



The HEIGHTS



**Elevated Senior Living
for Independent Lifestyles**



**Breaking Ground
2026**



Independent Living at the Heart of Campus

Nestled on 35 manicured acres, Riverview Retirement Community is proud to introduce its newest additions: A thoughtfully designed 82-unit independent living complex at the center of campus. Featuring thirteen distinct floor plans and premium views of the Spokane River, this modern residence will set a new standard for senior living. Additionally, a luxurious 31-unit building called the Crest will be built with balconies and five floor plans with views of the Spokane River. Everything will be built for connection, comfort, and vibrant daily life. Both buildings will have access to the many features and amenities provided by Riverview.



Features & Amenities

- Inviting community spaces on the main floor of the Heights
- Unique dining options: restaurant, full bar, and RiverBrew café
- Cutting-edge auditorium seating 190+ guests for performances and events
- Relaxing game room, cozy lounges, and a professional business office
- Inviting outdoor areas with a fire pit, lounges, lawn games and a dog park
- Expanded therapy clinic, accessible to both residents and greater Spokane
- Flexible classrooms and meeting spaces for lifelong learning and creative pursuits
- Well-equipped workshop and crafting rooms to inspire hands-on hobbies
- Full-service fitness and aquatic center for wellness and movement
- Priority access to our Life Plan Community

The Restaurant

Food brings people together—especially when shared with loved ones. Whether you're toasting a special occasion, unwinding with a cozy meal away from home, or enjoying a lively evening with friends, this is your go-to destination. Our thoughtfully curated menu offers something for everyone, with choices that reflect diverse lifestyles and dietary preferences. From hearty classics to light bites, every dish is crafted with care. Plus, our culinary team is happy to accommodate any dietary needs upon request.

- Scenic indoor seating with views of the Spokane River
- Spacious outdoor patio with full-service bar, perfect for sun-soaked summer evenings
- Open kitchen with live fire cooking and flatbread creation
- Menu options tailored to lifestyle and health preferences
- Peak Points to make mealtimes even more rewarding
- Private dining room available for special gatherings and reservations
- Guests welcome—your table is open to friends and family



First We Eat ...



Casual Eateries

No single spot can meet every need—but The Heights is designed to offer a variety of inviting spaces where you can relax, connect, and indulge. Whether you're grabbing a quick bite, or sipping something delicious, there's always a place for you.

The bar is a vibrant and energetic venue where you can enjoy a wide selection of beverages and nosh on handmade pizzas, hearty sandwiches, and fresh quick bites—available to dine in or take on the go.

Our beloved RiverBrew café crafts custom hot and cold drinks just the way you like them, alongside tempting pastries, cookies, and ice cream treats.



Then We Do Everything Else

Chef Tony

Chef Tony brings passion and precision to every dish he creates. An award-winning chef with an impressive 35-year culinary career, his experience spans both premier fine dining establishments and senior living communities—blending artistry with approach ability.

From ten years shaping menus at the renowned Coeur d'Alene Resort to seven years leading the kitchen at Twigs Bistro and Martini Bar, Chef Tony is known for innovation, flavor, and excellence. He listens closely to residents, crafting meals that reflect their tastes and preferences while introducing exciting, mouthwatering new options.

Prepare to be delighted—your tastebuds are in for a treat.



The Auditorium

Whether it's a legendary concert brought to you by Riverview Presents or a showcase of local talent and community groups, the auditorium is a hub of entertainment and connection. With features that enhance every experience, there are countless reasons to attend an event.

