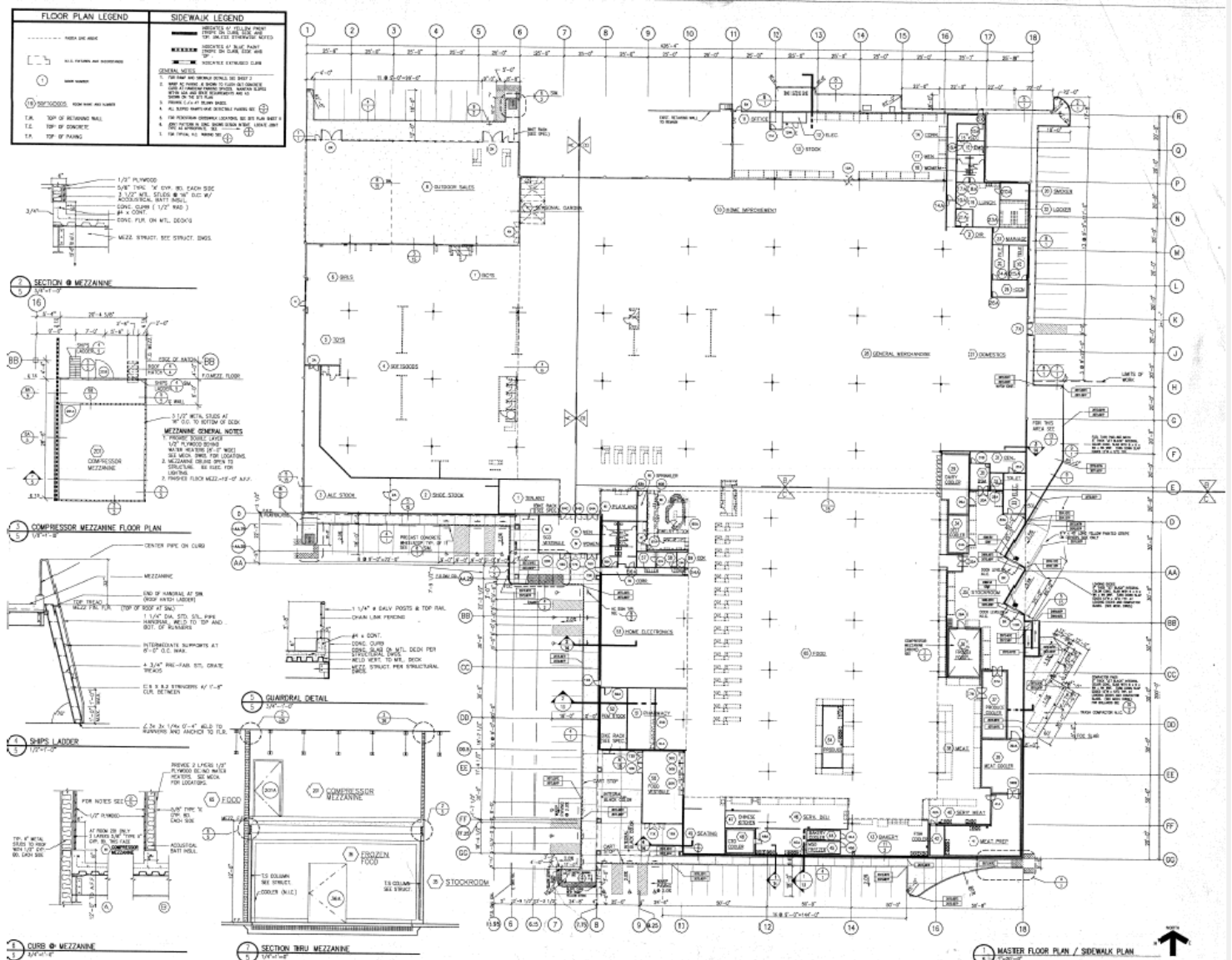
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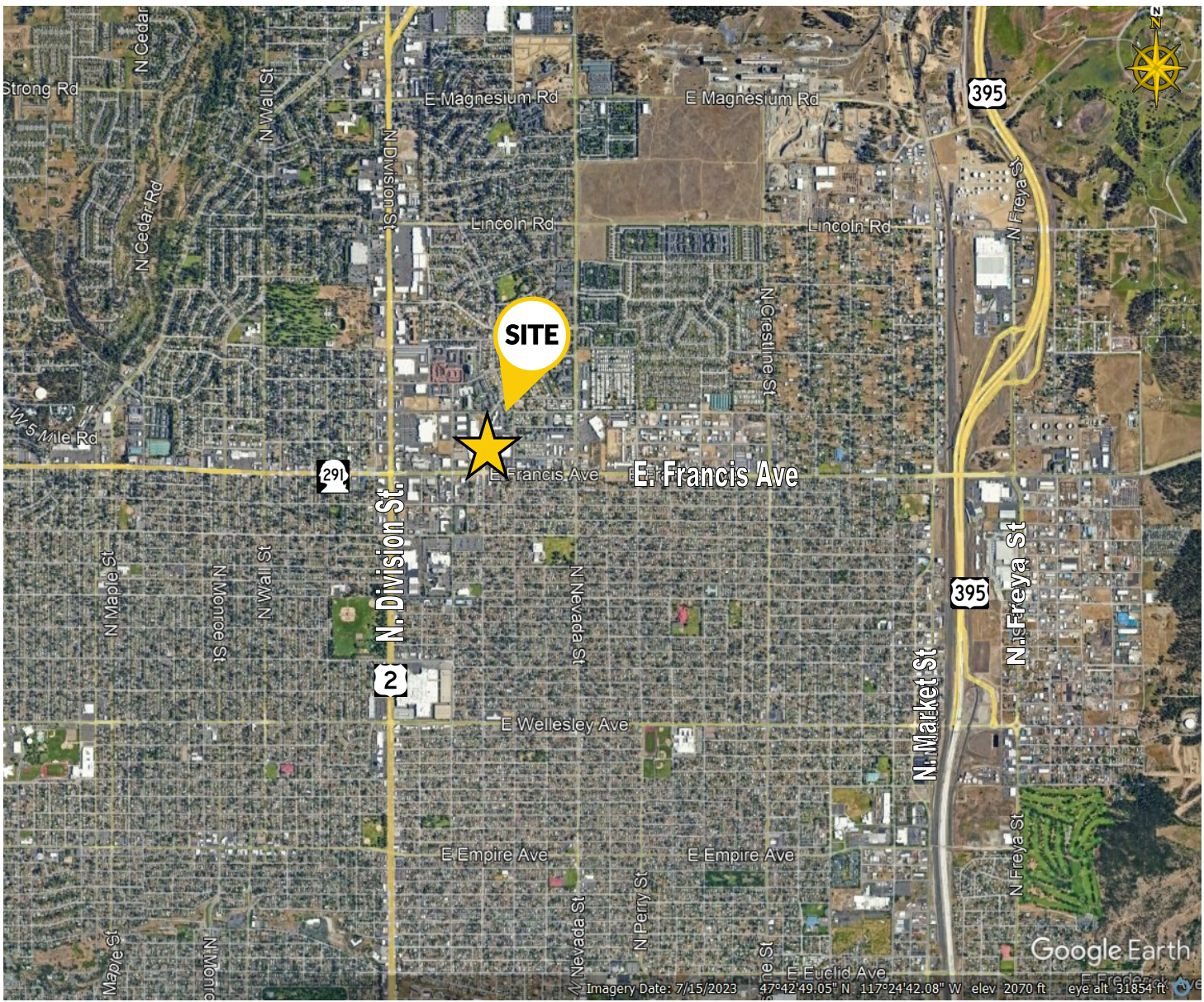
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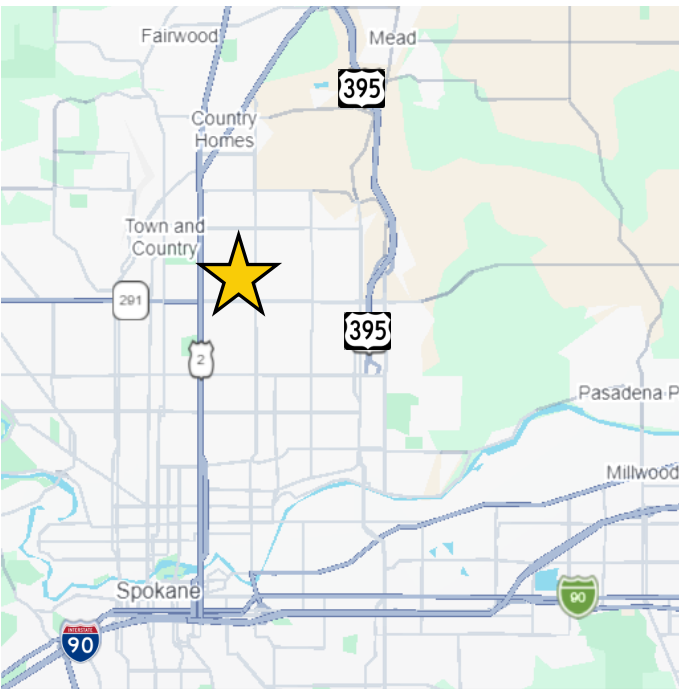


