



SPOKANE & COEUR D'ALENE MARKET TOUR

AUGUST 2018

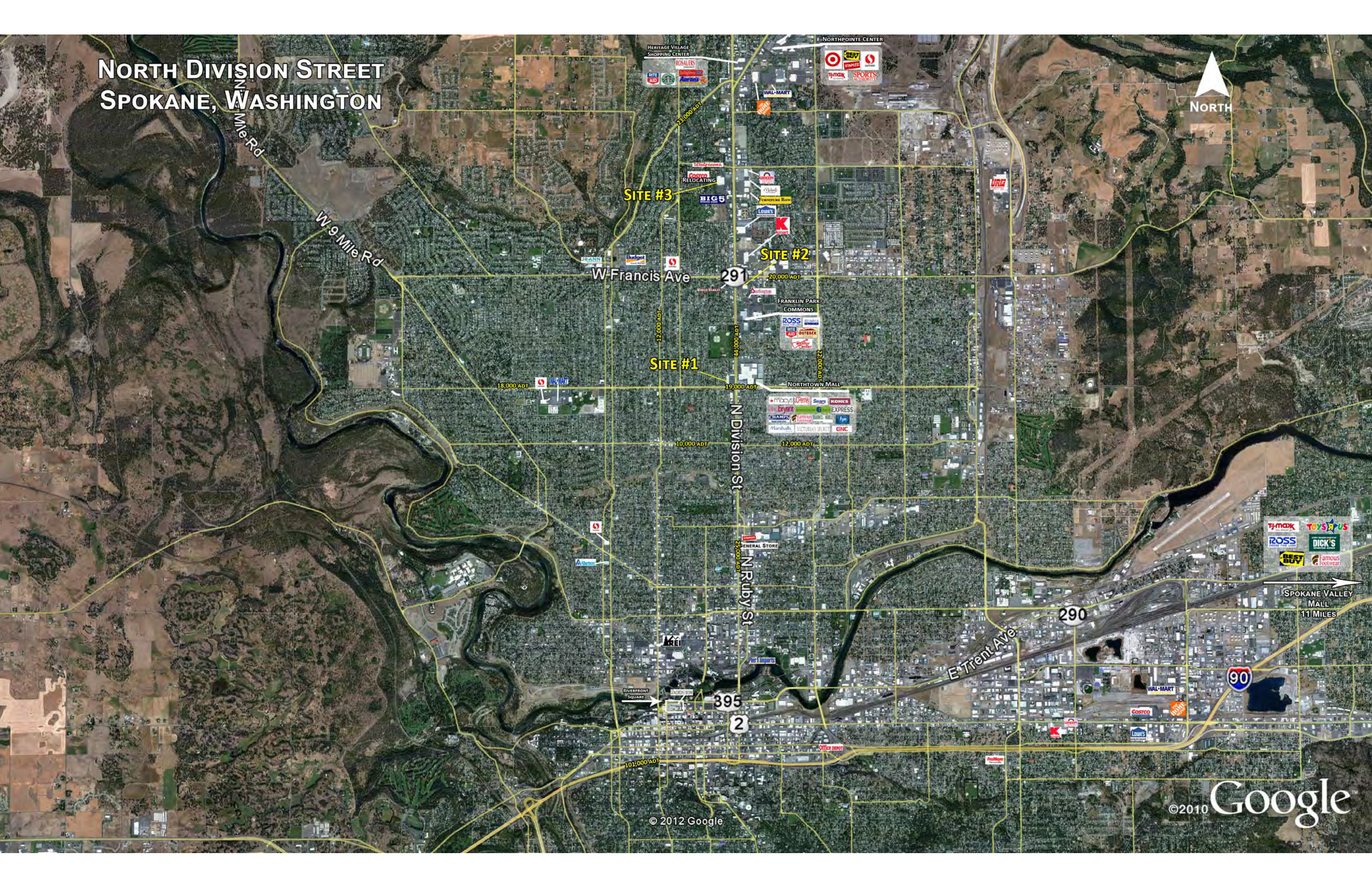
PRESENTED BY
MIKE OLSEN
RAINIER COMMERCIAL REAL ESTATE

PREPARED FOR
Tuesday Morning

North Spokane

Tuesday Morning
new day new deal

NORTH DIVISION STREET SPOKANE, WASHINGTON



N 11 Mile Rd

W 9 Mile Rd

W Francis Ave

291

N Division St

N Ruby St

E Trent Ave

290

395

2

90

101,000 ADT

SITE #3

SITE #2

SITE #1

HERITAGE VILLAGE SHOPPING CENTER
ROSALEERS
SITE AID
Amron's

NORTHPOINTE CENTER
Target
Best Buy
TJ Maxx
Sports Authority

WAL-MART

Costco

RELOCATING

BIG 5

Lowes

K

20,000 ADT

FRANKLIN PARK COMMONS

ROSS

OUTBACK

22,000 ADT

NORTHTOWN MALL

19,000 ADT

12,000 ADT

12,000 ADT

10,000 ADT

12,000 ADT

GENERAL STORE

25,000 ADT

101,000 ADT

101,000 ADT

101,000 ADT

101,000 ADT

101,000 ADT

101,000 ADT

101,000 ADT

101,000 ADT

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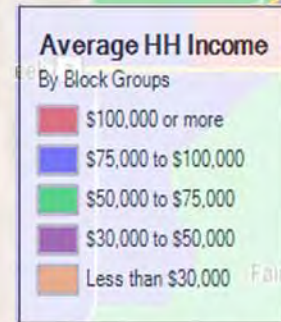
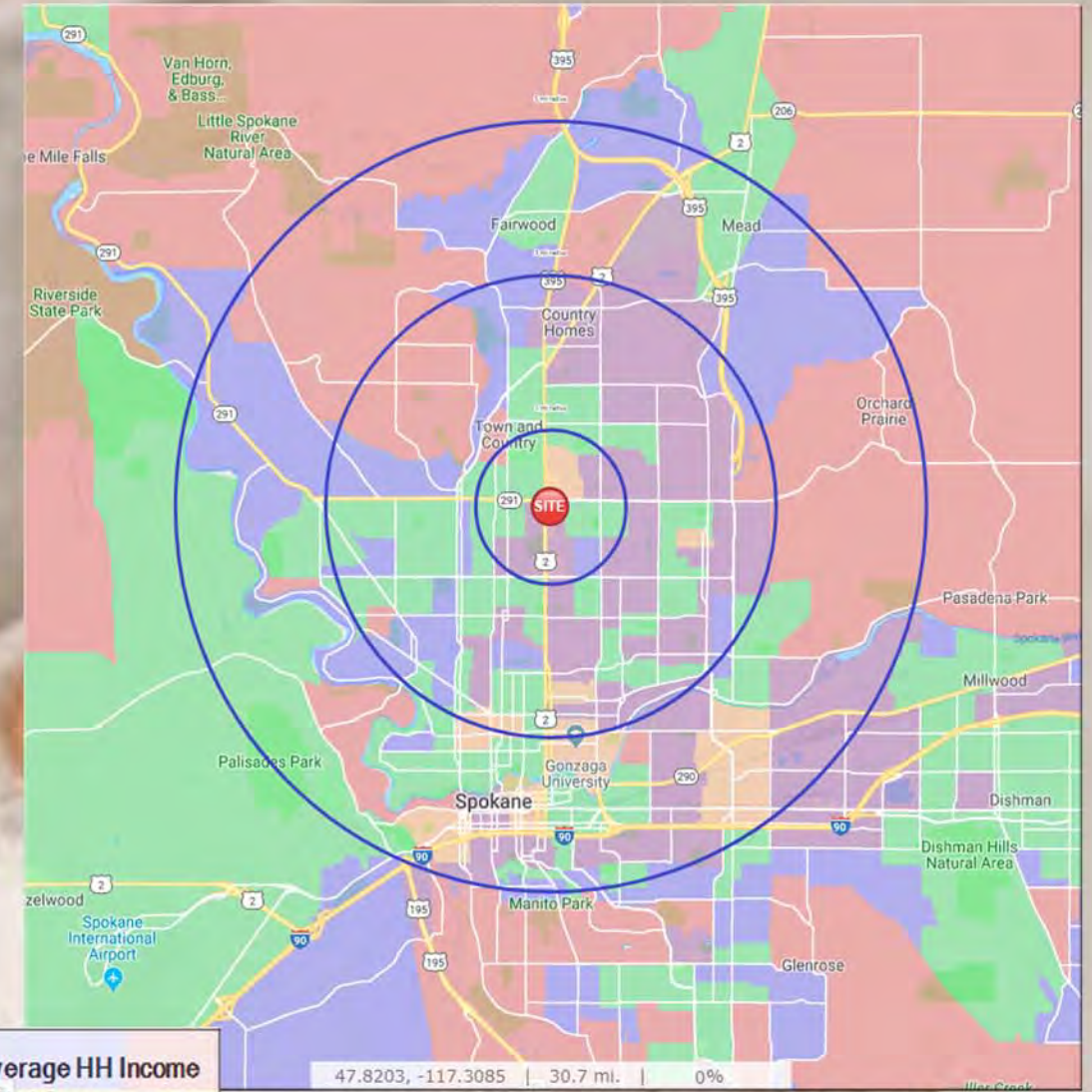
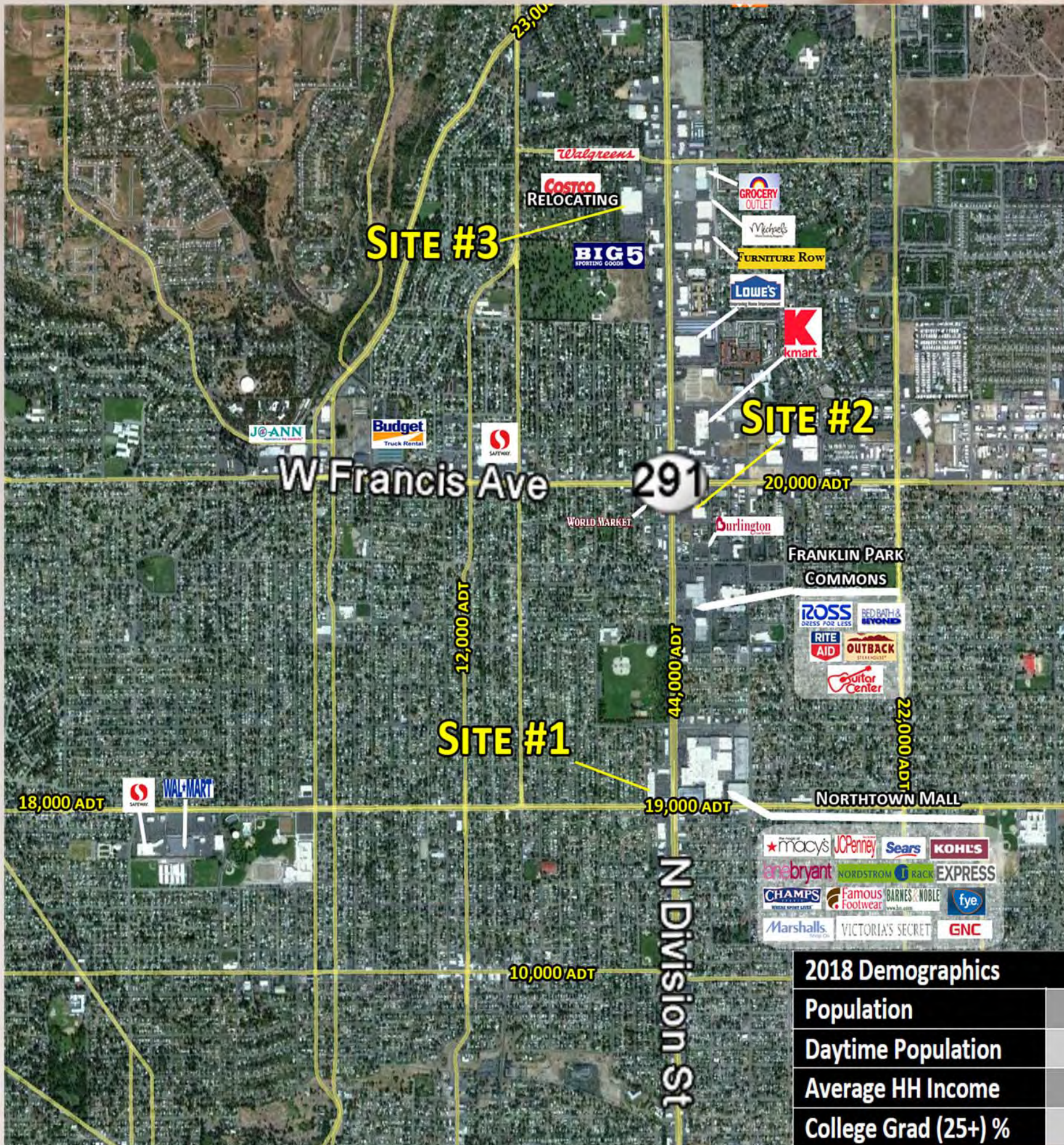
101,000 ADT

