

OFFERING MEMORANDUM

# Hub For Community In Downtown Core

Prime commercial real estate opportunity in the heart of downtown Spokane. Featuring exceptional visibility, a flexible space ideal for any mixed use developments.

518 West 3rd Avenue, Spokane WA 99201

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## PROPERTY DESCRIPTION :

Own a singular piece of Spokane history in this iconic downtown church, the nationally recognized birthplace of Father's Day and a landmark of faith, service, and architectural character. Within these walls, Sonora Louise Smart Dodd's 1909 tribute to her father helped spark a family-focused celebration that spread across the nation, giving the property a uniquely powerful story for any mission-driven owner. With approximately 33,425 square feet, including a 1962 addition with offices, classrooms, and a full gymnasium, the building offers highly adaptable space for worship, social services, education, and community events. Extensively updated with modern electrical, gas furnaces, and a recent roof—while preserving original stained glass and a classic pipe organ—this historic asset, complete with an active commercial kitchen currently serving vulnerable neighbors, is perfectly positioned as a high-impact community hub in the heart of Downtown Spokane.

## DETAILS :

List Price: \$1,200,000

Price Per SF: \$35.90

Building Size: 33,425 SF

Parcel: 35191.3007

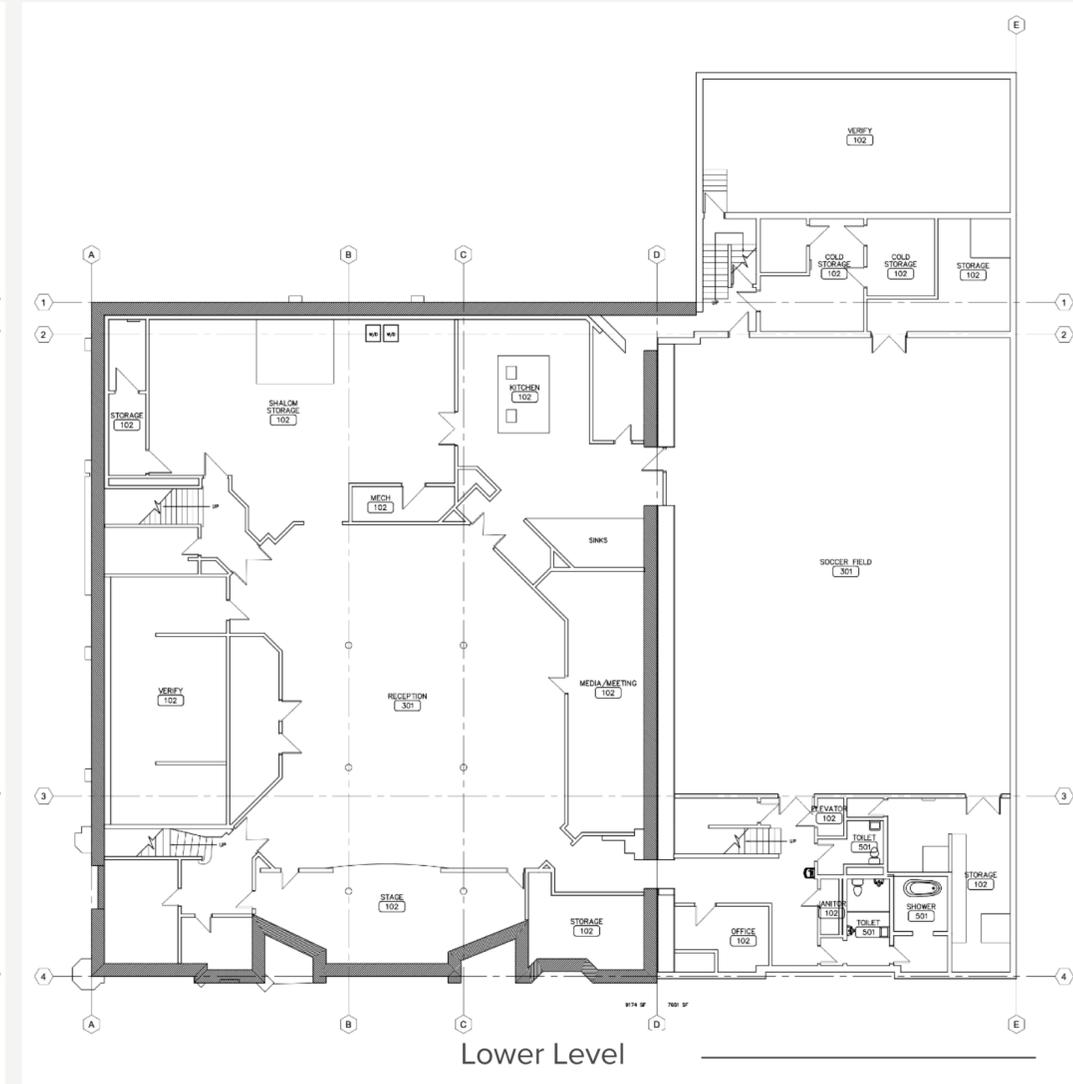
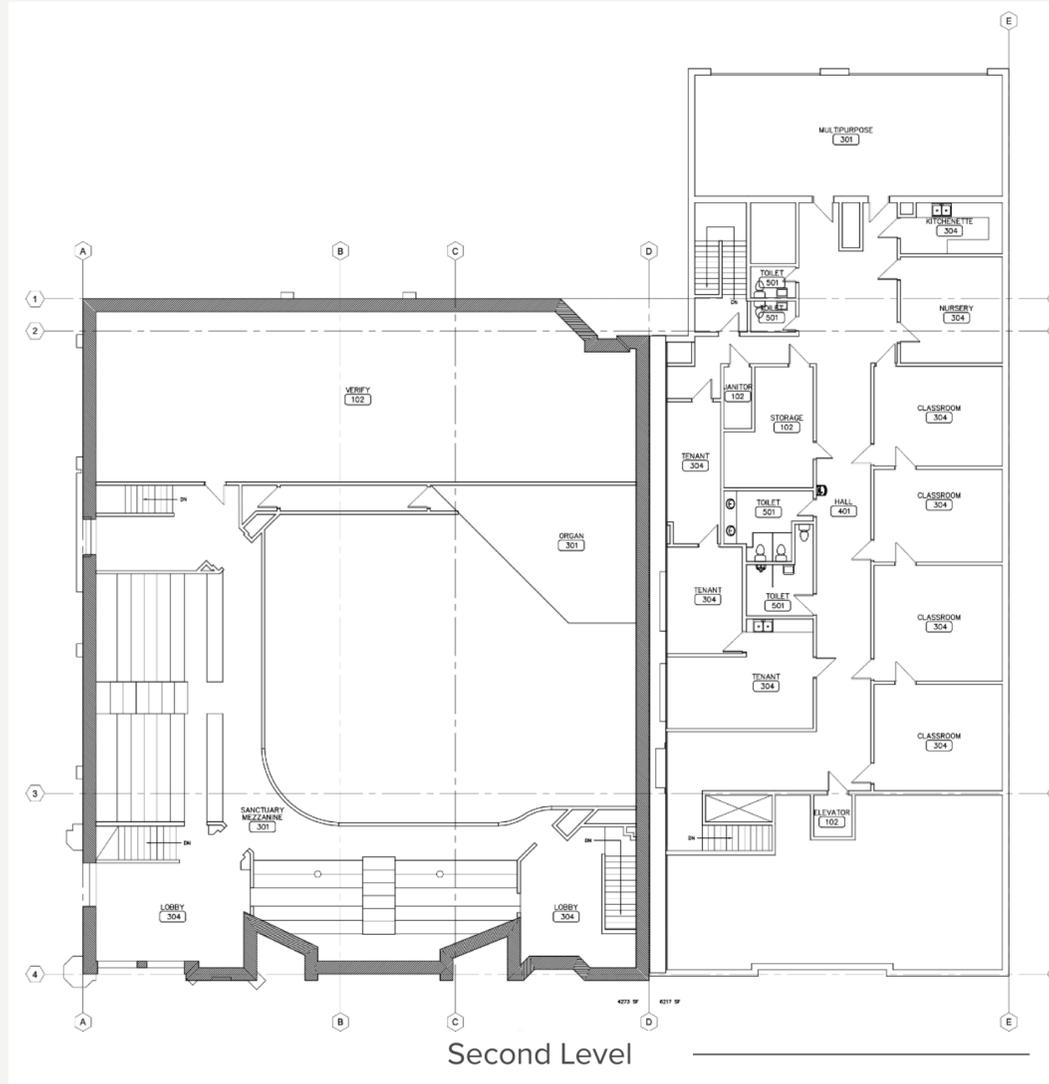
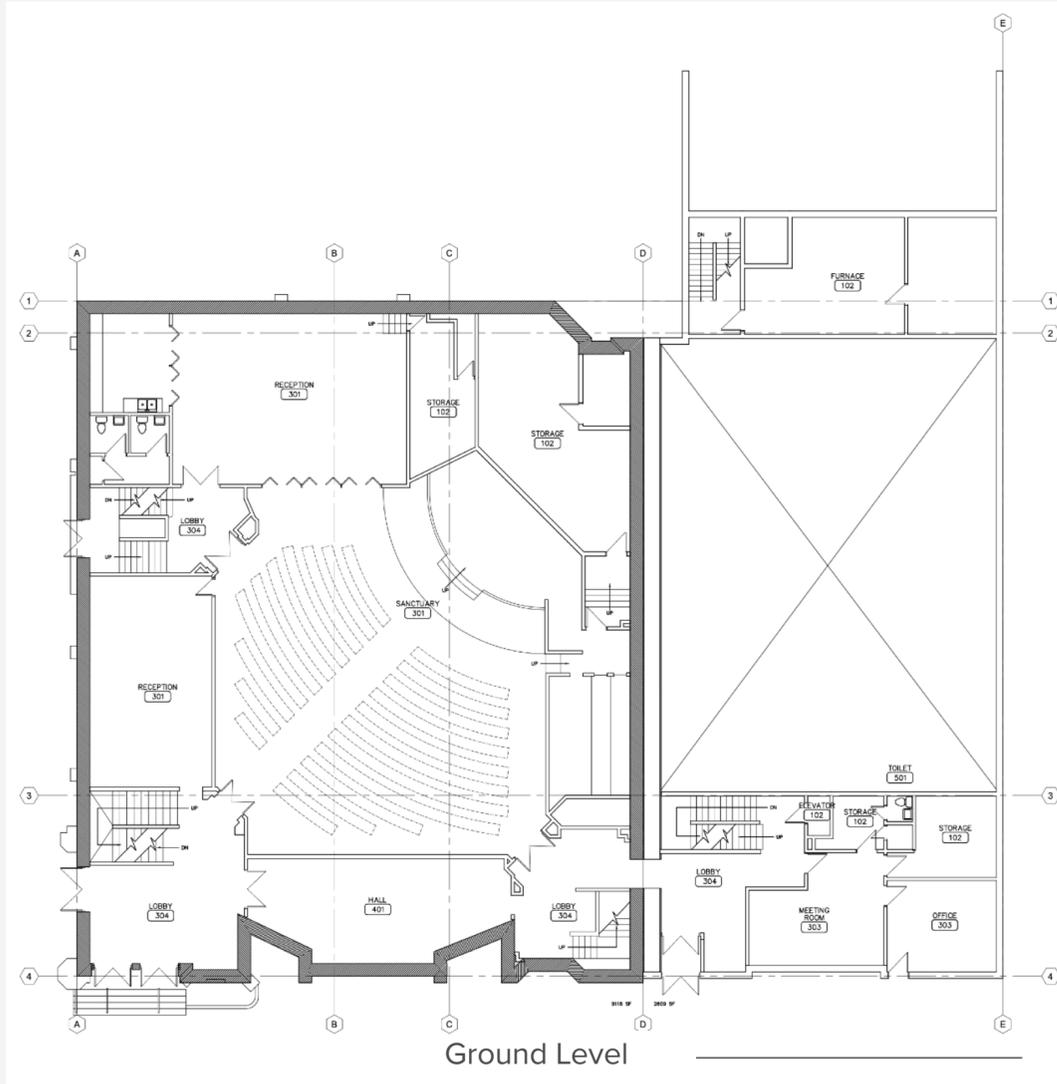
Parking: 16 Spots & Street Parking

