

SUBLEASE



RIVER CITY CENTER

920 N Highway 41
Post Falls, ID 83854

RETAIL DEVELOPMENT WITH MEDICAL OFFICE

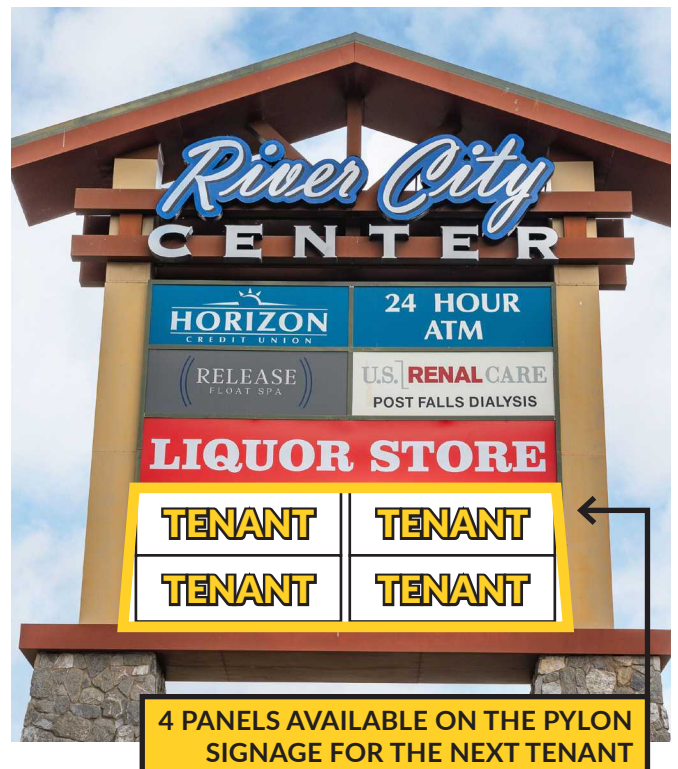
RETAIL CENTER II AVAILABLE SPACE

SUITE 3

Space Size: ±5,819 SF
Lease Rate: \$20.00 PSF/YR, NNN
Lease Expiration: 8.31.2029

BUILDING DETAILS

Total Building Size: ±31,360 SF
Lot Size: ±5.40 AC
Parcel #: PL7100010060
No. of Bldgs: 2
Year Built: 2006
Zoning: CCS (Community Commercial Services)