101,000 ADT

TJ-maxx
TOYS R US
ROSS
DICK'S
BEST BUY
Famous Footwear

SPokane Valley Mall
11 Miles

N SPOKANE



2018 Demographics	1 Mile	3 Miles	5 Miles
Population	17,812	117,159	199,336
Daytime Population	11,370	46,031	147,821
Average HH Income	\$50,111	\$60,058	\$62,306
College Grad (25+) %	27.1%	33.9%	37.2%

NORTHTOWN SQUARE

4727 N DIVISION STREET
SPOKANE, WASHINGTON



10,500 SF

LEASE RATE: \$18-\$19/SF

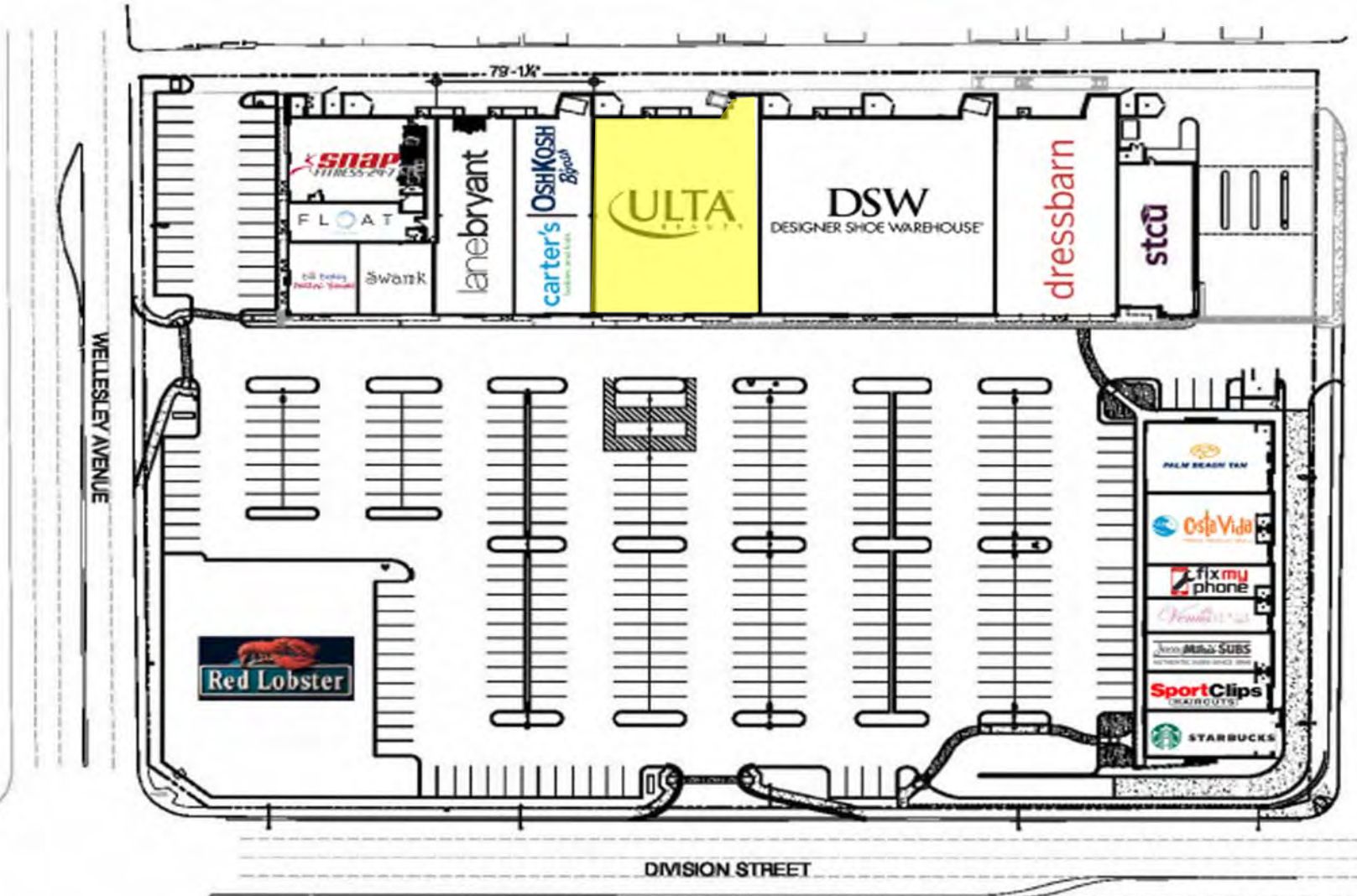
AVAILABLE: AUGUST 1, 2019

ULTA IS GOING TO RELOCATE TO FRANKLIN PARK SHOPPING CENTER (TO THE NORTH) FOR EXPANSION TO 12,100 SF

KIMCO MADE AN OFFER THAT WAS ATTRACTIVE ENOUGH FOR ULTA TO VACATE THEIR SPACE OF TEN YEARS, AND RELOCATE TO A SLIGHTLY LARGER SPACE UP THE ROAD.

THE CENTER IS WELL-LOCATED IN PROXIMITY TO THE NORTHTOWN MALL.

ALTHOUGH FACING VACANCIES, THE MALL IS POSITIONED WELL TO BE REDEVELOPED.





