

# SPACE FOR LEASE



## RETAIL AND PROFESSIONAL OFFICE SPACE AVAILABLE

### 2040 N Main Street | Sublease

Price: \$18.00 PSF, NNN

NNN's: \$6.25 PSF

Space Size: ±2,133 SF

Lease Term Expiration: March 31, 2025

## Village at Riverstone

N Main Street  
Coeur d'Alene, ID 83814

[View  
Location](#)



**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com

**CHERYL KLEIN**

208.770.2594

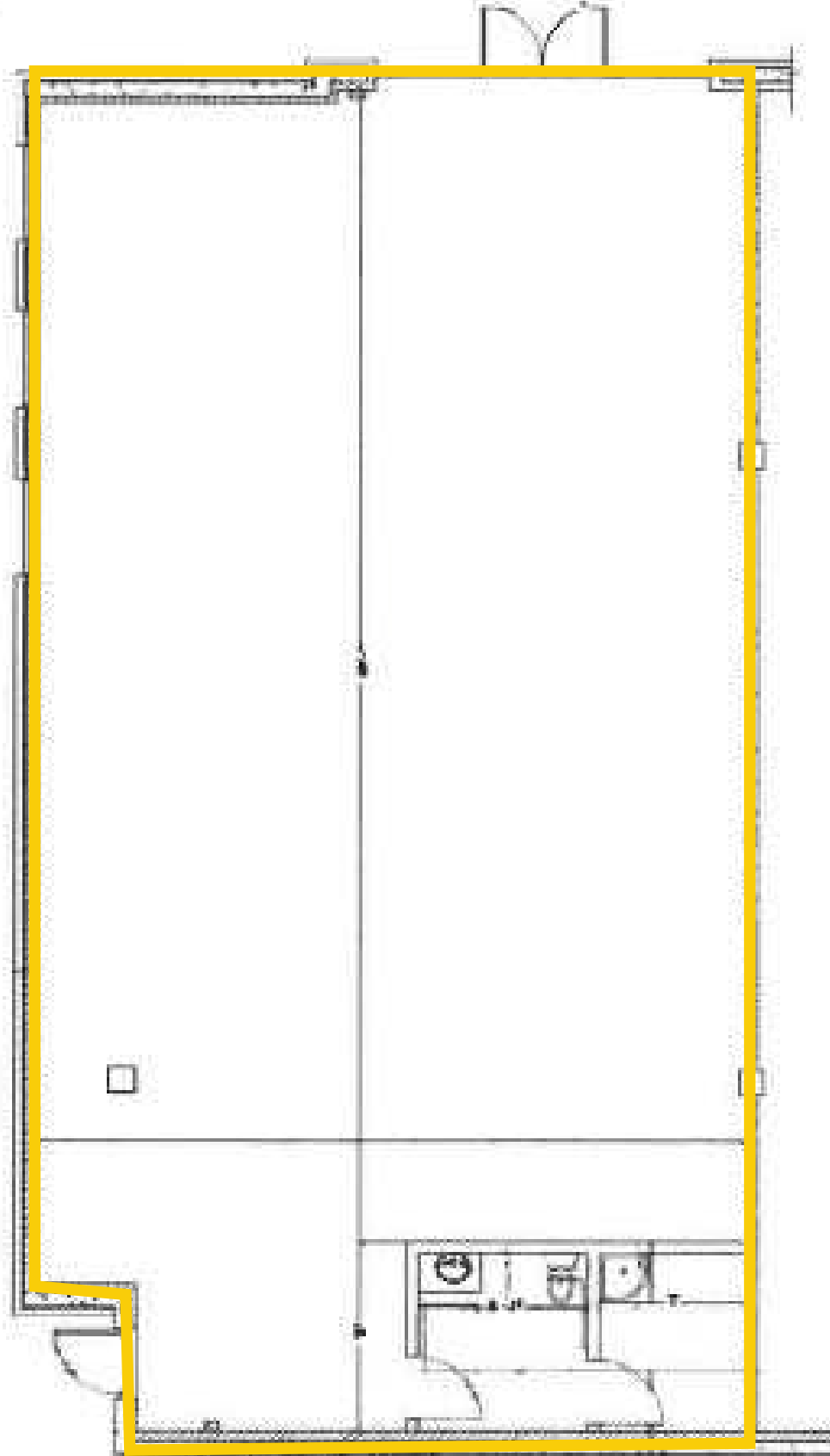
cheryl.klein@kiemlehagood.com

**KIEMLE  
HAGOOD**

# FLOOR PLAN

N Main Street | Coeur d'Alene, ID

2040 N Main St  
±2,133 SF  
\$18.00 PSF, NNN



*\*For illustration purposes only*

# SITE PLAN

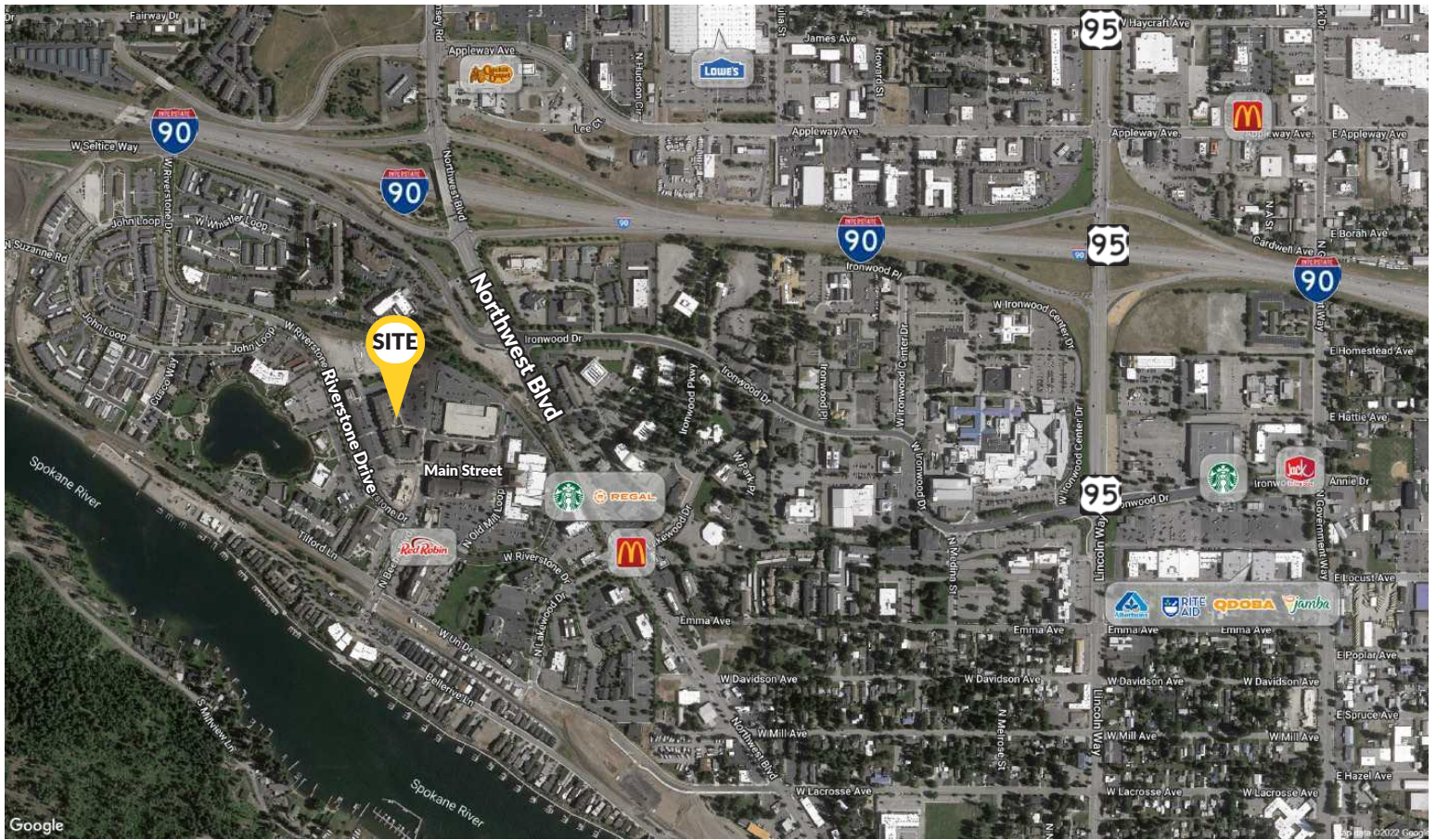
# VILLAGE AT RIVERSTONE

N Main Street  
Coeur d'Alene, ID 83814



## Village Tenant Roster

Building A	Building B	Building C	Building F
Drybar	The Buckle	Vicino	Starbucks
Riverstone Self Storage	Zumiez	Grooveberries	Pho Le 1
Venia	Tiffany Blue	CDA Power Yoga	Bones Chiropractic
The Culinary Stone	Vine & Olive	Escape Outdoors	Cranberry Road Winery
The Wellness Bar	Say Yes Bridal Boutique	Cork & Tap	Sushi I
Restoration Healthcare	Fresh Threads	AVAILABLE	San Francisco Sourdough
Berkshire Hathaway	The Spice & Tea Exchange	The Well Read Moose	Cold Stone Creamery