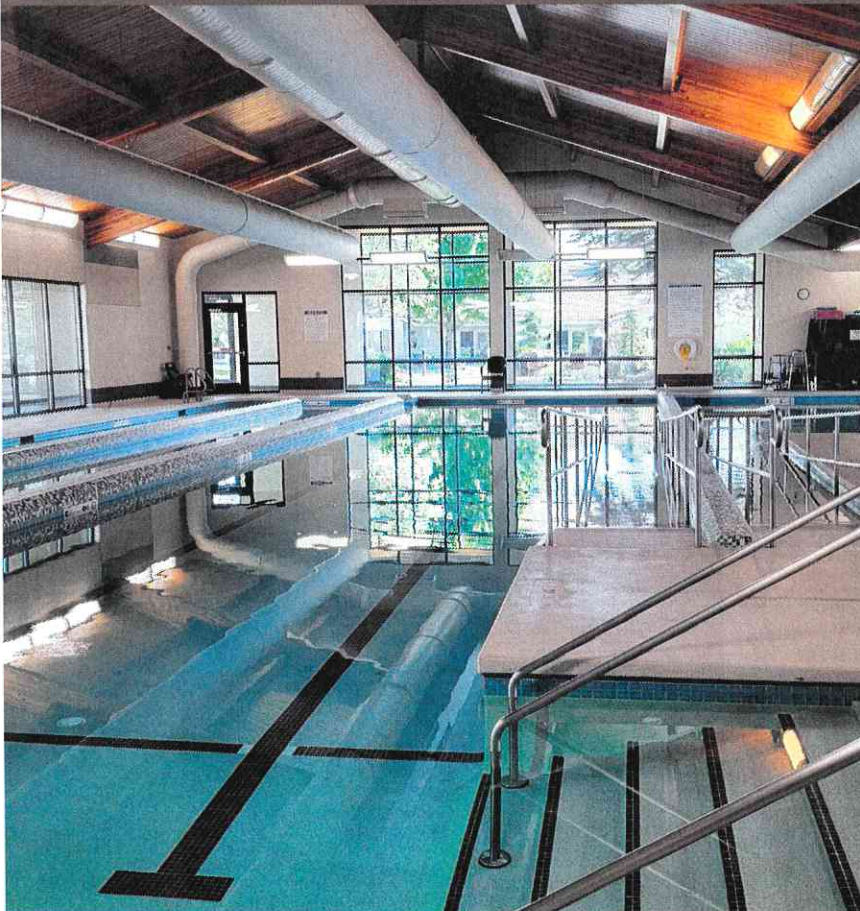
Why You'll Love Riverview's Auditorium

- Seats up to 197 guests in comfort
- Accommodation for walkers and wheelchairs
- Sloped design and a central stage ensures excellent views from every seat
- High-quality sound system makes sure no note goes unheard
- You can reserve it for your own event

Riverview's auditorium will deliver an elevated experience - from the first row to the back.



State-of-the-Art Amenities



Aquatic and Fitness Center

At Riverview, fitness is more than routine—it's a joyful, personalized experience that meets you where you are. Whether you're diving into high-energy workouts or seeking gentle movement, we offer a variety of options to keep your body strong, and your spirit lifted.

- Jacuzzi tub and lap pool
- Therapy pool for use with a physical therapist, or weekly water aerobics classes
- A resistance river to build strength
- Recumbent bikes and elliptical machines
- Circuit training with instruction
- Indoor walking track
- Weightlifting and toning equipment



Salon, Business Office, Classrooms, Gardens and Fire Pits

At Riverview, life is designed to be easy, enriching, and full of delightful moments. From everyday conveniences to meaningful experiences, you'll find services and spaces that support your lifestyle—so you can spend more time doing what you love.