BABIES R US
6104 N DIVISION STREET
SPOKANE, WASHINGTON

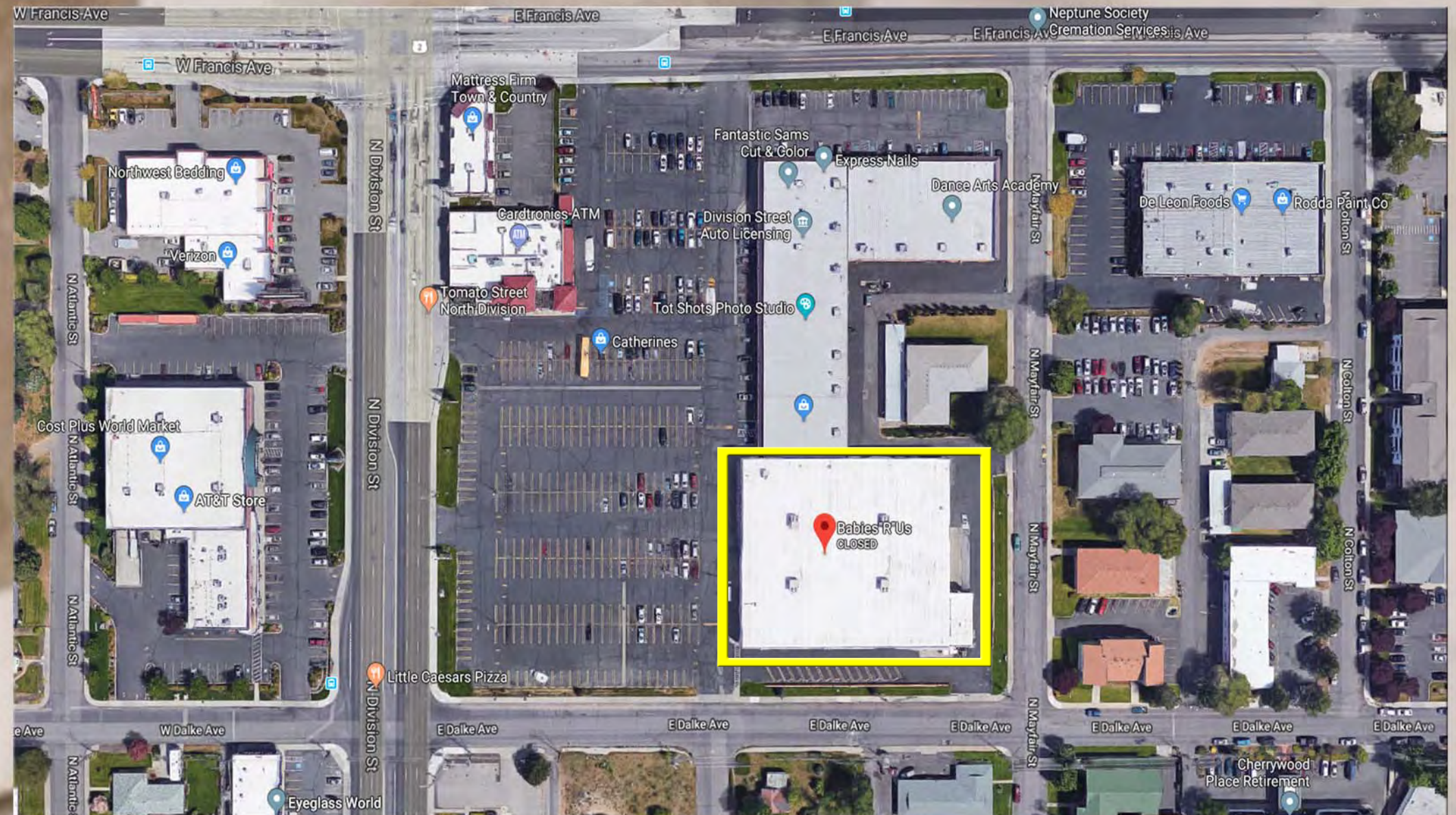
**ECONOMIC AND SPACE LAYOUT
TO BE DETERMINED**

**LANDLORD HOLDS THE LAND LEASE
WITH BABIES R US
AND IS PRESENTLY GOING THROUGH THE
MOTIONS TO GET CONTROL OF THE
PROPERTY/BUILDING**

**THE INTENT WOULD BE TO RE-TENANT THE BIG
BOX AND USE THAT AS AN IMPETUS TO
RENOVATE THE ADJACENT CENTER.**

**LANDLORD REPORTEDLY HAS CONTROL
OF THE BUILDING AND
IS JUST BEGINNING TO CONSIDER OPTIONS.**

PROMINENT FRONTAGE TO NORTH DIVISION.



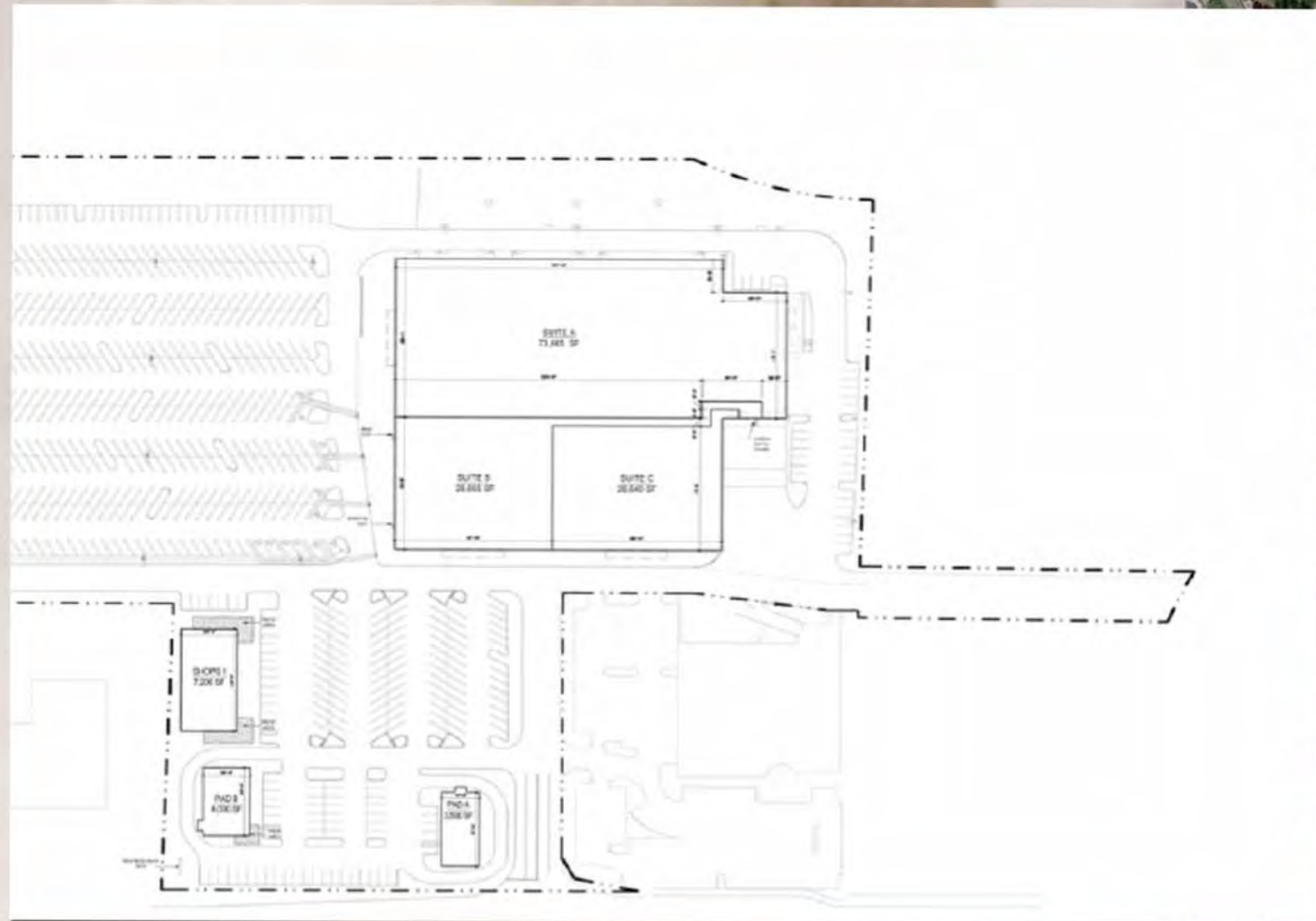
ECONOMICS AND SPACE PLAN TO BE DETERMINED

**COSTCO HAS RELOCATED TO A NEW BUILDING TO THE NORTH
ON NEWPORT HIGHWAY
GRAND OPENING JULY 21, 2018**

**THIS COSTCO IS UNDER CONTRACT
WITH RICH DEVELOPMENT AT THIS LOCATION**

**IT IS SLATED TO BE DIVIDED INTO MULTIPLE TENANT SPACES
KEEPING THE BOX GENERALLY THE SAME SHAPE
AND CONFIGURATION IT IS IN NOW.**