**VIEW
LOCATION**



PAT EBERLIN

208.215.1375
pat.eberlin@kiemlehagood.com

MARY KIENBAUM

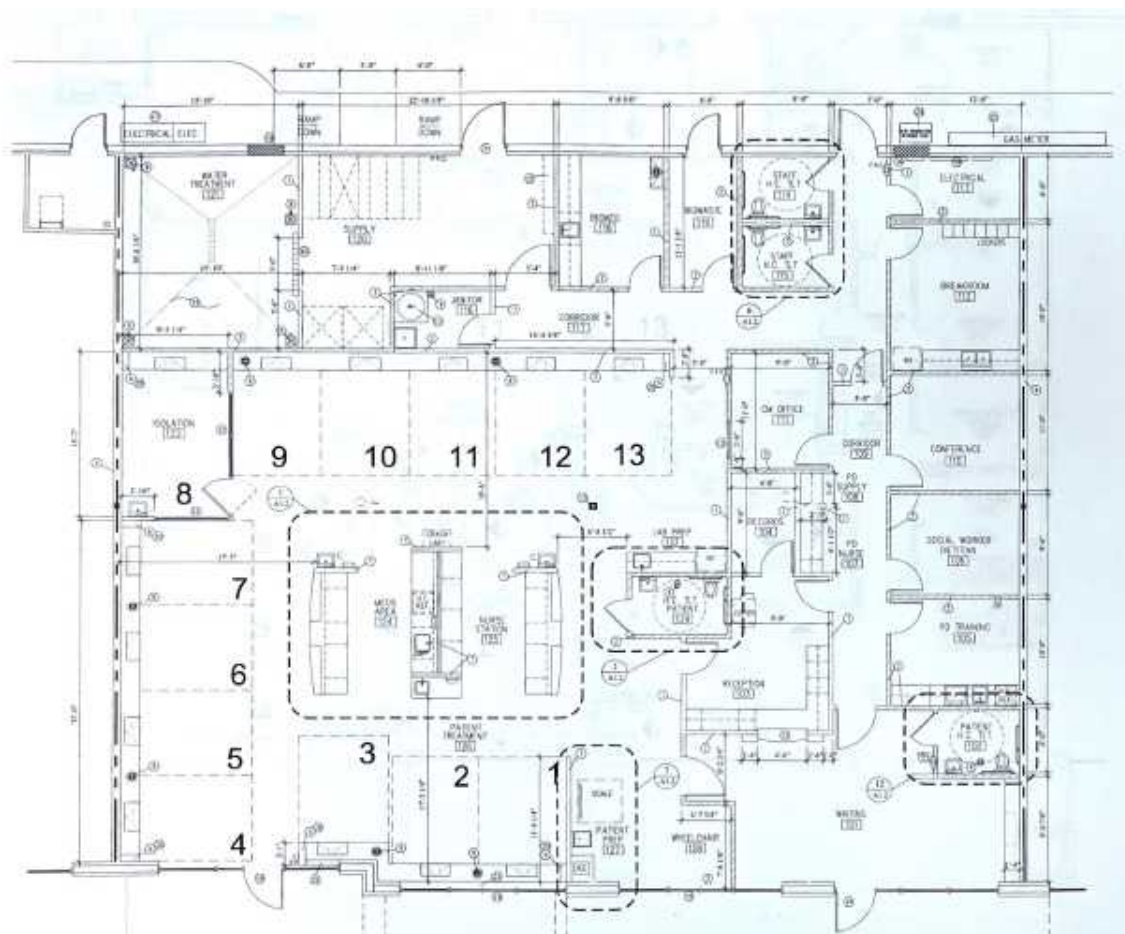
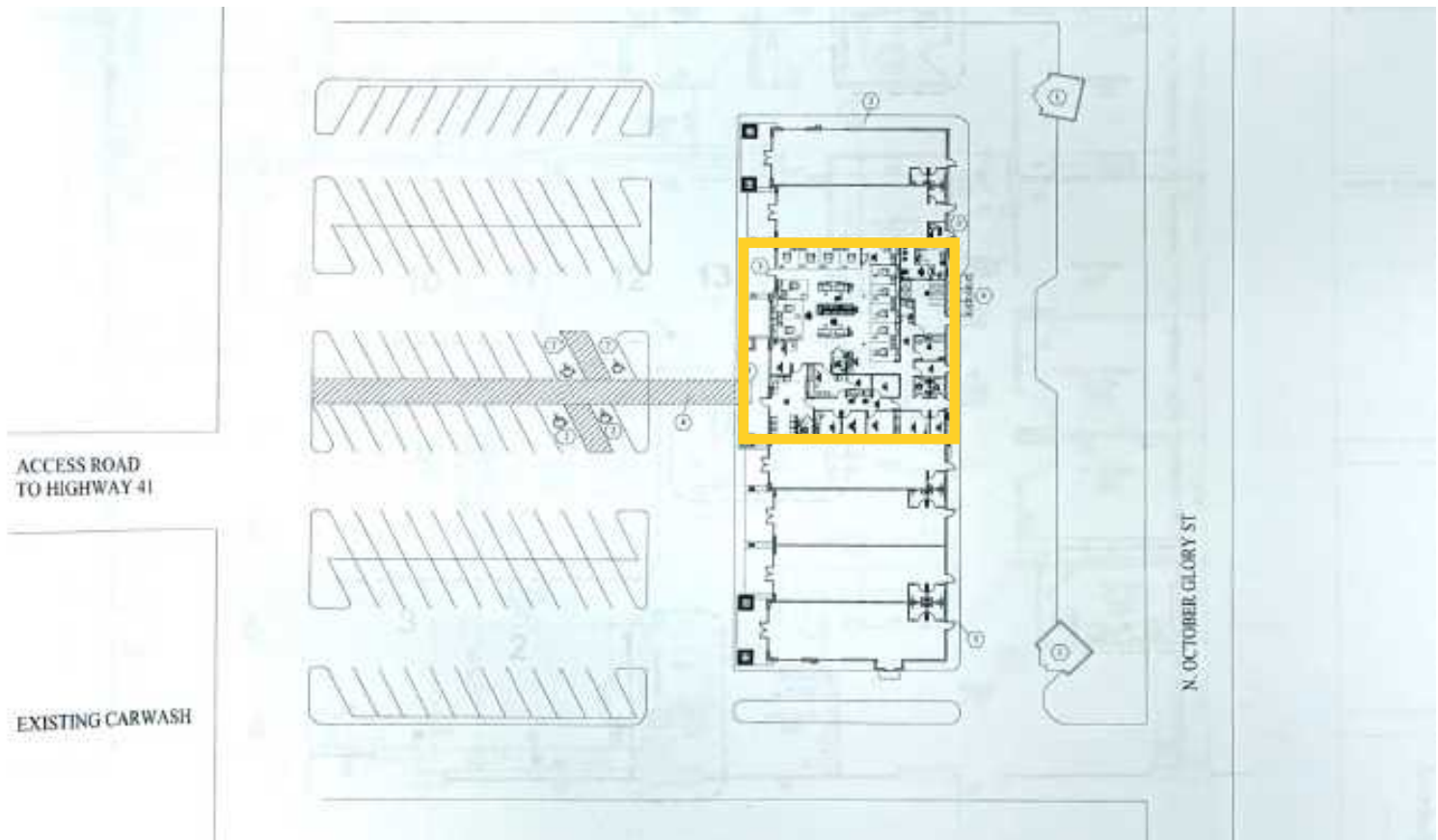
208.770.2589
mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOOD**

