

For Sale & Lease

Retail/Office/Medical

**NAI**Black



## 5505 S Regal Street

Spokane, Washington 99223

### Property Description

- Total Building Size: 35,040± SF
- Total Lot Size: 102,890± SF ( 2.33± Acres)
- Turnkey Fitness Center
- Excellent Access
- Desirable part of South Hill on main arterial, Regal Street
- 48± Parking Stalls facing 55th & Regal
- 135± Parking Stalls in overflow lot, connected by pedestrian trail
- Includes Indoor four-lane, 20-yard lap pool
- Zoning: Mixed Use
- Surrounding uses are multi-family to the north with a number of recently constructed apartment complexes and local retail to the South and West
- Do Not Disturb Tenant
- Contact Broker for a tour

**Sale Price: \$7,500,000**

**Lease Rate: \$15.00 SF/yr (NNN)**



For more information

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

[naiblack.com](http://naiblack.com)

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## AMENITIES

- 5,978± SF Basketball Gymnasium
- Aerobics Room
- Cycling Room
- Weight Room with Rubber Floor
- Two Racquetballs Courts with Glass Viewing Walls
- Indoor Four-Lane, 20-Yard Lap Pool
- Indoor Hot Tub
- Sauna
- Locker Rooms with Ceramic Tile Floor
- Nursery
- 183± Parking Stalls