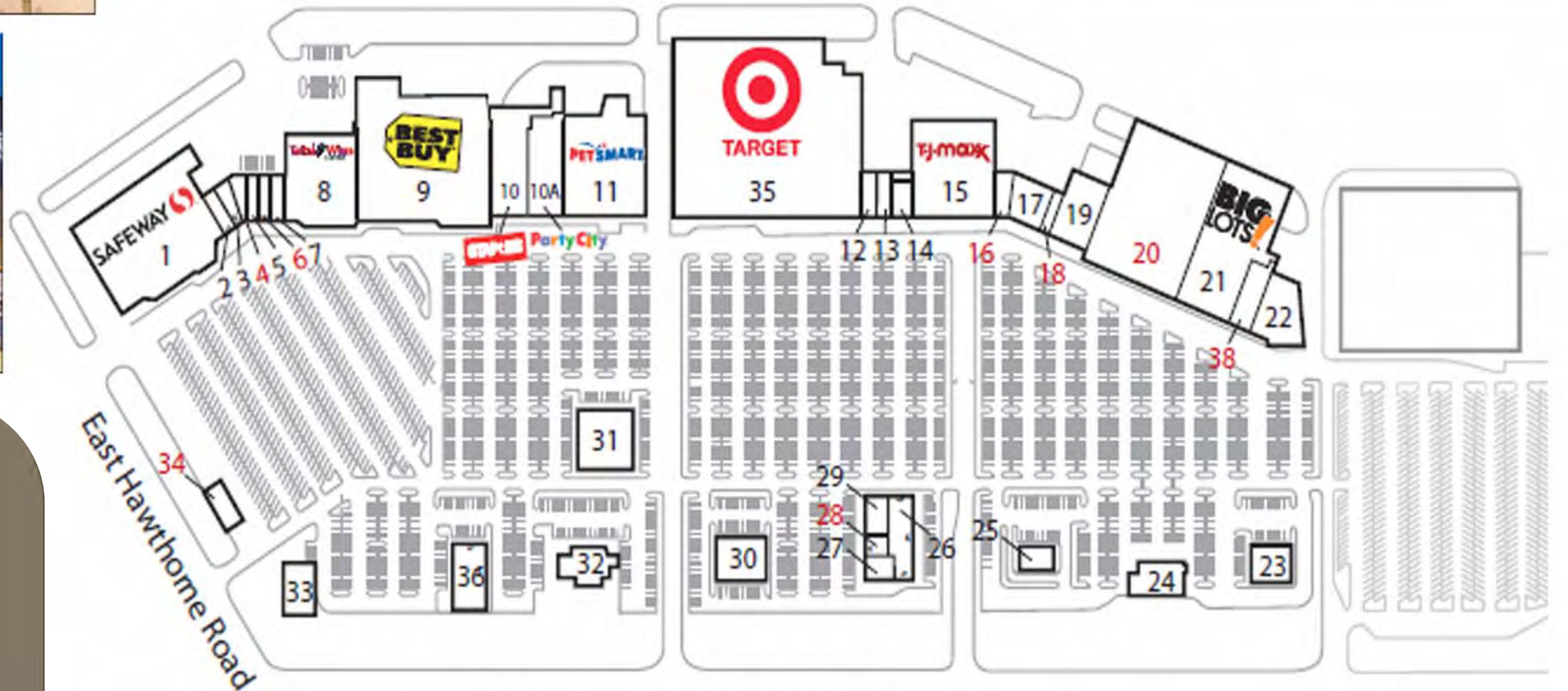
COSTCO
7619 N DIVISION STREET
SPOKANE, WASHINGTON





NORTHPOINT PLAZA

9921 N NEVADA STREET
SPOKANE, WASHINGTON



Newport Highway / US Rte. 2

THIS CENTER IS INCLUDED STRICTLY FOR INFORMATIONAL PURPOSES.

WE HAVE MADE SEVERAL ATTEMPTS OVER THE COURSE OF THREE YEARS TO RELOCATE THE SPOKANE STORE TO NORTHPOINT PLAZA WITHOUT SUCCESS.

IT IS RPAI OWNED, AND THEY ARE WILLING TO WORK WITH US, BUT THE BIG LOTS LEASE SPECIFICALLY IDENTIFIES TUESDAY MORNING AS A COMPETITIVE AND PROHIBITED USE.

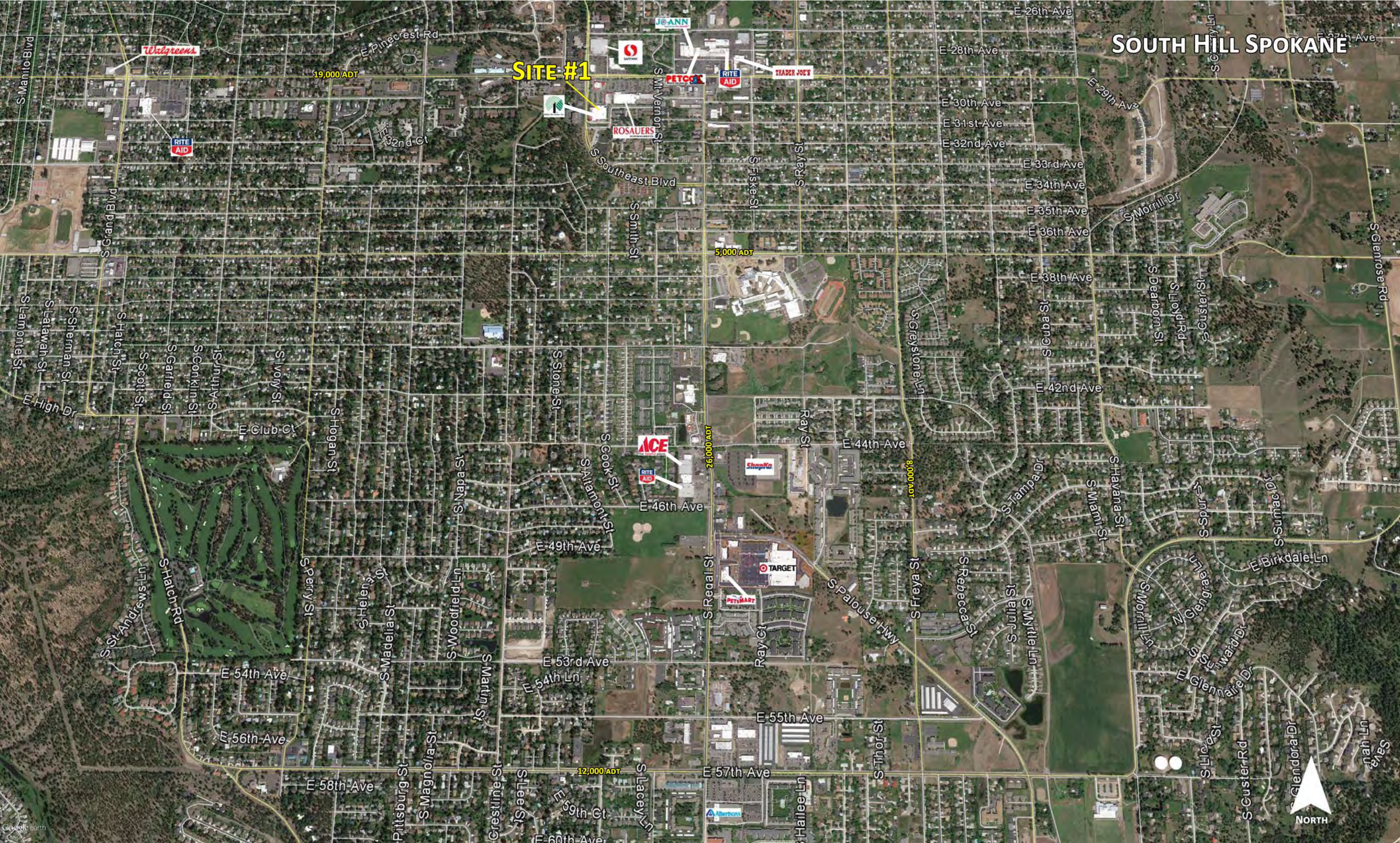
Unit#	Sq. Ft.	Tenant
1	47,000	Safeway
2	1,600	Medical Supplies
3	1,625	American Family Insurance
4	3,426	Available
5	1,600	Great Clips
6	1,600	Available
7	1,600	Mother's Cupboard Nutrition
8	22,631	Total Wine & More
9	45,000	Best Buy
10	14,459	Staples
10A	10,897	Party City
11	26,175	PetSmart
12	2,992	Payless ShoeSource
13	2,363	Bath & Body Works
14	1,778	Sally Beauty Supply
15	24,894	TJ Maxx
16	2,764	Available
17	4,500	America's Best Contacts & Eyeglasses

Unit#	Sq. Ft.	Tenant
18	1,500	Available
19	9,000	HobbyTown USA
20	45,658	Available
21	30,877	Big Lots
22	10,172	Canaan Buffet
23	4,500	Chase Bank
24	5,250	Applebee's
25	3,000	Taco Bell
26	7,560	Famous Footwear
27	5,275	Azteca Mexican Restaurant
28	1,000	Available
29	1,840	Foxy Nails
30	7,500	Olive Garden
31	10,000	Pier 1 Imports
32	6,469	Red Robin
33	4,000	Safeway Fuel Station
34	1,250	Available/Drive Thru
35		Target (NAP)
36		Pizza Hut (NAP)
38	5,677	Available