## PERMITTED USE:

Downtown South Zoning (DTS).

Permitted Uses: Includes a wide mix of uses, though with a focus on auto-oriented, commercial, and industrial, rather than solely high-density residential.

# Property Floor Plan



**Total Approx. Sqft: 33,425**



Home of the 90+ Project Indoor Soccer Center

## Building Community Through Soccer & Youth Development For All

The 90+ Project believes that soccer is a powerful tool for promoting the physical, mental, and emotional development, well-being, and recreation of young people. We're passionate about using the beautiful game to create a strong sense of community, support mental wellness, and build character, sportsmanship, and leadership. Our goal is to empower youth to reach their full potential—regardless of economic background.





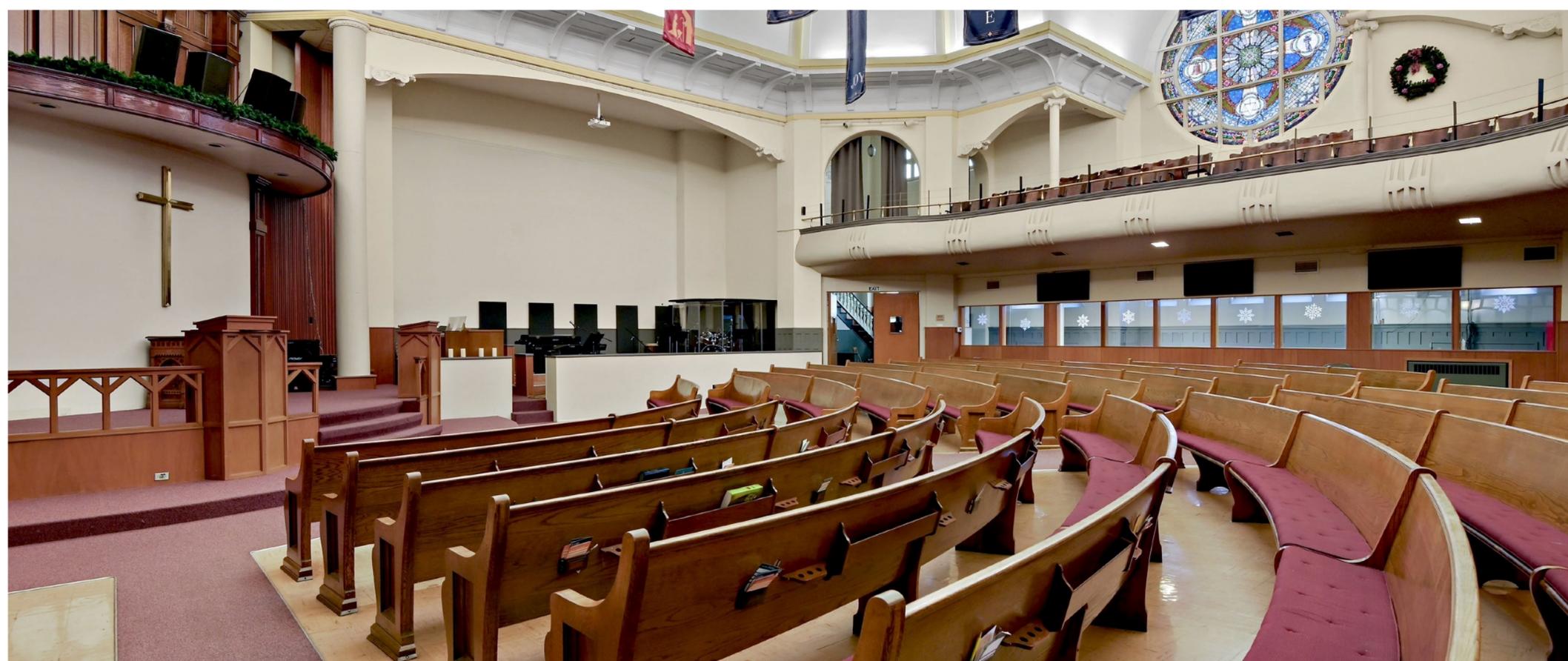
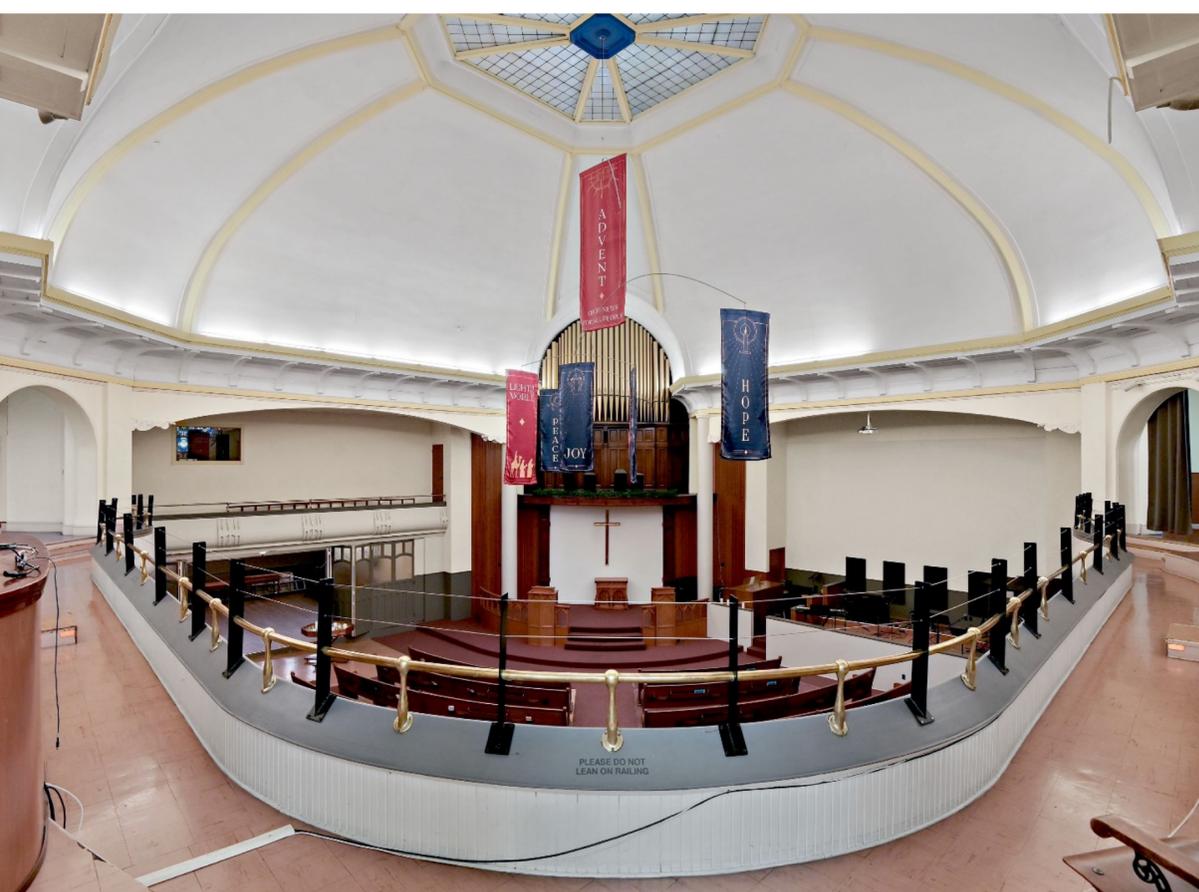
Home of Shalom Ministries - Dining With Dignity

