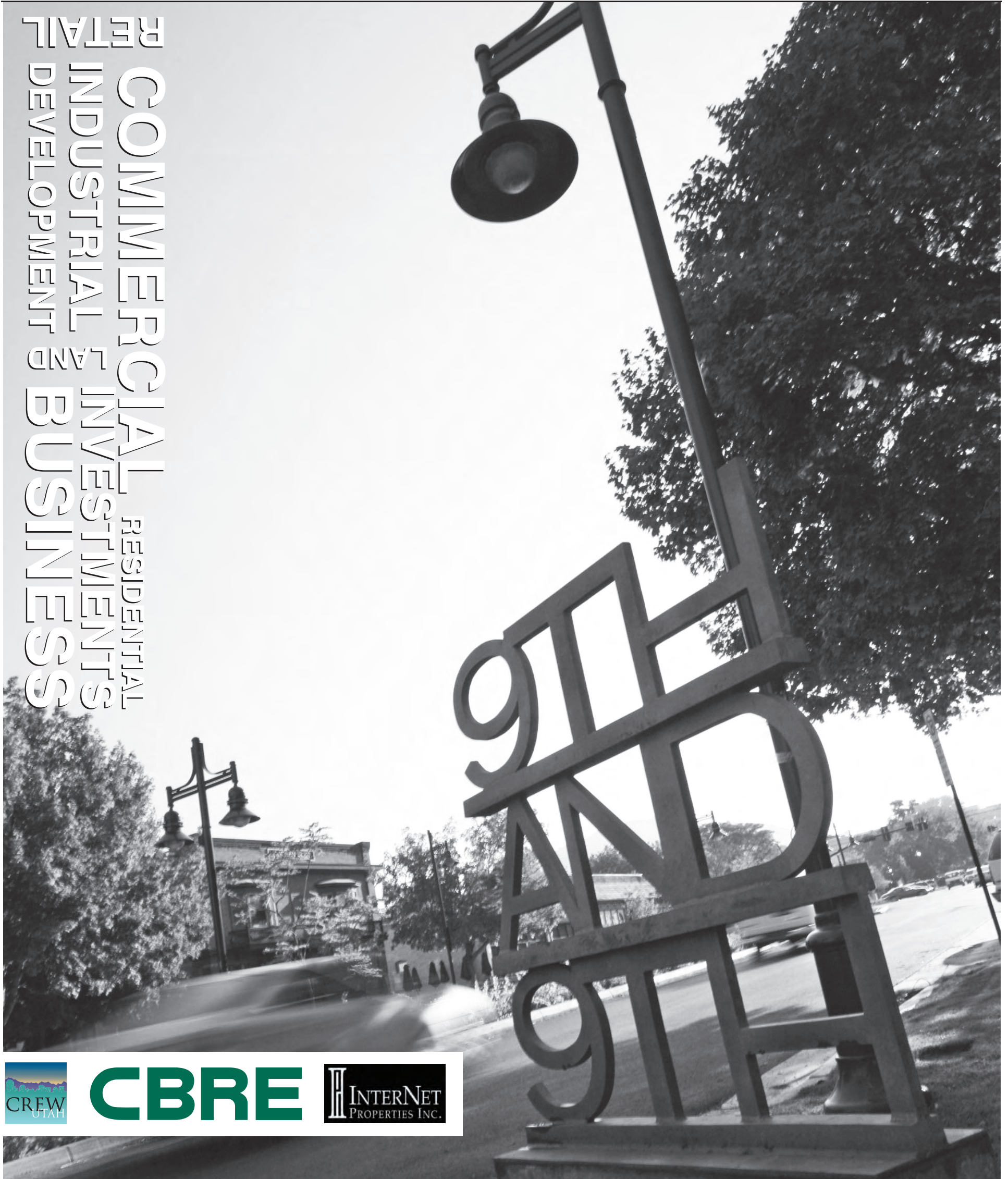


# THE Enterprise

SECTION B  
August 13, 2012

## UTAH'S COMMERCIAL REAL ESTATE GUIDE

RETAIL  
COMMERCIAL  
INDUSTRIAL & DEVELOPMENT  
BUSINESS  
RESIDENTIAL INVESTMENTS



REQUEST FOR PROPOSALS  
**PROPERTY FOR SALE**

*520 NORTH LINCOLN STREET*

City of Spokane Asset Management Group | RFP #3876-12

This property consists of an approximately 34,000 sq. ft. site with an approximately 11,000 sq. ft. structure, currently operating as a restaurant, located near the Spokane River adjacent to the falls in downtown Spokane, Washington.

Located at 520 North Lincoln Street in the heart of downtown Spokane, this property sits on one of Spokane's most visible and desirable riverside locations. This site sits adjacent to the Spokane River falls in downtown Spokane and has unique views to the east of both portions of the Spokane River as it exits Riverfront Park. The property also presents outstanding views to the west of the Great Spokane River Gorge area. Zoned for general mixed use, the property offers an excellent opportunity for development.

The City of Spokane is requesting Proposals from qualified buyers for the sale of this property. For a copy of the Request for Proposals please contact [purchasinghelp@spokanecity.org](mailto:purchasinghelp@spokanecity.org).

Proposal documents should be submitted to City of Spokane Purchasing Department no later than 1:00 p.m. on Tuesday, September 4, 2012. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals delivered late. Only firm Proposals with signatures will be evaluated.