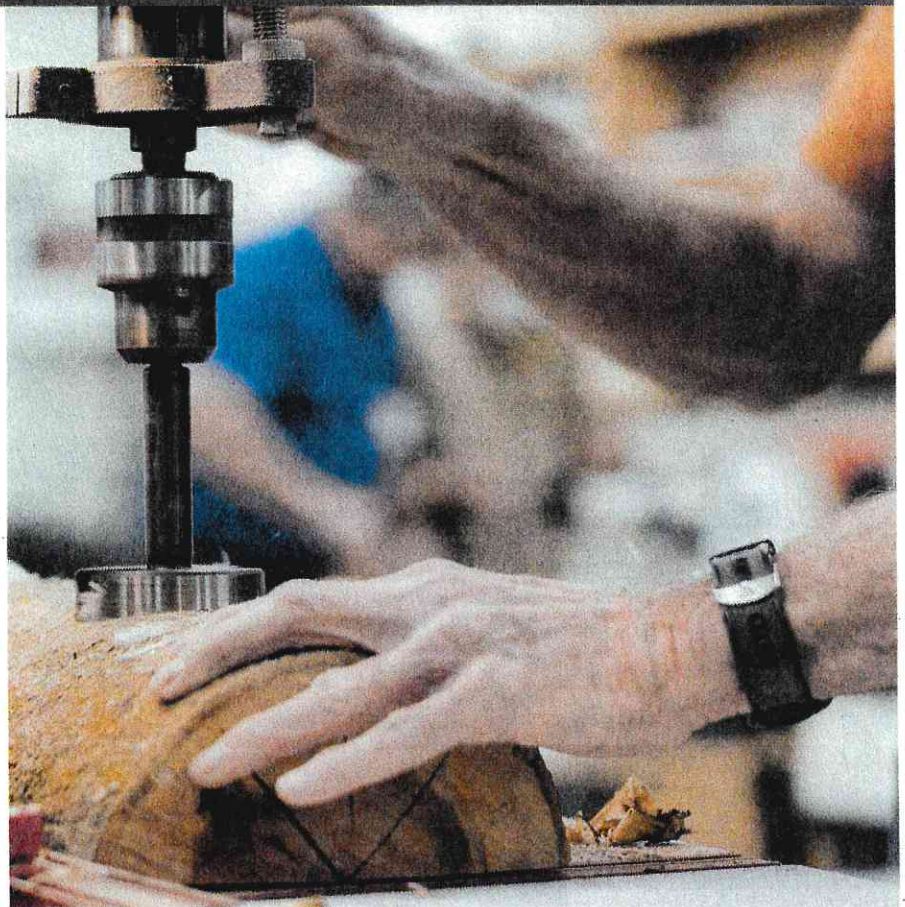
- Haircuts, styling, light therapy and massage in our salon
- Business office services
- On-site Therapy Clinic with Physical, Occupational, and Speech Therapy alongside Social Work services
- Health and wellness support via RiverCare
- Join classes or even host your own lecture series
- Relax with friends by the fire pit or play outdoor games
- Wander through 1.2 miles of scenic garden paths
- Plant, grow, and connect in our community garden
- Interact with fellow dog owners at the dog park

For All You Want to Do

Workshop

Love working in a shop? We have the place for you.

- Experienced shop supervisor available to certify tool use and offer expert guidance
- Hands-on support as you shape, build, and develop new skills
- Access to sanders, grinders, lathes, scroll saws, fittings, and project books
- Everything you need is provided—including the wood
- Clean, organized, and thoughtfully designed for creativity and safety
- Annual craft fair to show off your creations while raising funds for our Riverview Resident Assistance Foundation



Cheers!

Sit back and immerse yourself in all there is to offer at Riverview. We will bring the entertainment to you with engaging concerts, dance troupes, speakers, and aspiring talent.

Sign up for off-site activities and excursions! We go on day trips and tours. Want to try that new restaurant or go to a favorite dinner spot? We plan those too.



Celebrations

Activities and



Beekeeping



Community Art Projects



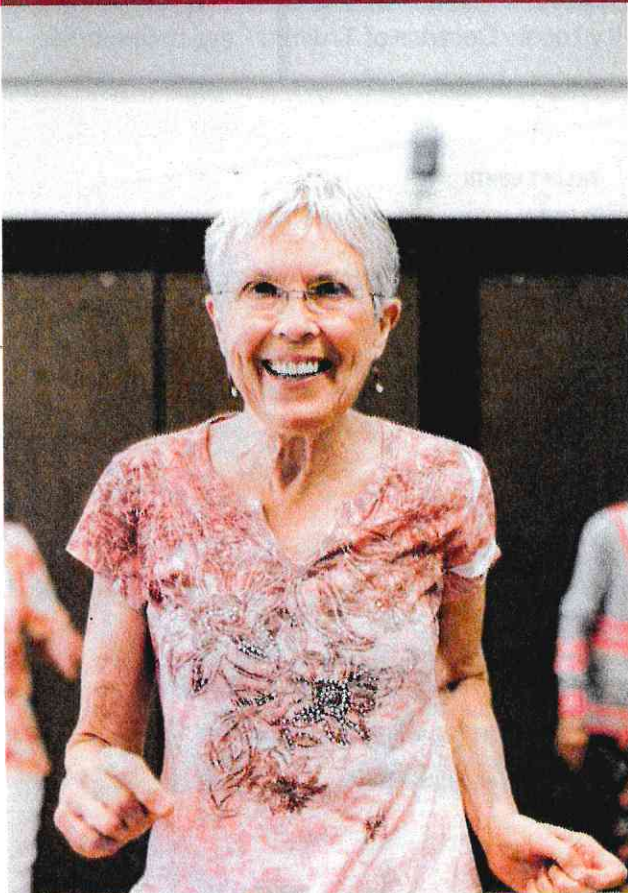
Entertainment

You Choose

At Riverview, life is as active and engaging as you want it to be. Thanks to our vibrant residents and dynamic activities team, there's always something happening—and you get to choose what sparks your interest.