SITE PLAN & FLOOR PLAN

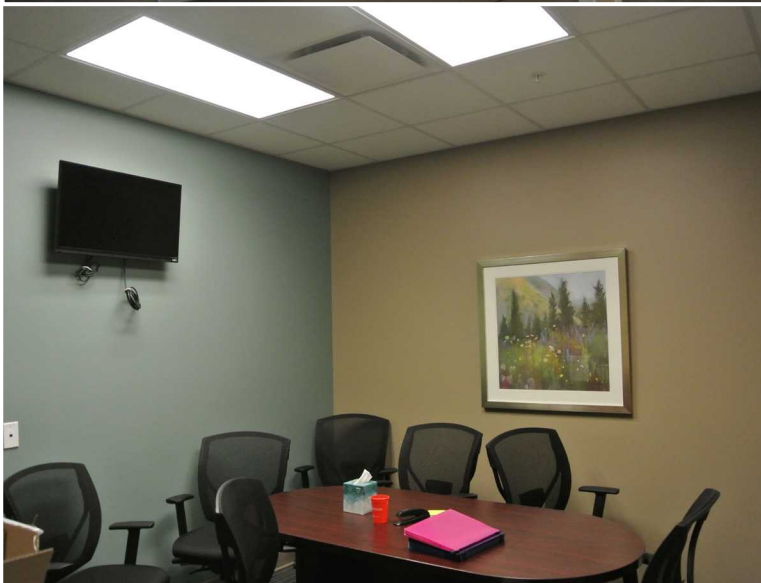
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RETAIL II - SUITE 3 INTERIOR PHOTOS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population 2024	7,618	43,173	87,778
Proj. Population 2029	8,032	46,077	92,573
Est. Households	3,063	16,782	34,847
Average HHI	\$75,485	\$94,191	\$94,614
Median HHI	\$60,678	\$75,135	\$74,583
Daytime Demos	5,145	23,439	56,214

CURRENT RIVER CITY CENTER TENANTS

- RETAIL II
- Westside Pizza
- Idaho State Liquor Store
- Horizon Credit Union
- Release Float Spa
- Warhorse Karate and Jui Jitsu
- RETAIL I
- Anytime Fitness
- Loft 41
- Pita Pit
- The Wellness Bar post falls
- Sterling Urgent Care

OTHER SURROUNDING TENANTS

- Bruchi's Cheesesteaks & Burgers
- Chipotle Mexican Grill
- Del Taco
- Do It Best
- Domino's Pizza
- Dutch Bros Coffee
- Jack in the Box
- Mountain Paw Pet Supply
- Popeyes Louisiana Kitchen
- Sherwin-Williams
- Sonic
- Starbucks
- Thomas Hammer Coffee Roasters
- Wendy's





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TRANSWESTERN

OFFICE LOCATIONS

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

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HAGOOD**

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

