

FOR LEASE



DOWNTOWN COEUR D'ALENE SINGLE TENANT OFFICE/RETAIL BUILDING

215 E Lakeside Avenue – Coeur d'Alene, ID 83814

Located one block North of Sherman Avenue in Downtown Coeur d'Alene & one block North of the Coeur d'Alene resort

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LEASE DETAILS

SINGLE TENANT RETAIL/OFFICE BUILDING
215 E Lakeside Avenue – Coeur d'Alene, ID

RETAIL/OFFICE BUILDING

Lease Rate: \$1.35 PSF per month, NNN
Est. NNN Exp: \$650 per month (taxes & insurance only)
Building Size: ±5,250 sf
Year Built: 1945
Zoning: CDA - DC (Downtown Core District)
Parcel Number: C180000G0100

Prime Downtown Location: Situated in the heart of Coeur d'Alene's downtown core, the property benefits from high visibility and accessibility. It's surrounded by a mix of retail shops, restaurants, cafes, and offices, creating a vibrant and dynamic environment.

Historical Charm: Being part of downtown Coeur d'Alene, the area is known for its historical architecture and character. Properties in this district often feature unique architectural elements that add to their appeal and charm.

Community Atmosphere: Coeur d'Alene is renowned for its strong sense of community and active civic engagement. Businesses located here have the opportunity to engage with local residents and participate in community events and initiatives.

Access to Amenities: The property is conveniently located near Lake Coeur d'Alene, providing easy access to recreational activities and scenic views. Additionally, there are various amenities such as parks, cultural venues, and shopping centers in the vicinity.



INTERIOR PHOTOS

SINGLE TENANT RETAIL/OFFICE BUILDING
215 E Lakeside Avenue - Coeur d'Alene, ID



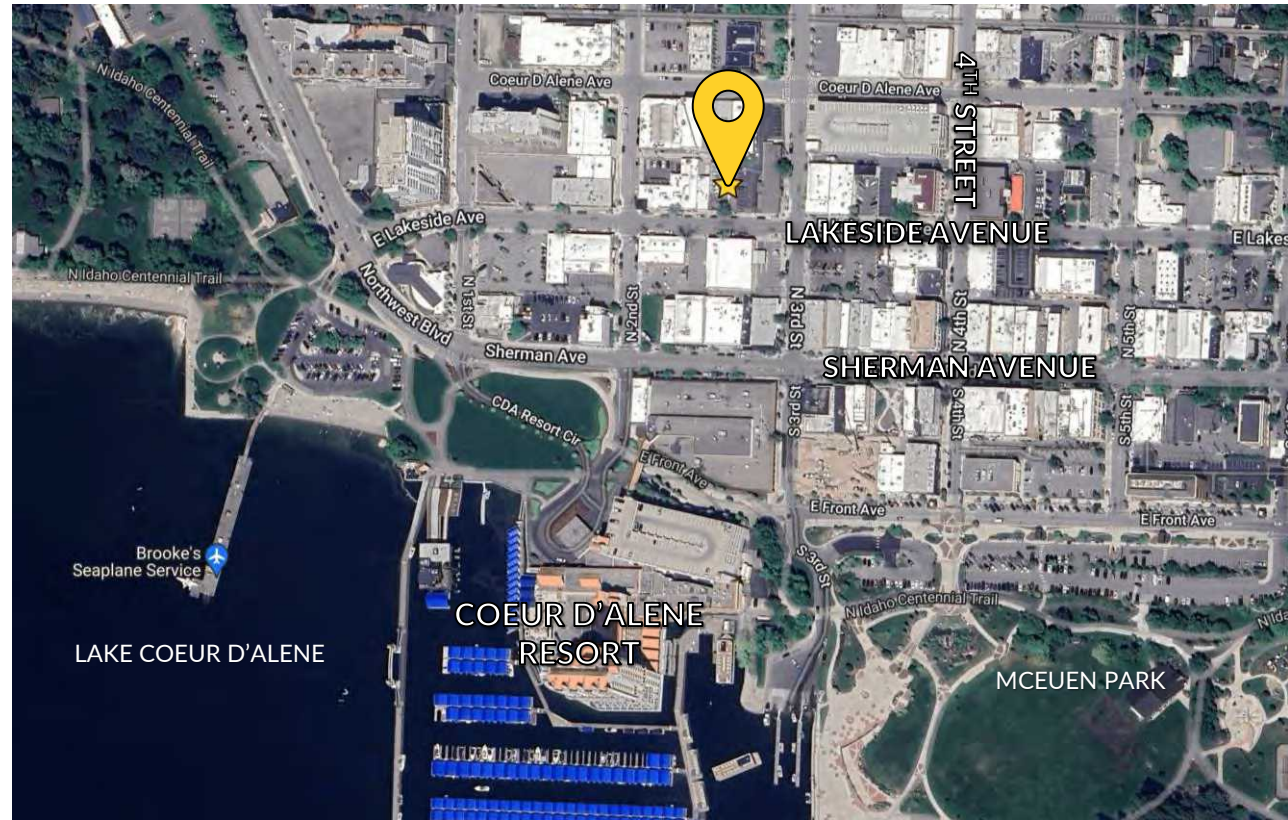
THE LOCATION

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NEIGHBORING BUSINESSES:

- Seasons Restaurant
- Fern Plant Shop
- Washington Trust Bank
- Architects West
- The Olympia Creek Restaurant
- Emran Restaurant and Market
- Black Lodge Brewing Company
- Hudson's Hamburgers
- Shiki Sushi



DEMOGRAPHICS



	1MI	3MI	5MI
Population 2024	8,183	35,467	65,985
Proj. Population 2029	8,384	36,665	68,532
Average HHI	\$97,253	\$96,834	\$104,995
Median HHI	\$66,479	\$66,665	\$75,235
Daytime Demos	9,383	31,860	53,327

TRAFFIC COUNTS



<i>Average Daily Traffic</i>	
E Sherman Avenue	9,219 ADT
N 4 th Street	4,539 ADT

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For more information on this opportunity:

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DOWNTOWN COEUR D'ALENE SINGLE TENANT Office/Retail Building



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