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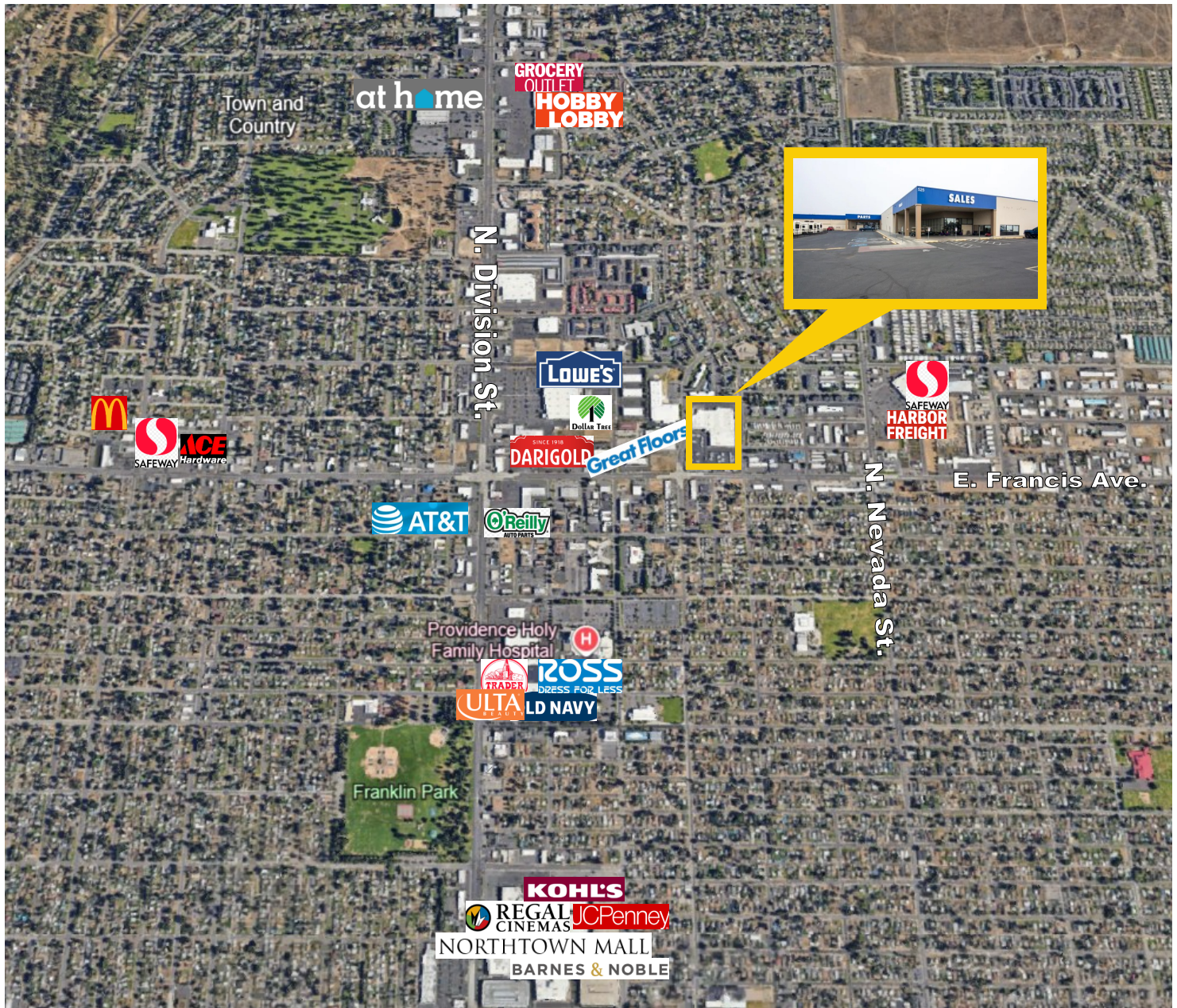
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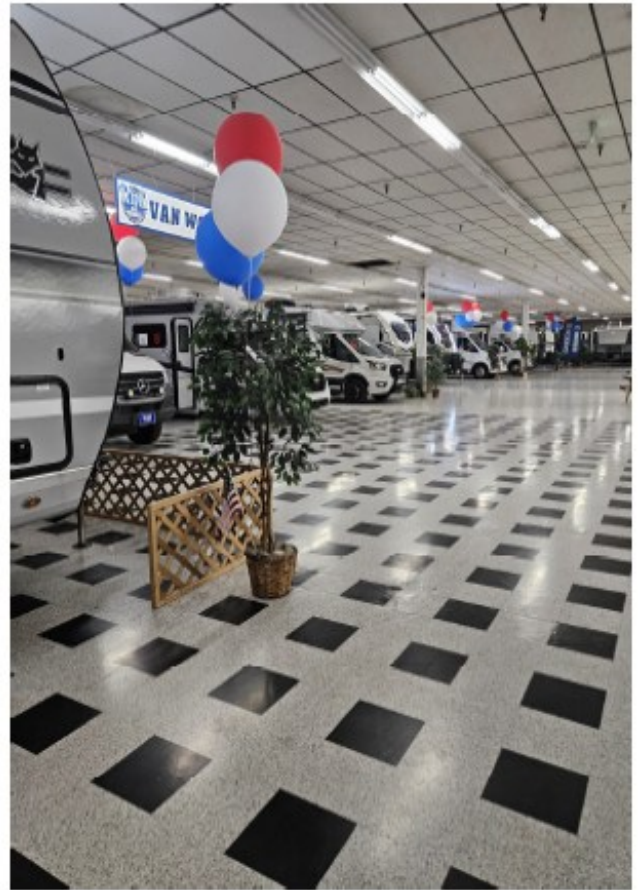


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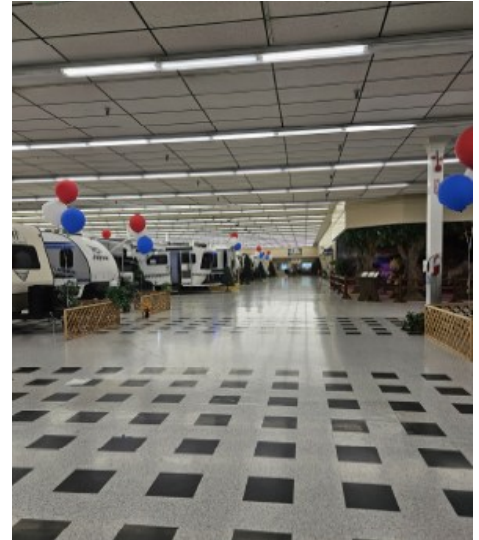