South Spokane

Tuesday Morning
new day new deal

SOUTH HILL SPOKANE



SITE #1

19,000 ADT

5,000 ADT

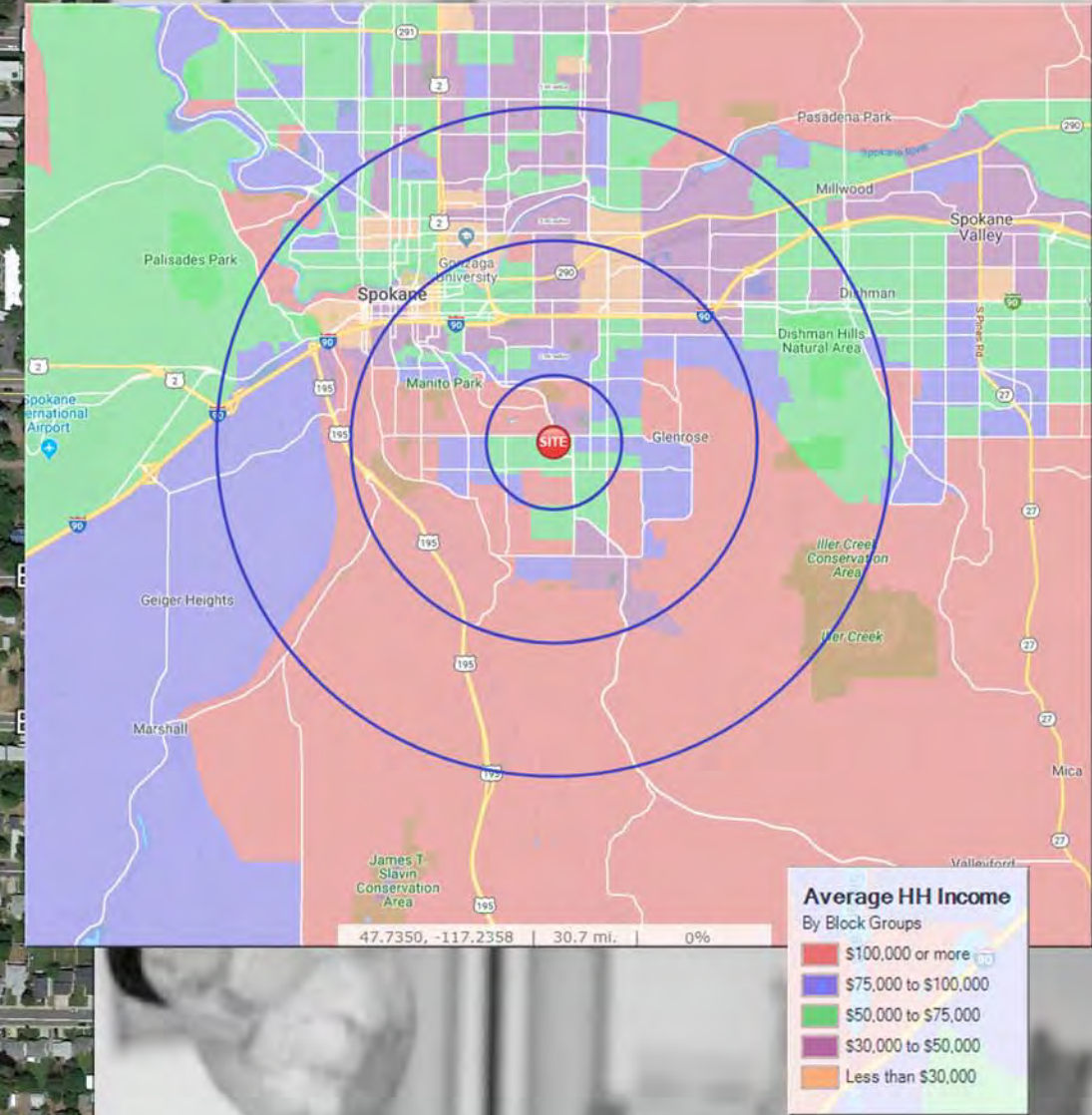
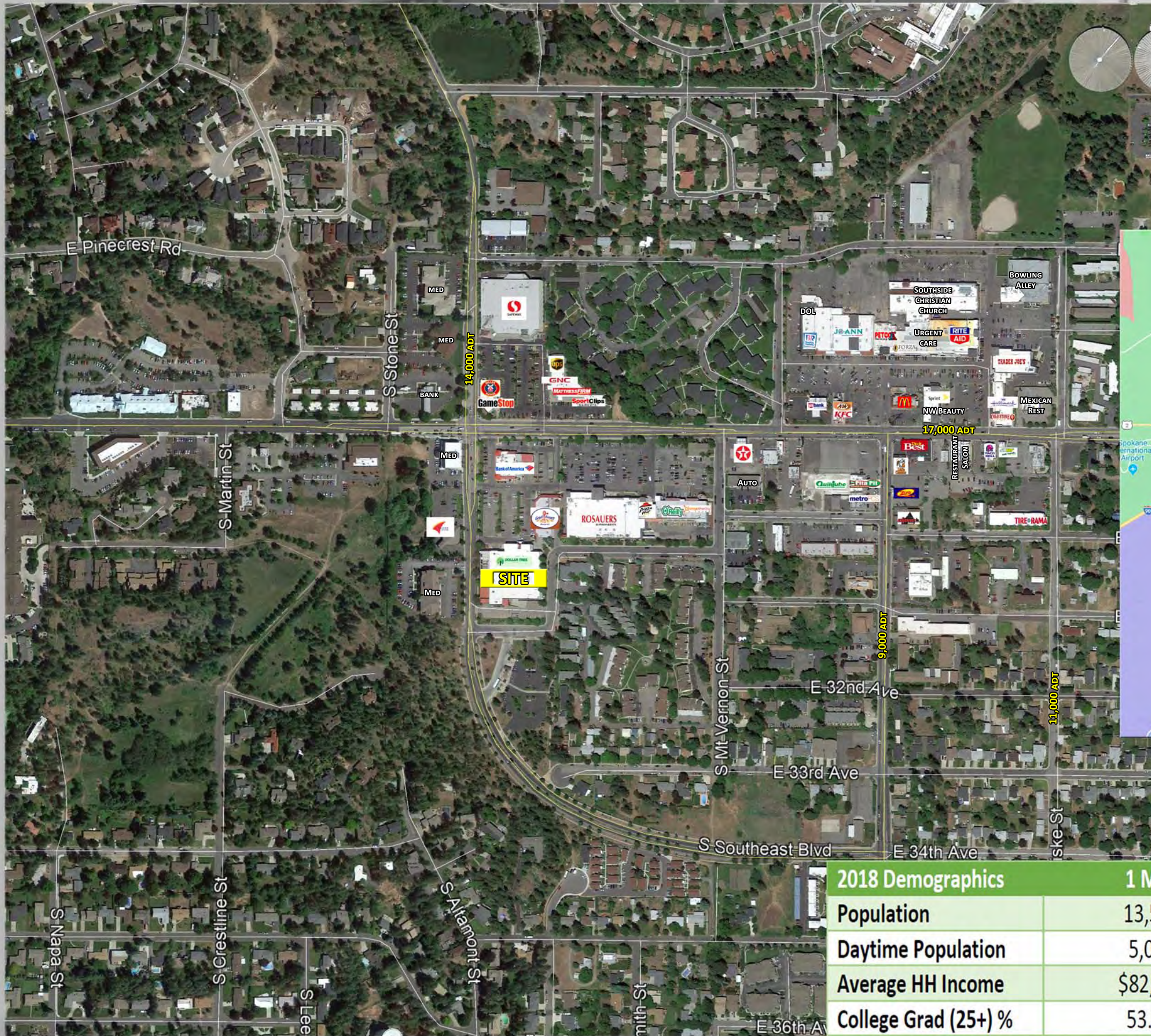
26,000 ADT

8,000 ADT

12,000 ADT

NORTH

SOUTH HILL SPOKANE



2018 Demographics	1 Mile	3 Miles	5 Miles
Population	13,582	79,022	161,434
Daytime Population	5,024	67,796	129,304
Average HH Income	\$82,114	\$85,877	\$70,887
College Grad (25+) %	53.7%	54.1%	45%

FORMER HASTING'S

2512 E 29TH AVENUE
SPOKANE, WASHINGTON



26,522 SF
DEMISABLE

\$12.00/SF

AVAILABLE
NOW



SAME LANDLORD AS FORMER NORTH DIVISION LOCATION. MORE OF A NEIGHBORHOOD LOCATION, IN ONE OF SPOKANE'S BETTER NEIGHBORHOODS.

N DIVISION IS TOUGH TO NAVIGATE WITH THE TRAFFIC AND LIGHTS ALONG ITS LENGTH.

A SOUTH HILL LOCATION WOULD ALLOW EASIER CAPTURE OF A BETTER DEMOGRAPHIC CUSTOMER.

MORE LIKELY TO IMPACT THE NEW EAST VALLEY STORE.

S HILL TO ULTA ON N DIVISION- 21 MINUTES (AVG), 7.1 MILES

S HILL TO SPOKANE VALLEY MALL- 16 MINUTES (AVG), 10 MILES

TRAFFIC HAS A GREATER IMPACT ON N DIVISION AS I-90 IS THE PREFERRED ROUTE TO THE VALLEY (VS DIVISION BEING A SURFACE ARTERIAL).