- Challenge yourself with energizing fitness programs
- Get your hands dirty with gardening, composting, and caring for beehives
- Join meaningful conversations in bible studies, book clubs, wellness support groups and civic discussions
- Shape your community through active participation in resident councils and speaking clubs
- Explore with off-campus outings and adventures
- Express your creativity with art workshops, exhibits, and events
- Sing your heart out in the Riversong Choir
- Enjoy live entertainment that lifts your spirit and builds camaraderie
- Foster meaningful partnerships within the community, including collaborations with programs such as Caps for Kids

Do it all, or do a little—it's all about living life your way.



Come live with us at Riverview, where Hometown Friendly is more than just words.

At Riverview Retirement Community, compassion and authenticity aren't just values, it is how we operate every day. Established in 1959 as Spokane's first assisted living community, we are a not-for-profit organization led by a dedicated executive team who live and work in Spokane, we bring true hometown care to everything we do.

From caregiving and dining to operations— most employees are recruited and hired to proudly work directly for Riverview. Our in-house training equips staff with essential skills in caregiving, dementia care, and mental health support, including certified DSHS training. This direct connection fosters a deeply engaged team, passionate about providing the highest quality service and support to our residents.

Locally Rooted and Community-Driven

We're committed to uplifting Spokane by partnering with local businesses and nonprofits. From vehicles to printed materials, signage to landscaping, we choose to invest in our own backyard.

Enriching Lives Every Day

Riverview is more than a place to live—it's a place to thrive. Our residents enjoy opportunities to volunteer, socialize, and pursue their favorite hobbies in a welcoming environment designed to inspire and energize.

Above all, we help our residents live the life they want, supported by safety, well-being, and a true sense of belonging.

Discover the Riverview Difference – Where Hometown Hospitality Meets Decades of Trusted Care in Spokane.





Riverview's Commitment to Excellence

Mission:

Riverview Retirement Community's mission, since 1959, is to serve our residents, employees, and greater Spokane community in a caring, Christ-Centered environment.

Vision:

Riverview Retirement Community aspires to be an innovative leader in senior living providing a culture of quality, safety and service.

Values:

Compassion, Community, Integrity, Respect, Stewardship, Teamwork



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509-483-6483

marketing@riverviewretirement.org

riverviewretirement.org

[facebook/riverviewspokane](https://www.facebook.com/riverviewspokane)

The Heights

At Riverview, you can maintain the independent lifestyle you love while surrounding yourself with a community that's ready to support you as life evolves. Enjoy the freedom to live your way, form new friendships, and take part in engaging activities— knowing a full continuum of care is available if your needs change. Riverview offers a secure, welcoming campus to embrace the next chapter of your life.

The Heights at Riverview sits on 35 scenic acres along the Spokane River, surrounded by mature grounds and beautifully maintained gardens. Our 82 residences offer thirteen thoughtfully designed floor plans ranging from 908 to 1,593 square feet, giving you the freedom to choose the home that best fits your lifestyle. Riverview also provides flexible buying and leasing options, ensuring that—however you choose to join us—the Heights offers a full range of services to support your independence and well-being.

Services Include:

- Electric and Gas
- Water, Sewer and Trash
- Basic Internet and Basic Cable
- Full Home Warranty
- 500 Peak Points Monthly Per Unit
- Activities and Amenities
- Grab Bars and ADA Dimensions
- Full Size Kitchen and Laundry Appliances
- Pets Welcome
- Housekeeping- Twice per Month
- 24 Hour Security
- Structural Insurance
- Grounds Keeping

Additional Living Expenses:

- Garage Parking
- Phone Services
- Additional Peak Points for Dining
- Salon Services
- Renters Insurance
- Pet Fees

These apartments are designed for those 55 years old and over. As original residents of the Heights, you will choose from a selection of finishes to personalize your living space.