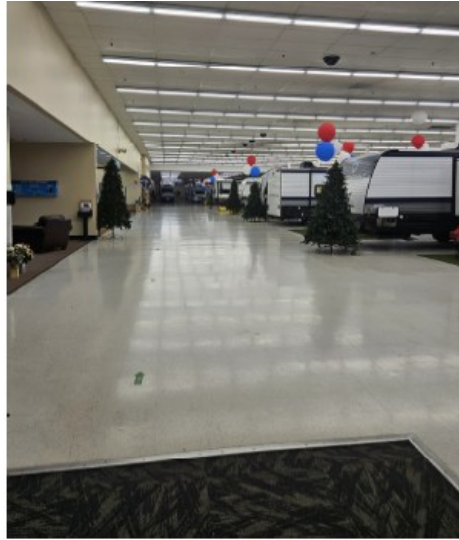


DEMOGRAPHICS	1 MI	2MI	3MI
EST POPULATION 2026	18,790	108,727	208,309
PROJ. POPULATION 2031	17,823	106,254	207,567
EST. HOUSEHOLDS 2026	8,597	45,460	88,013
PROG. HOUSEHOLDS 2031	8,177	44,507	88,053
2026 AVERAGE HOUSEHOLD INCOME	\$80,360	\$96,498	\$101,364
2026 MEDIAN HOUSEHOLD INCOME	\$65,436	\$76,048	\$77,331
AVERAGE DAILY TRAFFIC	Francis-25,567	Division-41,455	Nevada-22,153

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