Coeur d'Alene

Tuesday Morning
new day new deal



NORTH

16,000 ADT

SITE #4

35,000 ADT

SITE #3

16,000 ADT

33,000 ADT

SITE #2

SITE #1

18,000 ADT

11,000 ADT

35,000 ADT

16,000 ADT

N Meyer Rd

E Poleline Ave

N Hueter Rd



E Sellice Way

W Riverview Dr

W Highland Dr

Northwest Blvd

Ramsey Rd

Lincoln Way

N Government Way

W Prairie Ave

E Prairie Ave

SILVER LAKE PLAZA

TARGET ROSS

SILVER LAKE MALL

Macy's JO ANN

JCPenney

E Dalton Ave

E Margaret Ave

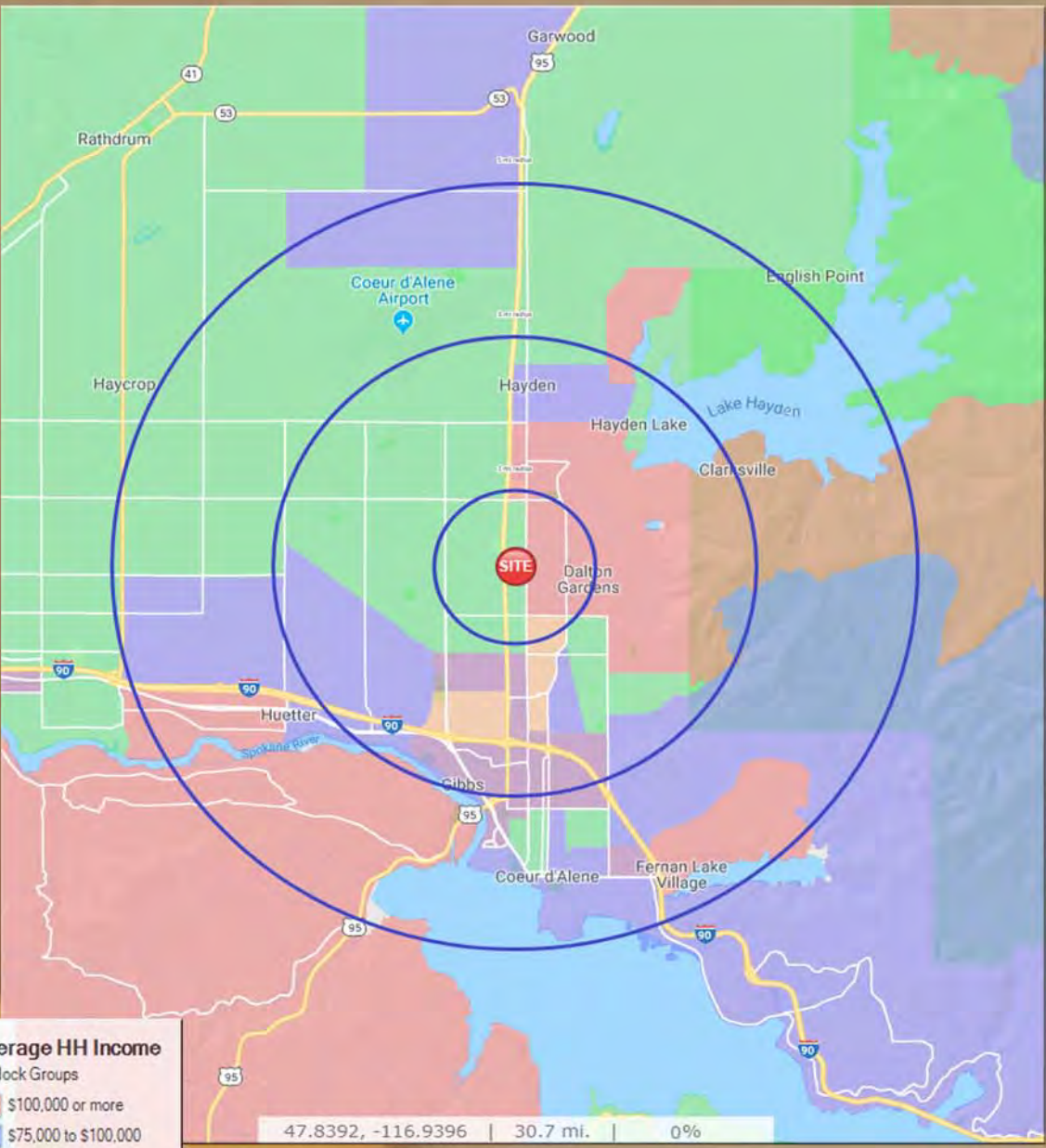
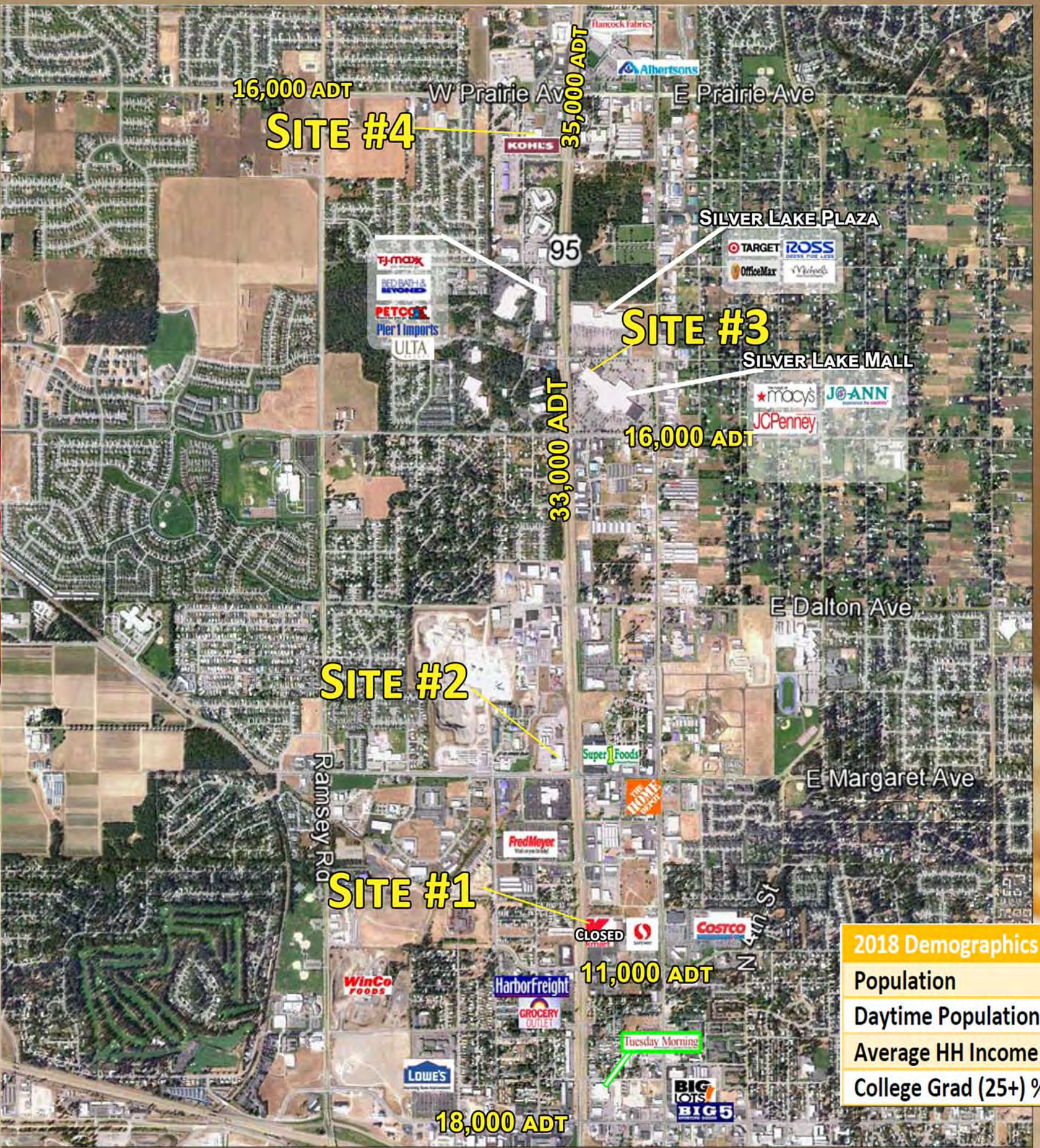
15th St

Lincoln Way

E Harrison Ave

N 15th St

COEUR D'ALENE



2018 Demographics	1 Mile	3 Miles	5 Miles
Population	4,916	57,563	83,038
Daytime Population	6,386	33,668	46,368
Average HH Income	\$66,383	\$69,465	\$72,717
College Grad (25+) %	38.5%	38.3%	39.7%

FORMER KMART

201 WEST NEIDER AVENUE
COEUR D'ALENE, IDAHO



ECONOMICS TO BE DETERMINED

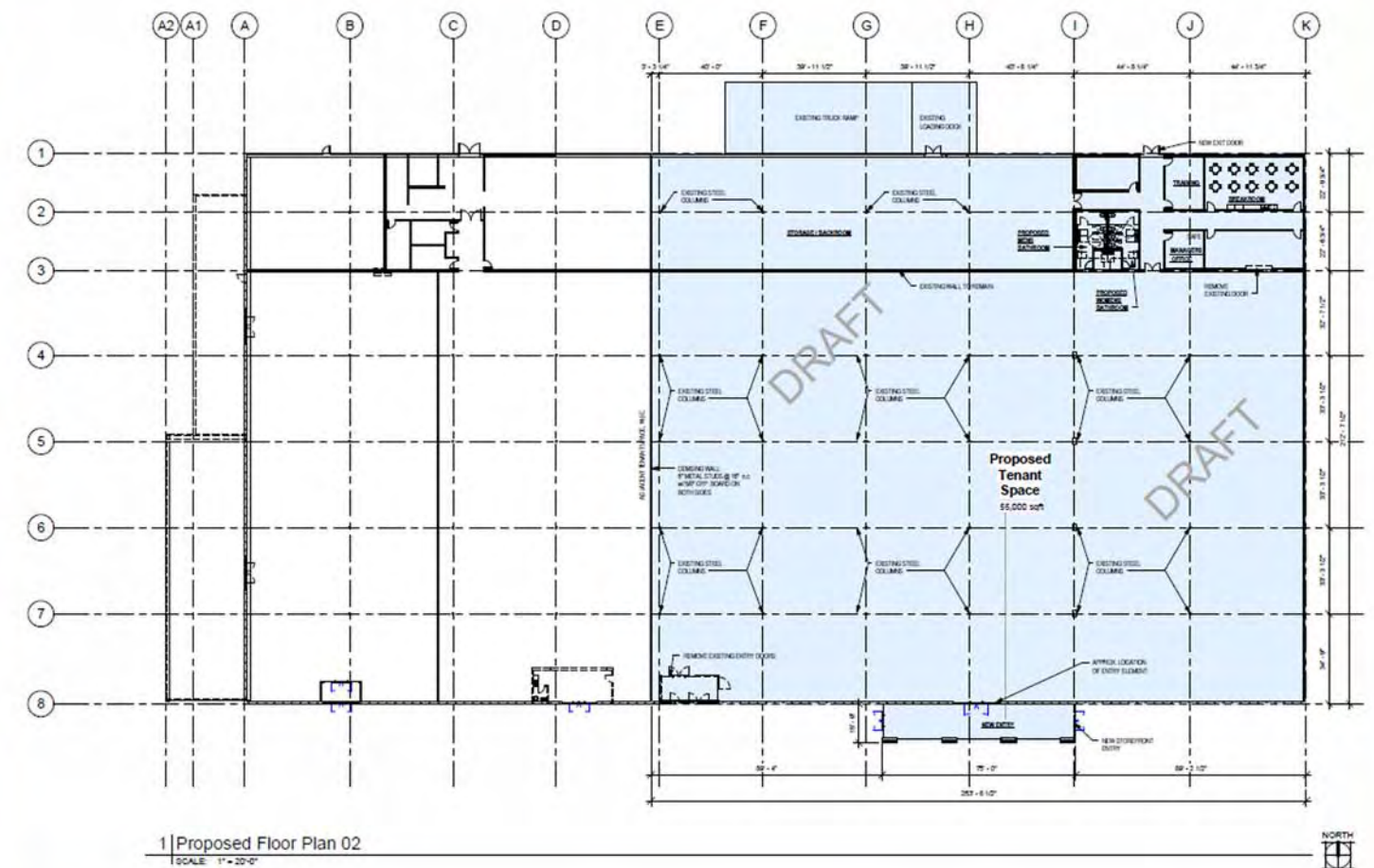
SPACE IS VACANT BUT CONTROLLED BY SHC UNTIL OCTOBER 2018

BIG BOX WELL POSITIONED IN THE MARKET ON HWY 95
AND ON THE WAY TO COSTCO (EAST).