Alliance Title	Bear Paw Cookies	Sola Salon	Regal Cinemas
Orvis NW Outfitters	iSpa Nails	Upgrade Labs	Azteca
Empire Eye Physicians	J Miller Salon	Exercise Institute	Golf Island
Cascadia Healthcare	Atlas Building Group		Pedego Electric Bikes



## Located within the Riverstone Master Association Development

## Village at Riverstone

N Main Street  
Coeur d'Alene, ID 83814

### DEMOGRAPHICS



Est Pop 2023	6,160	53,357	92,287
Projected Pop 2028	6,366	55,938	98,079
Proj Ann Growth (23-28)	0.7%	1.0%	1.3%
Est Daytime Pop	10,553	44,586	68,206
2023 Average HHI	\$61,450	\$88,874	\$93,132
2023 Median HHI	\$39,480	\$65,828	\$70,508

### TRAFFIC



#### Average Daily Traffic

Northwest Blvd @ Lakewood Dr:

±25,626 ADT

Seltice Way @ Riverstone Dr:

±15,972 ADT

I-90 @ Northwest Blvd:

±43,074 ADT

Source: Inrix 2023



### Neighboring Area Retailers:

Regal Cinemas  
Red Robin  
Azteca  
Bardenay  
Anthony's  
McDonald's  
Starbucks



# Village at Riverstone

N Main Street  
Coeur d'Alene, ID 83814

## PAT EBERLIN

208.215.1375 pat.eberlin@kiemlehagood.com

## CHERYL KLEIN

208.770.2594 cheryl.klein@kiemlehagood.com

1579 WEST RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814



### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