Submit one paper original and one reproducible digital copy (thumb drive or CD) of the Proposal to: City of Spokane – Purchasing Department, 4th Floor – City Hall, 808 W. Spokane Falls Blvd., Spokane, Washington 99201

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*“Influencing the success of the commercial real estate industry by advancing the achievements of women.”*



Angela Kesselman is a commercial loan consultant with over 25 years of experience in real estate finance. She founded SunRidge Commercial Capital to bring her knowledge and a variety of loan options to her customers. She has an extensive network of lenders and an understanding of their specific lending platforms and desired loan types. These relationships allow her to structure and place competitively priced loans that fit with the specific needs of a client. She places an emphasis on communicating with all of the parties in the transaction, so that they have a clear understanding of the loan process as it moves from underwriting to closing. Angela's experience encompasses all types of commercial loans including SBA lending, small business finance and construction, bridge and permanent financing on all property types, as well as asset based lending products. Angela is a native Texan and received her bachelor's degree from the University of Texas in Austin. As a member of CREW, Angela serves on the sponsorship committee where she has enjoyed learning about the importance of sponsorship in supporting the future growth and advancement of CREW.

Angela Kesselman *SunRidge Commercial Capital*  
 T. 877 897 0406 • Direct 435 659 2200



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[www.crewutah.org](http://www.crewutah.org)

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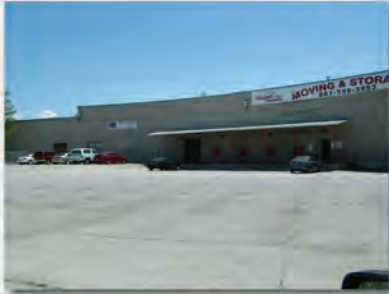
SPONSORSHIP: Terese Walton (801)487-3236

# Jake Copinga

**801-706-9754 cell**

jake@iproperties.com

## 545 South Gale Street (350 West) Salt Lake City, Utah



- Space Available: 24,255–16,400 SF
- 4 Dock High Doors
- Large Yard
- Good Visibility & Freeway Access
- \$0.20–\$0.25/SF/Month NNN
- Landlord will entertain short term deals

## 520 South Gale Street (350 West) Salt Lake City, Utah



- Automotive Garage
- 5,454 SF Available
- 4 Grade Level Doors (12' x 14')
- Possible Yard
- Good Visibility & Freeway Access
- \$2000/Month NNN
- Landlord will entertain short term deals

## 548 South Gale Street (350 West) Salt Lake City, Utah



- 10,000–50,000 SF Available
- 3 Dock High Doors
- 1 Grade Level Door (20' x 14')
- Yard Available
- \$0.20–\$0.25/SF/Month
- Landlord will entertain short term deals

## 509 South Gale Street Salt Lake City, Utah



- 3,450 SF
- 1 Grade Level Door
- Yard Available
- \$0.20–\$0.25/SF/Month NNN
- Landlord will entertain short term deals

## 333 West 500 South Salt Lake City, Utah



- 3,000–8,600 SF Available
- 18 Dock High Doors
- Large Yard
- Large Office
- Spray Booth
- \$0.20–\$0.25/SF/Month
- Landlord will entertain short term deals

## 89 D Street Salt Lake City, Utah



- Free-standing Building
- Great Avenue Location
- 2,400 SF
- Full Kitchen
- Lease Rate \$2,800/Month
- Sale Price \$499,000

## 4220 South State Street Murray, Utah



- Full Service Car Lot
- 1.29 Acres Improved
- 5 Bay Fully Equipped Repair Facility Including Wash Bay
- Great State Street Location
- State Street Signage
- Sale Price \$1,690,000
- Possible Seller Financing

## 630 West Girard Ave Salt Lake City, Utah



- Purchase Price \$89,000
- Warehouse/Shop Space
- 1,200 SF
- 2 Grade Level Doors (10' x 10')
- Small Yard



[www.iproperties.com](http://www.iproperties.com)

**801-355-0600**



## Event Details

**Wednesday, August 15th 2012**

Little America Hotel  
8:00 - 11:00 A.M.  
Salt Lake City, Utah  
*Breakfast will be served*

## Keynote Speaker



**Raymond G. Torto, Ph.D.**  
*Global Chief Economist, CBRE*

Dr. Torto is one of commercial real estate's most renowned economists and forecasters. He directs CBRE's worldwide team of commercial real estate market analysts and serves as the firm's primary spokesperson on macroeconomic issues and the global commercial real estate market.

## Other Presenters

**James Wood**  
*Director, Bureau of Economic and Business Research, University of Utah*

Market overviews to be given by local professionals in the office, retail, industrial, multi-family, capital, residential and investment markets.

**Register online at [www.utahappraisers-uaa.com](http://www.utahappraisers-uaa.com)**

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**Utah Association of Appraisers**  
PO Box 58421  
Salt Lake City, UT 84158



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 Name on Card: \_\_\_\_\_ Expiration: \_\_\_\_\_ Security Code: \_\_\_\_\_  
 Billing Address: \_\_\_\_\_

Tickets will be emailed to you by August 13th. Please complete a separate form for each person attending. The early registration fee is \$90 per person with a 10% discount for groups of 10 or more. Late registration, after August 6th, is \$110 per person. Refunds will not be given after August 6th. Three hours of CE credit is available for Real Estate and Appraiser Licensees. Dual CE Credit is permissible for multiple licenses. Questions? Call 801-792-6590 or email [utahappraisers@yahoo.com](mailto:utahappraisers@yahoo.com).

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