Price Information

Reservation Deposit

Ten percent (10%) of the accommodation fee is required to reserve a floor plan, the location, and choose the finishes. This 10% reservation deposit begins the process of moving into the Heights at Riverview. The reservation deposit will be applied to the Accommodation Fee. Only 50% of the reservation deposit will be refunded if you choose not to move in. Leases require first and last month lease amounts for a reservation.

Buy-in Opportunities

50% Buy in

	Accommodation Fee
Taylor, Larch, Tamarack, and Cascade	\$275,000
Opal and Colorado	\$300,000
Slate and Sawtooth	\$325,000
Whitman and Glacier	\$345,000
Hughes and Brisco	\$350,000
Olympic	\$400,000

Monthly fee is \$5,500 a month for a single occupant and \$6,500 a month for double

80% Buy in

	Accommodation Fee
Taylor, Larch, Tamarack, and Cascade	\$440,000
Opal and Colorado	\$480,000
Slate and Sawtooth	\$505,000
Brisco	\$575,000
Whitman and Glacier	\$595,000
Hughes	\$615,000
Olympic	\$700,000

Monthly fee is \$4,500 a month for a single occupant and \$5,500 a month for double

The one-time accommodation fee includes a Life Tenancy on the selected home. Accommodation fees are subject to change. All refunds from accommodations fee occur at 24 months after keys are returned, or when the home is reoccupied, whichever comes first.

12-Month Lease Opportunities*

	Monthly Lease Amount:	
	Single	Double
Taylor	\$5,450	\$6,450
Larch, Tamarack, and Cascade	\$6,900	\$7,900
Slate, Opal, Sawtooth, and Colorado	\$7,350	\$8,350
Brisco	\$7,850	\$8,850
Whitman, Glacier, and Huges	\$8,350	\$9,350
Olympic	\$9,000	\$10,000

*Monthly fees are included in the lease amount

The Heights Society

The first forty five residents who place a 10% deposit on either a Crest or Heights home will be honored as founding members of the Heights Society—an exclusive recognition for supporting Riverview's future growth at its earliest stages. As a member you will enjoy a curated selection of exclusive benefits, including priority access to choose your preferred floor plan and location, as well as insider updates as the new build unfolds. It's a special thank you for helping shape the future of Riverview from the ground up.

Exclusive Heights Society Honors:

Exclusive Access

- VIP hard hat tours
- Behind the scenes sneak peeks
- Progress walkthroughs
- Grand opening preview of the restaurant
- Part of ribbon cutting ceremony
- Heights society brunch series

Welcome Package

- Heights Society certificate
- Branded clothing
- Branded housewares
- Complimentary salon and spa service
- Personalized Heights Society door plaque

Extra Incentives

- Discounted monthly fee: Buy in 10%; Lease 5% off first 12 months
- Moving reimbursement - limitations apply
- Referral bonuses are doubled during pre-opening phase
- Founders Advisory Panel & other invitations
- Personalized rotating drink or menu item
- Quarterly roundtable dinners with leadership
- The Heights Society private lounge hours
- Customization options
- No fees to use Riverview amenities prior to move in

Available Amenities

Around Campus

- Adjacent to the Centennial Trail
- Craft and woodworking shop
- Dog park
- Manicured walking paths
- Check cashing services
- Post office services*
- Internet access
- Transportation to medical appointments*
- E-Bike and EV charging available
- State of the Art Aquatics and Fitness Center
 - Indoor walking track
 - Lap pool (82°) & Therapy pool (92°)
 - Resistance River (Lazy River) (92°)
 - Spa/Hot tub (102°)
 - Private cabanas with showers
 - Full service gym for cardio, rehab, weight training and sculpting
- Movie theater
- Social recreations and clubs
- Fitness room and classes
- Park like campus
- Notary services
- Beauty salon/barber shop*
- Chapel and chaplaincy services
- Transportation to events

In the Heights!