LANDLORD IS EXPECTING TO GET THE BOX BACK WHEN KMART LEASE RUNS OUT
(OCTOBER).

LATEST NEWS IS THAT RICH DEVELOPMENT (N DIVISION COSTCO)
HAS THE SITE UNDER CONTROL AND
WILL BE SPEARHEADING THE REDEVELOPMENT.

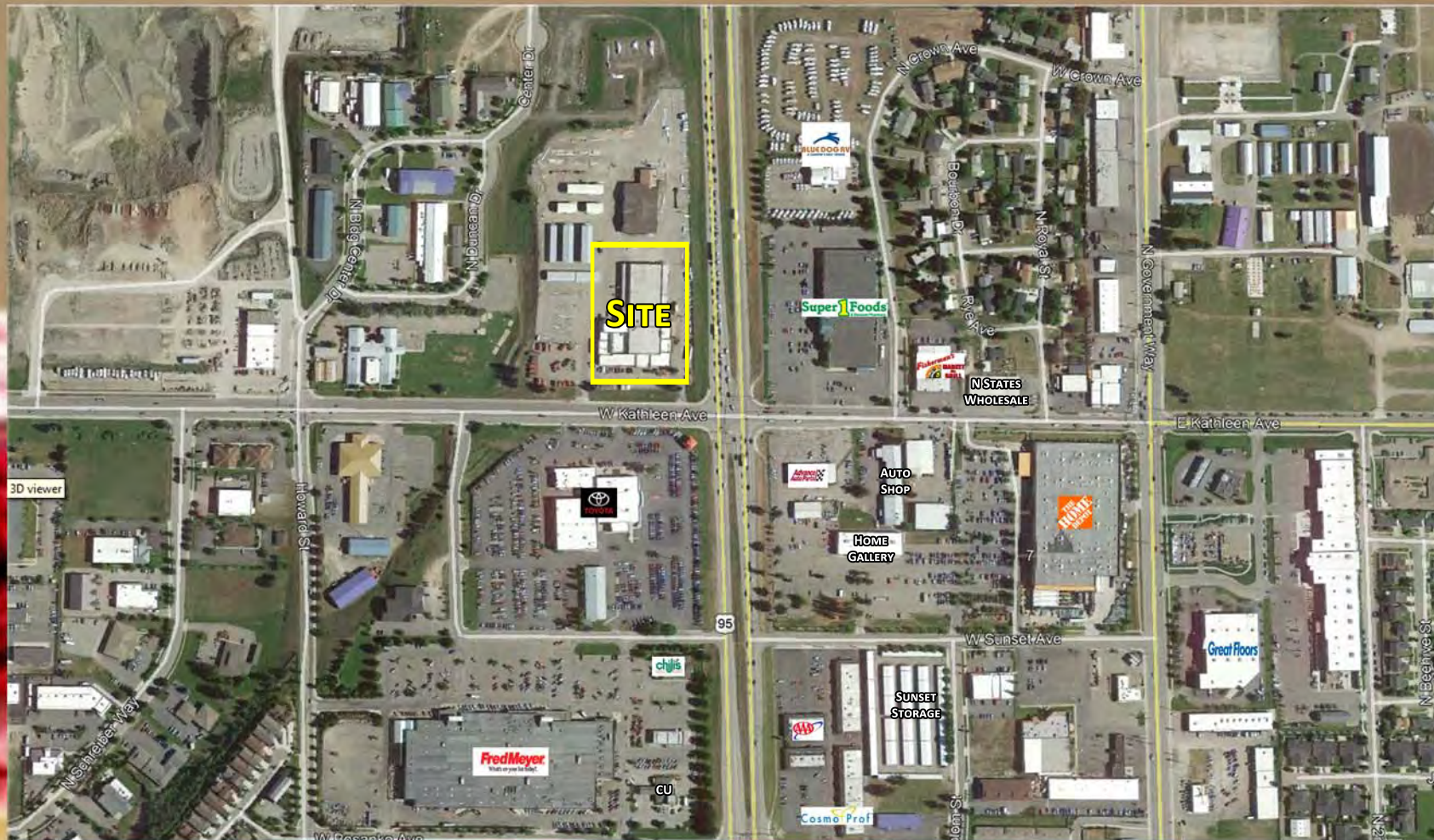
HOBBY LOBBY IS THE FURTHEST ALONG IN THIS PROCESS
BUT HAS NOT YET FULLY COMMITTED.



