



# MAYFAIR BUILDING

SPOKANE, WA



DAINES CAPITAL  
COMMERCIAL REAL ESTATE





# MAYFAIR

**SINGLE TENANT ASSET  
US DEPARTMENT OF VETERAN AFFAIRS  
LONG TERM LEASE**

**[CLICK HERE TO EMAIL  
STEVEN DAINES FOR NDA & ACCESS  
TO FULL DUE DILIGENCE PACKET](#)**



# MAYFAIR BUILDING

6002 N MAYFAIR ST, SPOKANE WA 99208



## INVESTMENT SUMMARY

LEASABLE SF 13,676	LAND AREA .86 ACRES	OCCUPANCY US DEPARTMENT OF VETERAN AFFAIRS
PARKING 52	PARKING RATIO 3.79/1,000	YEAR BUILT/RENOVATED 1995/2009

**\$7,413,452**  
**CAP RATE: 6.75%**

**BRAND NEW LEASE** in a beautiful brick building executed with the government for a new 5+5+5 lease term. Single tenant, low maintenance property.

**NOI PRO FORMA**  
FULLY LEASED  
**\$500,408**





# SPOKANE, WA

**SPOKANE LISTED IN THE TOP 5 MIDSIZE CITIES  
NATIONWIDE FOR BEATING OFFICE RENT  
GROWTH TRENDS.**

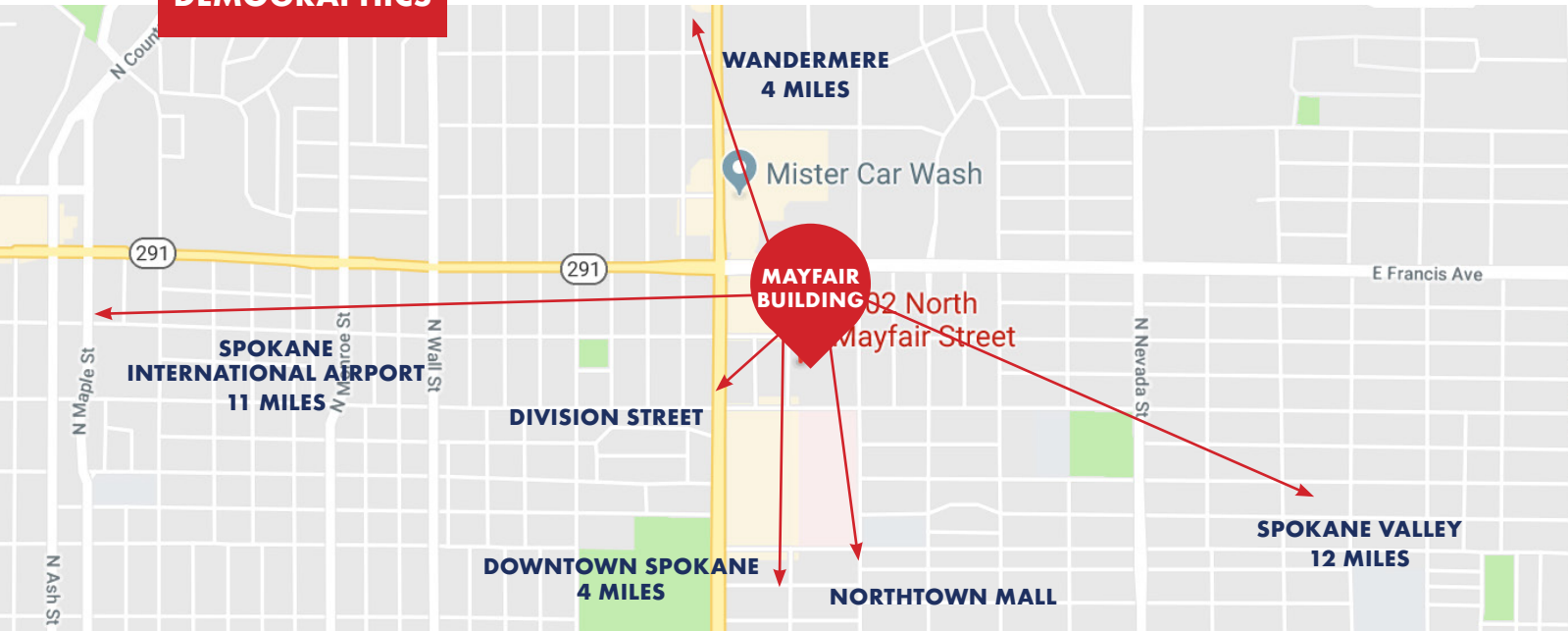
— CO-STAR, JULY 2019

**SPOKANE IS HOME TO:**

- FAIRCHILD AIRFORCE BASE
- SPOKANE INTERNATIONAL AIRPORT
- TOP HOSPITALS & UNIVERSITIES
- BEST OF BROADWAY LIVE ENTERTAINMENT
- AWARD WINNING RESTAURANTS
- WORLD FAMOUS SPORTS EVENTS & TEAMS



SURROUNDING  
AMENITIES &  
DEMOGRAPHICS



SURROUNDING AMENITIES

HOSPITALITY & EATS

Shari’s Cafe & Pies  
Tomato Street  
Little Ceasers  
Dairy Queen  
Lowes Home Improvement  
Hospitals & Urgent Care Centers  
Retirement Centers

SHOPPING

Northtown Mall  
Bed Bath & Beyond  
Burlington Coat Factory  
Trader Joes  
Rite Aid  
Petco

RECREATION

Franklin Park  
Golf Courses  
70 lakes within 60 minute drive  
Ski Resorts within 30 mile drive

PROXIMITY

Spokane International Airport  
Downtown Spokane  
Spokane Valley

DEMOGRAPHICS

	1 MILE	3 MILES
Population	18,321	123,979
Households	7,965	49,458
Average Age	37.40	36.80
Median HH Income	\$37,144	\$44,079
Daytime Employees	10,887	49,588
Population Growth '19-'24	Up 6.4%	Up 6.4%
Household Growth '19-'24	UP 6.4%	Up 6.3%

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
E Central Ave	N Lidgerwood-Mayfair	5,134	2018	0.07 mi
N Lidgerwood St	E Central Ave S	1,973	2018	0.11 mi
E Central Ave	N Ruby St E	6,366	2018	0.11 mi
E Central Ave	N Lidgerwood St. W	1,997	2018	0.15 mi
N Mayfair St	E Francis Ave N	22,844	2018	0.18 mi







**CONTACT US**

**I'D LOVE TO SERVE YOU**

---

**STEVEN DAINES**

**STEVEN@DAINESCAPITAL.COM**

**509.590.9114**



**DAINES CAPITAL**  
COMMERCIAL REAL ESTATE





DAINES CAPITAL  
COMMERCIAL REAL ESTATE

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.