Eateries:*

- RiverBrew Coffee Shop
- Restaurant
- Bar/Lounge

Therapy Clinic*

- Physical therapy
- Speech therapy
- Occupational therapy*
- Social Work

Salon Spa*

- Massage therapy
- Light therapy
- Beauty services
- Emsella chair

Entertainment:

- Game Room
- Auditorium
- Business office
- Classrooms
- Lounging areas
- Fire pit/ Outdoor space

Conveniently located near:

- Downtown
- Hospitals
- Gonzaga University
- Golf courses
- Felts Field
- Restaurants

*These services may include an additional cost

Ancillary Fees

effective January 2026

Dining Options:

Additional Peak Points in increments of 100	\$85 per 100
Individual meals without points are charged at per menu pricing	
Delivery Fee	\$10 per meal
To-Go Fee	\$5 per meal

Underground Garage Parking \$150
 one car per unit

Personal Care:

Massage provided on campus by Rebalance	509-822-9371
Nail Care (Toes and Hands) - Contact RiverCare	509-482-9500
Companionship - Contact RiverCare	509-482-9500

Pets:

Pet Deposit (non-refundable)	\$1,000
Pet Rent	\$90/month

Transportation Service

Round-trip (inside county - spouse rides free)	\$40.00
Round-trip (outside county - spouse rides free)	\$60.00
Guest/Aide per ½ hour increments	\$40.00

Maintenance

Basic rate per hour (min of \$17.50, 15 min increments) \$70.00/hour
 Note this is for personal items not included in regular maintenance work orders

Additional Cable or Internet call or visit xfinity 800-934-6489

Note basic cable and internet is provided with monthly fee

Copier Usage for Residents (personal copies):

Black & White \$0.15/page Full Color \$0.25/page

Fax Machine Usage for Residents (personal use):

First Page \$1.50 Additional Pages \$1.00/ea

The Heights and Crest Priority List Application

To join the priority list provide this form with a deposit of \$4,000 made payable to Riverview Village. The application deposit applies to the accommodation fee when a floor plan is selected or fully refundable by written request at any time before a home deposit.

Date of Application _____

Name (First, M.I., Last) _____ DOB _____

Co- Applicant Name (First, M.I., Last) _____ DOB _____

Current Mailing Address: _____

City, State and Zip Code _____

Phone Number: Cell _____ Home _____

Co-Applicant Phone Number : Cell _____ Home _____

Email Address: _____

Co-Applicant Email Address: _____

If we are unable to contact you, whom shall we contact?

Name (First, M.I., Last) _____

Current Mailing Address: _____

Phone Number: Cell _____ Home _____

Email Address: _____

Tell us more about the size, views and floor levels you prefer! (check all that apply)

the Heights - Senior Living Apartments - Various size

_____ 908 to 1,008 Square Feet _____ 1,086 to 1,101 Square Feet

_____ 1,246 Square Feet _____ 1,359 to 1,363 Square Feet

_____ 1,422 Square Feet _____ 1,593 Square Feet

_____ View of River Floor Level (circle) Main 2 3 4

the Crest- Luxury 2 bedroom and 2 Bath with Balconies Condominiums

_____ 1,400 Square Feet _____ 1,500 Square Feet

_____ 1,600 Square Feet _____ View of River

Floor Level (circle) Main 2 3

How did you hear about Riverview? _____

If you were referred by Riverview Staff or a Resident please let us know who to thank

Return this form along with a check to the Welcome Center, or mail to:

1801 E. Upriver Drive Attn: Sales and Marketing Spokane, WA 99207
Credit Card Payments Accepted with a Service Fee of 5%



Joined the Priority List?

Use the amenities while you wait!

Aquatics & Fitness Center:

Single Member.....\$112/quarterly

Couple.....\$187/quarterly

Woodshop:

Single Member.....\$75/quarterly

Couple.....\$125/quarterly

Aquatics & Fitness Center and Woodshop:

Single Member.....\$150/quarterly

Couple.....\$245/quarterly

Fees are due quarterly (every 3 months) when access to Riverview Community Amenities is requested. Fees can be paid in cash, check or debit/credit card payable to Riverview Retirement Community. Payment should be directed to the Finance/Administration offices, or mailed to...

Riverview Retirement Community
Attn: Business Office/Wait List Fees
1801 E. Upriver Drive
Spokane, WA 99207

Or Call 509-482-8187 for more information.

Upon receipt of payment, those using the Aquatics & Fitness Center will receive an access badge to the secured doors, and those using the Woodshop will be given a security code to be used for entry.

You must attend an orientation for the Aquatic & Fitness Center and/or Woodshop before using either facility for the first time.

To schedule an orientation, please contact:

Kelli Barnes, Aquatics & Fitness Center..... 509-482-8474

Tommy John, Woodshop Manager..... 509-483-7667