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E 57th Avenue

South Hill Grill

Morty's Tap & Grille

57th & Regal Center

S Regal Street

E 55th Avenue

57th & Regal Center  
HAS  
Domino's  
BEACON



S Regal Street

Morty's Tap & Grille

E 55th Avenue

THE GALLERY AT SPOKANE  
A Student Center Living Community

South Hill Grill

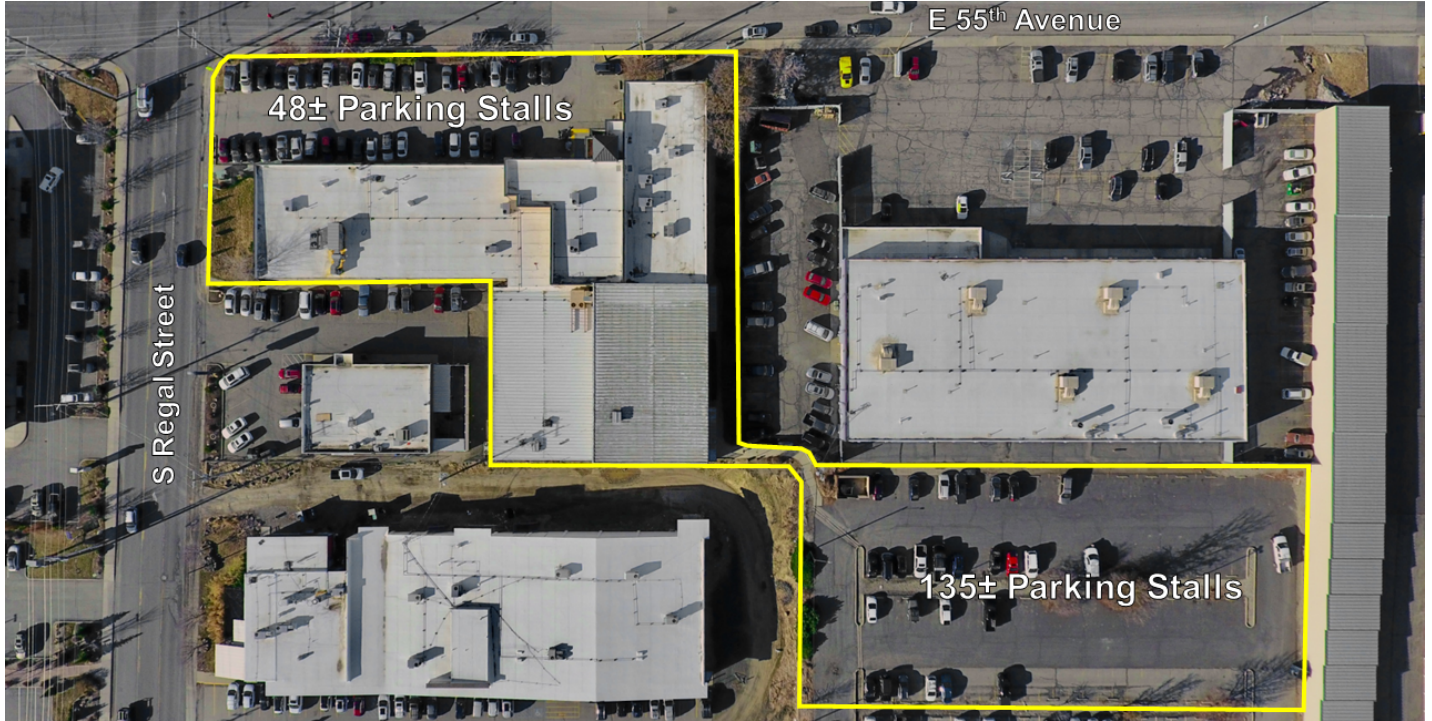


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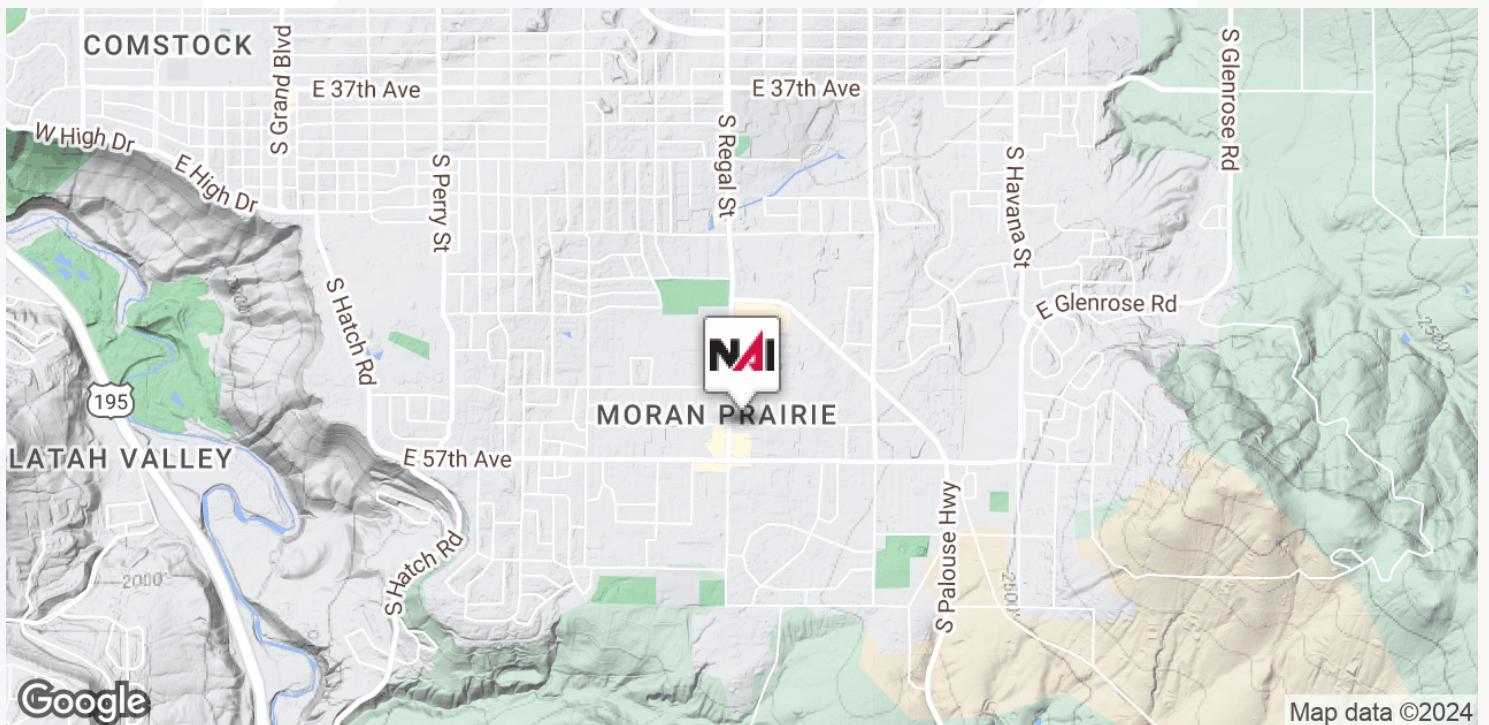
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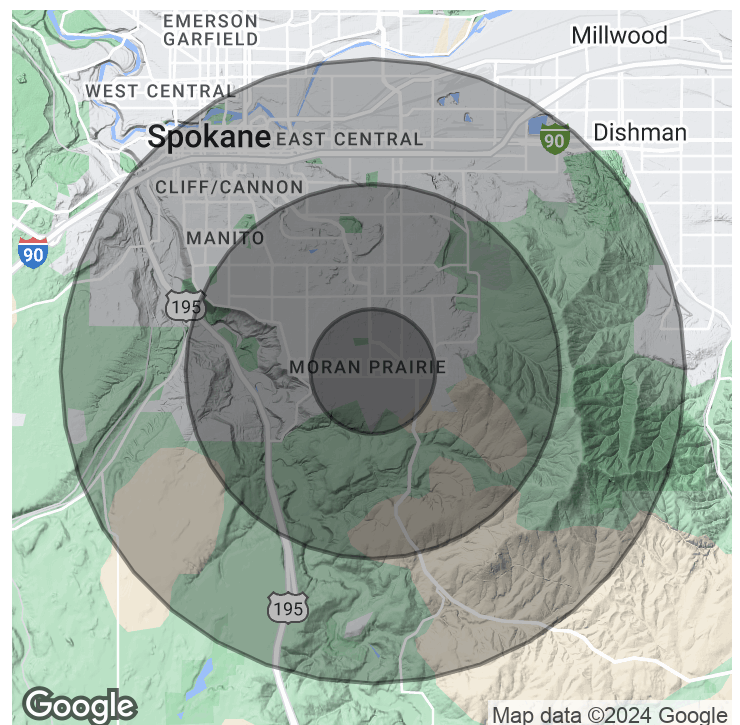
# Retail/Office/Medical



Population	1 Mile	3 Miles	5 Miles
Total Population	10,630	53,180	108,805
Average Age	43.3	42.7	40.3
Average Age (Male)	41.6	41.2	39.3
Average Age (Female)	43.5	44.2	41.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,435	23,934	50,300
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$80,267	\$98,237	\$81,235
Average House Value	\$261,800	\$304,928	\$252,810

\* Demographic data derived from 2020 ACS - US Census



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