**Shalom seeks to build relationships and community amongst people who are disenfranchised.**

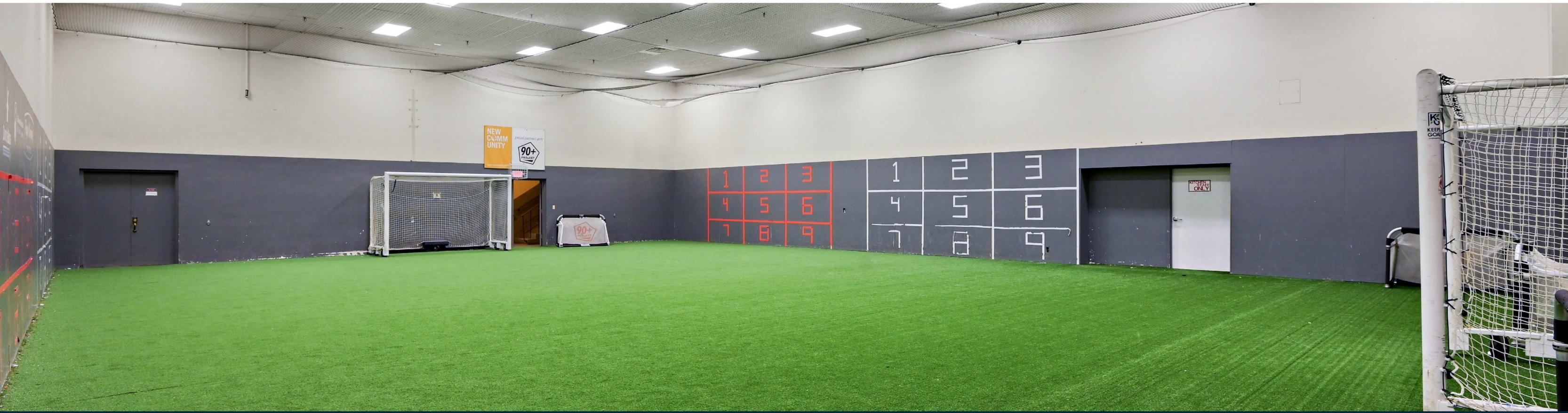
Shalom Ministries is a not-for-profit ministry dedicated to providing wholesome meals and other services to the poor and homeless people within our community. Shalom believes that poverty and homelessness are but mere symptoms of deeper problems within an individual and the community at large. This belief moves us to thoughtful action within each of us individually in the hopes of bringing healing to the larger community. By extending hospitality and dignity to those who hunger and thirst in body, mind and spirit coupled with a safe, loving and accepting environment the door can be opened for healing and renewal.



Worship Center



# Indoor Recreation



# Kitchen & Shalom Ministries



# Office & Meeting Space



# Multi-Purpose Rooms



