

Pad Available



**FOR LEASE - BUILD TO SUIT**

# The Crossroads Retail Pad

**1423 W APPLEWAY AVE - PAD**

Coeur d'Alene, WA 83814

**PRESENTED BY:**

**GUY D. BYRD**

O: 509.953.5109

[guy.byrd@svn.com](mailto:guy.byrd@svn.com)

WA #17968



# PROPERTY SUMMARY



## OFFERING SUMMARY

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<b>BUILD TO SUIT LEASE RATE:</b>	+/- \$12,500/MO/NNN* or +/- \$60/SF/YR/NNN* <i>*Subject to final costs</i>
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<b>GROUND LEASE RATE:</b>	\$5,000/MO/NNN
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<b>BUILDING SF:</b>	Up to 2,500 SF
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<b>ZONING:</b>	Commercial
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<b>APN:</b>	CK40500100G0
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## PROPERTY OVERVIEW

**\*\*Last Retail Pad\*\*** for development in The Crossroads Retail Shopping Center with WinCo Anchor Located in Coeur d'Alene, ID

## PROPERTY HIGHLIGHTS

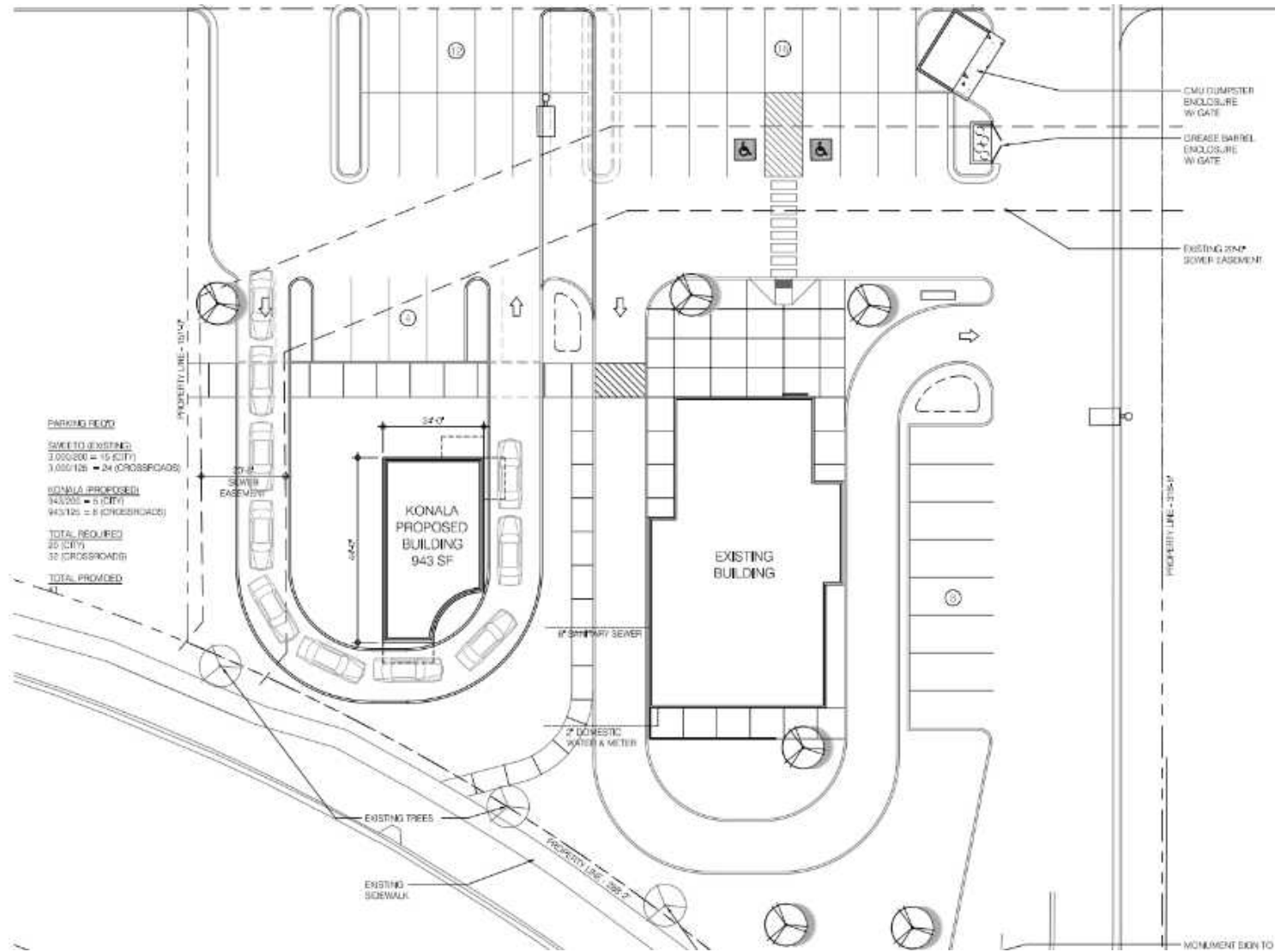
- Retail pad located in The Crossroads Retail Center with **Drive-Thru potential**
- Parking, curbs, sidewalks and landscaping are already existing
- *Current Center Tenants:* WinCo, Subway, Starbucks, MOD Pizza, Jack in the Box, Indigo Urgent Care, STCU, The Chicken Shanty, Supercuts, Orban Family Dental, Patriot Supplements, CDA Nails, Vapor Lounge CDA, Express Employment Professionals
- Located in a growing population community: 1.88%/Year
- Excellent access and visibility from N Appleway Ave with quick access to I-90 & Hwy 95
- High Daily Traffic Volumes: N Ramsey RD: 32,000; N Appleway Ave: 12,000
- Shopping Center Reciprocal Car Parks: 46

**SITE PLAN OVERLAY**



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# DRIVE-THRU SITE PLAN



**PARKING BEDS**  
 3,000 (EXISTING)  
 3,000 (200' x 15' CITY)  
 3,000 (120' x 24' (CROSSROADS))

**UTILITY PROPOSED**  
 943 (200' x 5' CITY)  
 943 (120' x 8' (CROSSROADS))

**TOTAL REQUIRED**  
 20 (CITY)  
 32 (CROSSROADS)

**TOTAL PROVIDED**  
 4

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# RETAILER MAP



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SVN | CORNERSTONE 5

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,623	6,751	14,389
AVERAGE AGE	28.1	38.2	39.8
AVERAGE AGE (MALE)	25.3	34.1	36.1
AVERAGE AGE (FEMALE)	35.1	45.7	44.9

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,312	3,811	7,695
# OF PERSONS PER HH	2.0	1.8	1.9
AVERAGE HH INCOME	\$36,978	\$42,321	\$46,847
AVERAGE HOUSE VALUE	\$153,133	\$214,281	\$216,669

2020 American Community Survey (ACS)



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## GUY D. BYRD

Designated Broker

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Direct: **509.953.5109** | Cell:

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## PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

## EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University  
Designated Broker's Real Estate License in the States of Washington and Idaho

## MEMBERSHIPS

### SVN | Cornerstone

1311 N. Washington Street Suite D  
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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