

RETAIL SPACE FOR LEASE
625 21st STREET- Lewiston, Idaho

ADDRESS: 625 21st Street, Lewiston, Idaho

DESCRIPTION: Lease space in the amount of 14,000 square feet located in the Red Lion Hotel Complex and Conference Center which includes the hotel, a restaurant, a brew-pub, a quiet bar, Adcope Athletic Club and Scruples (hair, nails and tanning). 21st Street is the major retail street in Lewiston and the Red Lion Complex is prominent as one enters Lewiston from the north, east or south from Highway 95/12. Adjacent businesses not part of the complex include a MacDonald's, an Arby's, a CashTyme outlet and a soon to be completed Jimmy Johns. The available space was formerly a Sports Authority outlet as was its predecessor Gart Sports for a total of more than 30 years.

SIZE: The available space is 14,000 square foot end cap with 140 feet of frontage and 100 feet of depth. Frontage on the parking lot is 240 linear feet.

LAND SIZE: 126,324 square feet or 2.09 acres

MONTHLY

RENT: \$10,500 per month \$9.00 per foot annually plus CAM charges.

UTILITIES: Tenant pays for water, sewer, garbage, Avista (electricity and natural gas), Internet, satellite, telephone and cable TV.

BEST USES: Retail

ZONING: This property has a zoning designation of C-6 which is Regional Commercial

GENERAL

DESCRIPTION: The Red Lion Hotel complex is a full service hotel, restaurant and conference center which is host to most major events in the Lewis-Clark Valley. Traffic into this complex is significant due to the following: During the NAIA World Series in May each year this hotel will be home to most of the ten participating teams and team member families. The Red Lion is often is the team hotel for football and basketball teams playing at the University of Idaho or Washington State University both of which are only 30 miles away. Most of Lewiston class reunions have one or more events at the hotel throughout the summer and into September. On Thursday nights throughout the summer the Brew Pub hosts well attended Blues and Brews events.

TENANT FINISH: The price quotes is "as is". The space is generally wide open with bathrooms, offices and employee break rooms in the north end of the space.

Signage: The tenant will receive top billing on the pylon sign on 21st Street.

For more information or an appointment to view the space and discuss a lease contact Dick White at RE/MAX River Cities (208) 743-6575 or dwhite@lewiston.com or come by our office at 1015 "F" Street, in Lewiston, Idaho