STOCK LUMBER

505 W KATHLEEN AVENUE

COEUR D'ALENE, IDAHO



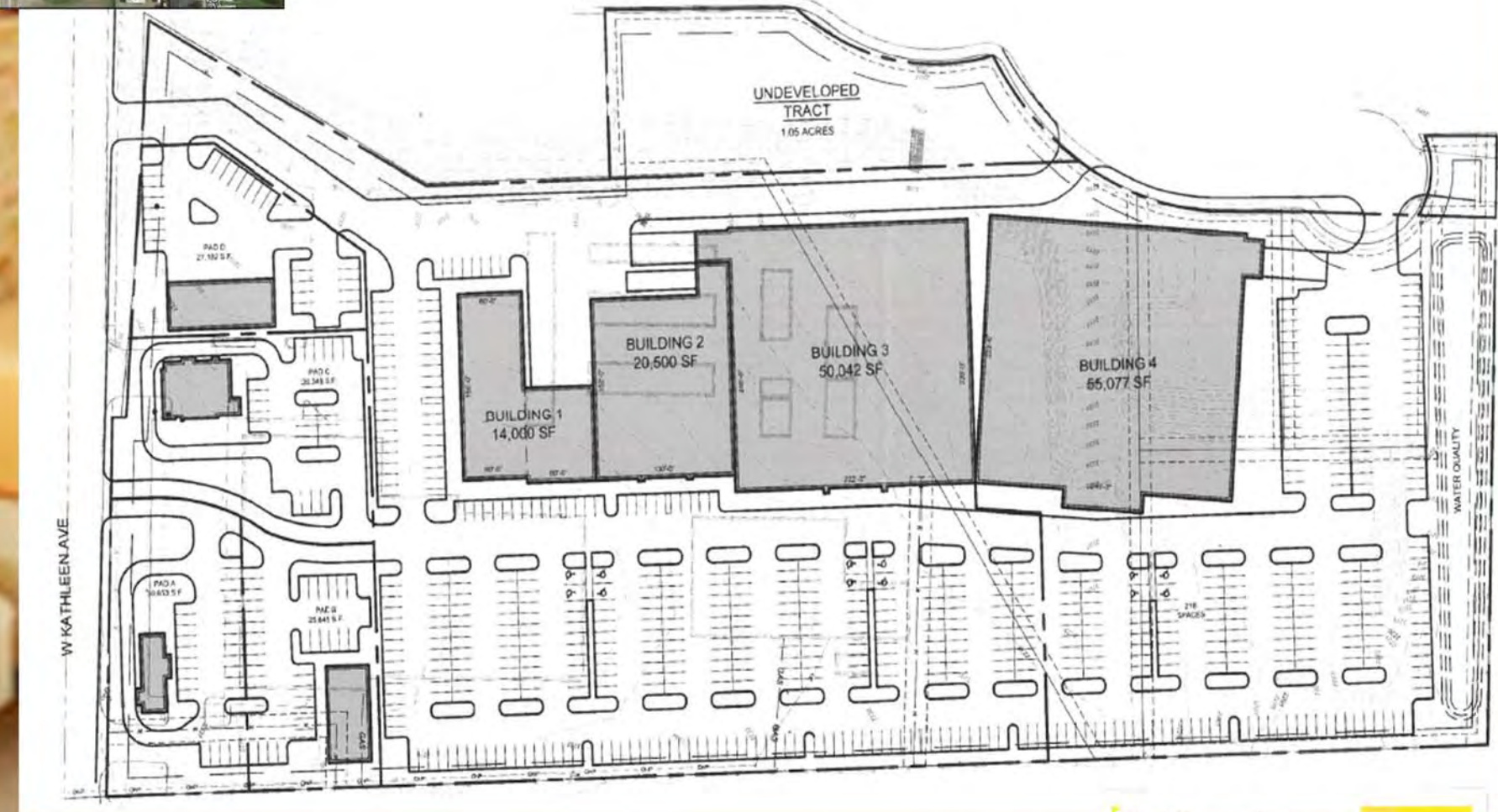
**ECONOMICS TO BE DETERMINED.
EXPECT MARKET RATES (\$15-\$18/SF NNN)**

**NEW DEVELOPMENT JUST COMING TO MARKET
SO DETAILS ARE STILL FORTHCOMING.**

**NO TENANTS IDENTIFIED AS YET.
EXPECT TO SEE INTEREST FROM SOFT GOODS TENANTS,
DEPENDING ON OVERALL MIX.**

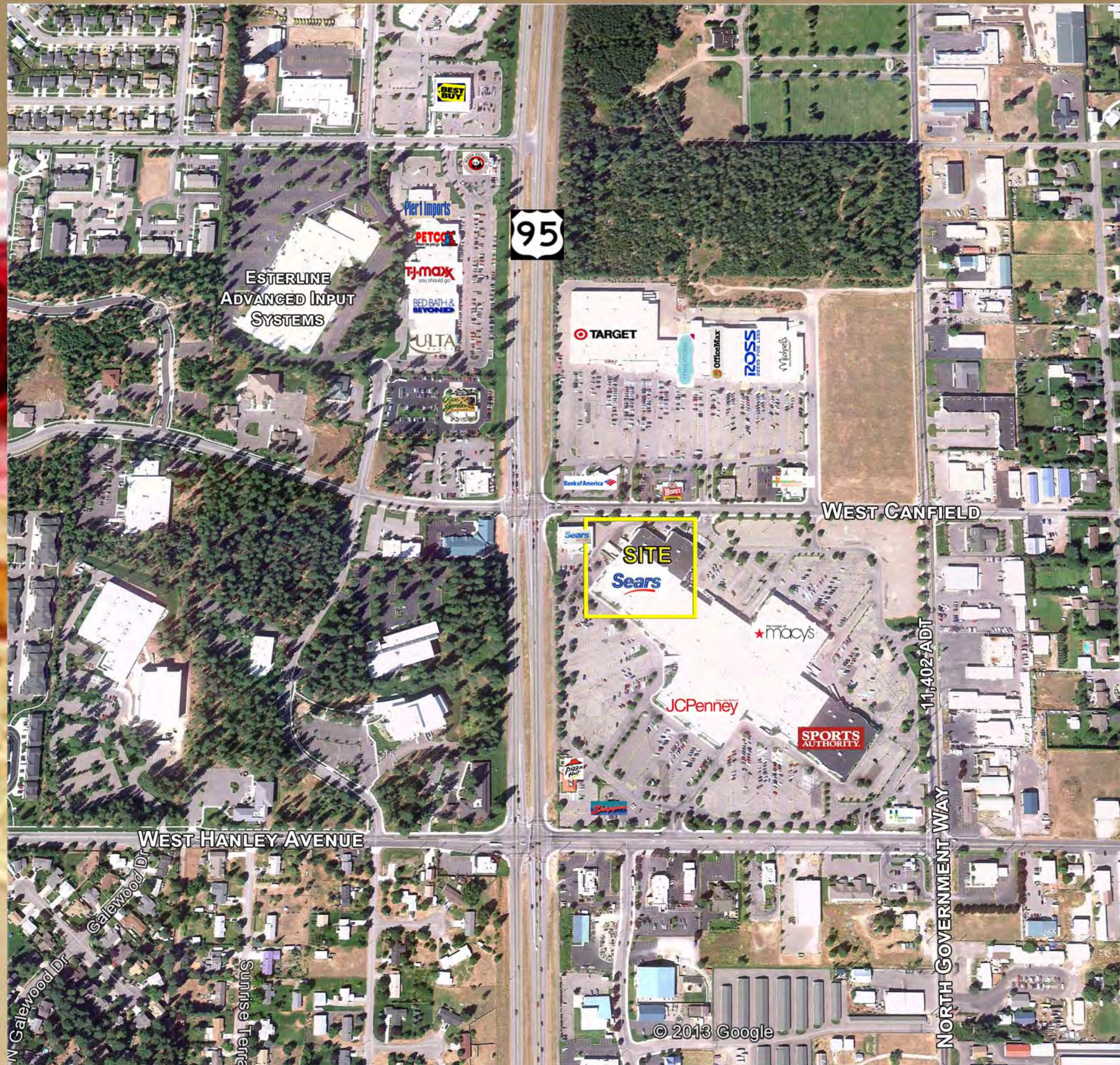
**NICE POSITION ON HWY 95,
ALTHOUGH THE HIGHWAY IS DIVIDED
IN FRONT OF THE PROJECT.**

**ACCESS WOULD BE FROM THE SIDE STREET
KATHLEEN AVE**



SEARS AT SILVERLAKE MALL

200 WEST HANLEY AVENUE
COEUR D'ALENE, IDAHO



ECONOMICS TO BE DETERMINED.

BOX HASN'T BEEN RETURNED TO THE LANDLORD
(ROUSE PROPERTIES) AS OF THIS WRITE UP
(SHC CONTROLLED)

LANDLORD WANTS CONTROL OF THE BOX,
SEARS ISN'T GIVING IT UP
AND HAS CONTROL FOR NOW.

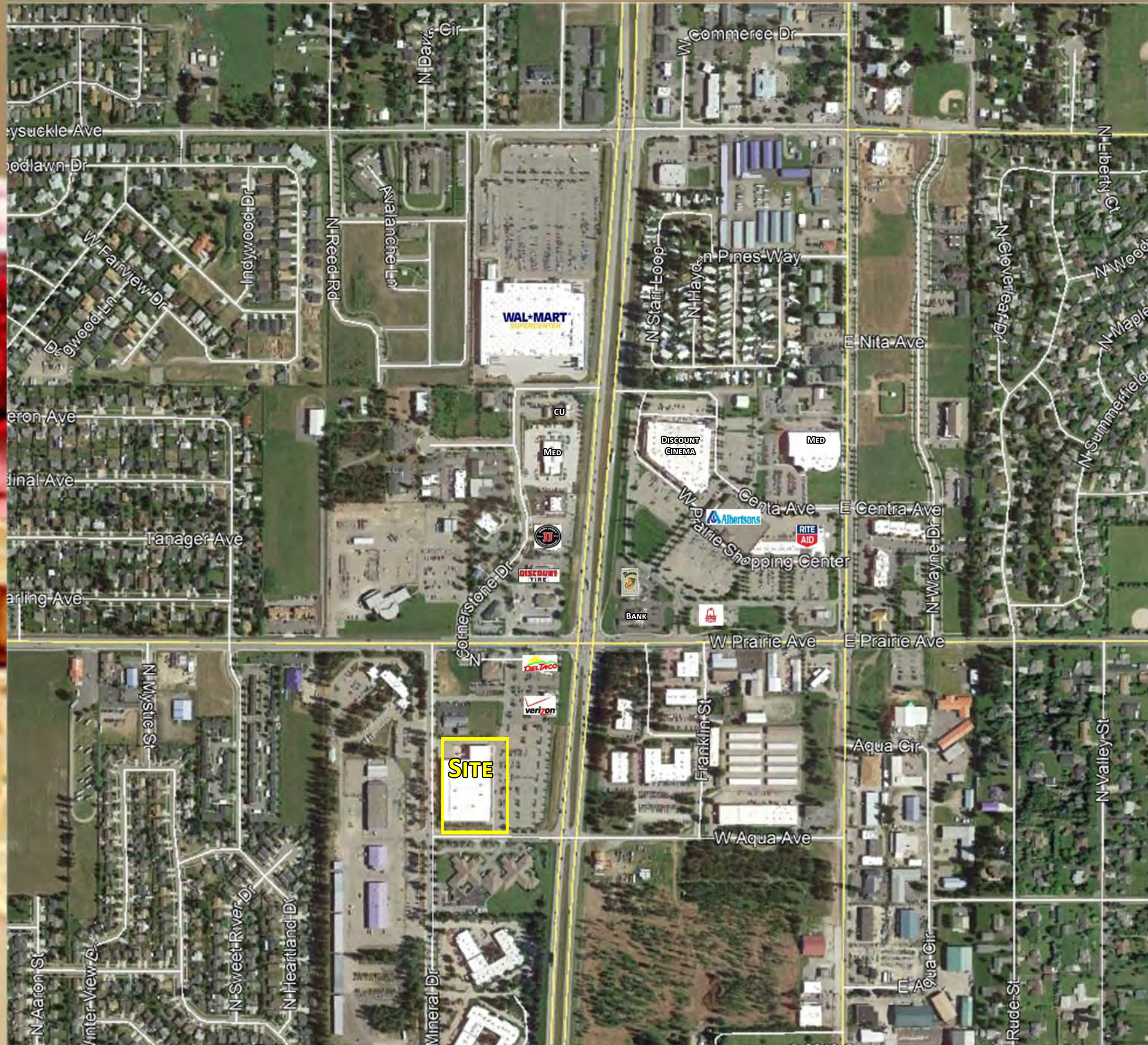
DECENT POSITION IN THE MARKET
BEING ON HWY 95 AND
ATTACHED TO THE ONLY MALL IN THE AREA.

TARGET IS ADJACENT,
AS IS A PROMINENT POWER CENTER
ON THE WEST SIDE OF HWY 95

THIS IS THE CENTER OF
COEUR D'ALENE'S RETAIL MARKETPLACE.

KOHL'S (SUPLUS SPACE)

545 WEST AQUA AVENUE
COEUR D'ALENE, IDAHO



ECONOMICS "MID-TEENS" NNN

**KOHL'S TO PROVIDE DEMISED SHELL
AND SPLIT HVAC AND UTILITIES.**

**THIS STORE IS ON THE LIST OF
DOWNSIZING POTENTIALS
SHOWING ABOUT 24,000 SF POSSIBLY AVAILABLE.**

**IT IS LOCATED AT THE NORTH END OF THE MARKET,
THE FIRST RETAIL PEOPLE SEE
COMING FROM SANDPOINT AND NW MONTANA**

**IT IS THE FURTHEST NORTH FROM I-90
AND COEUR D'ALENE PROPER**

