

# FOR LEASE RESTAURANT SPACE

309 E LAKESIDE AVE  
COEUR D'ALENE, ID 83814

CONTACT LISTING BROKER  
FOR MORE INFORMATION



LEASE RATE: \$7,850/mo NNN



DAVE BLACK, SIOR CCIM

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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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# FOR LEASE

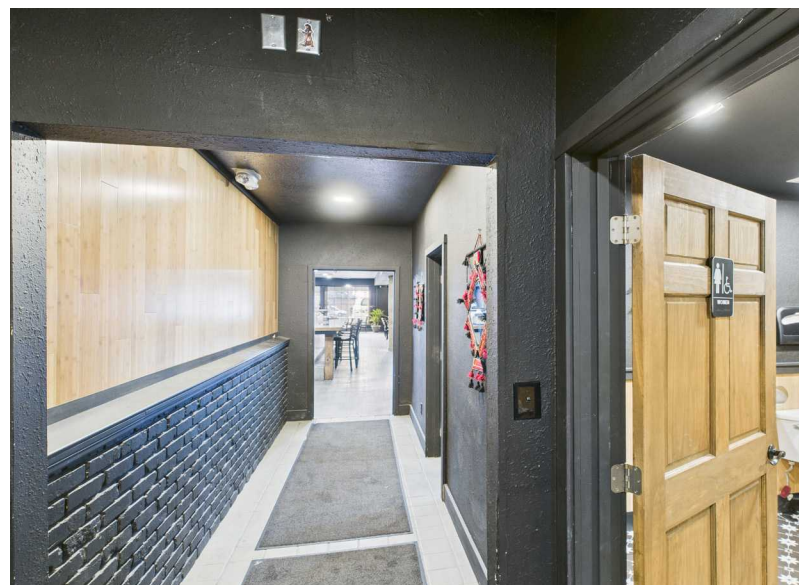
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## PROPERTY DESCRIPTION

- 5,500 SF +/- restaurant available for lease
- Turnkey space with full equipment package
- Features include Type One Hood and walk-in cooler
- All equipment updated within the last three years
- Over \$500,000 in tenant improvements, furniture, fixtures & equipment
- Prime Downtown Coeur d'Alene location, one block off Sherman Avenue
- Steps away from the Coeur d'Alene Resort with excellent visibility and foot traffic

## PROPERTY OVERVIEW

- Located in the heart of Downtown Coeur d'Alene, this 5,500 SF +/- fully equipped restaurant offers a rare lease opportunity just one block off Sherman Avenue and steps from the Coeur d'Alene Resort. The space comes complete with a Type One Hood, walk-in cooler, and a full equipment package, most of which has been updated within the last three years. With over \$500,000 invested in tenant improvements, furniture, fixtures, and equipment, this turnkey property is primed for a seamless transition. Its prime location ensures excellent visibility, strong foot traffic, and proximity to one of the area's most iconic destinations, making it an ideal opportunity for a new or expanding restaurant operator.



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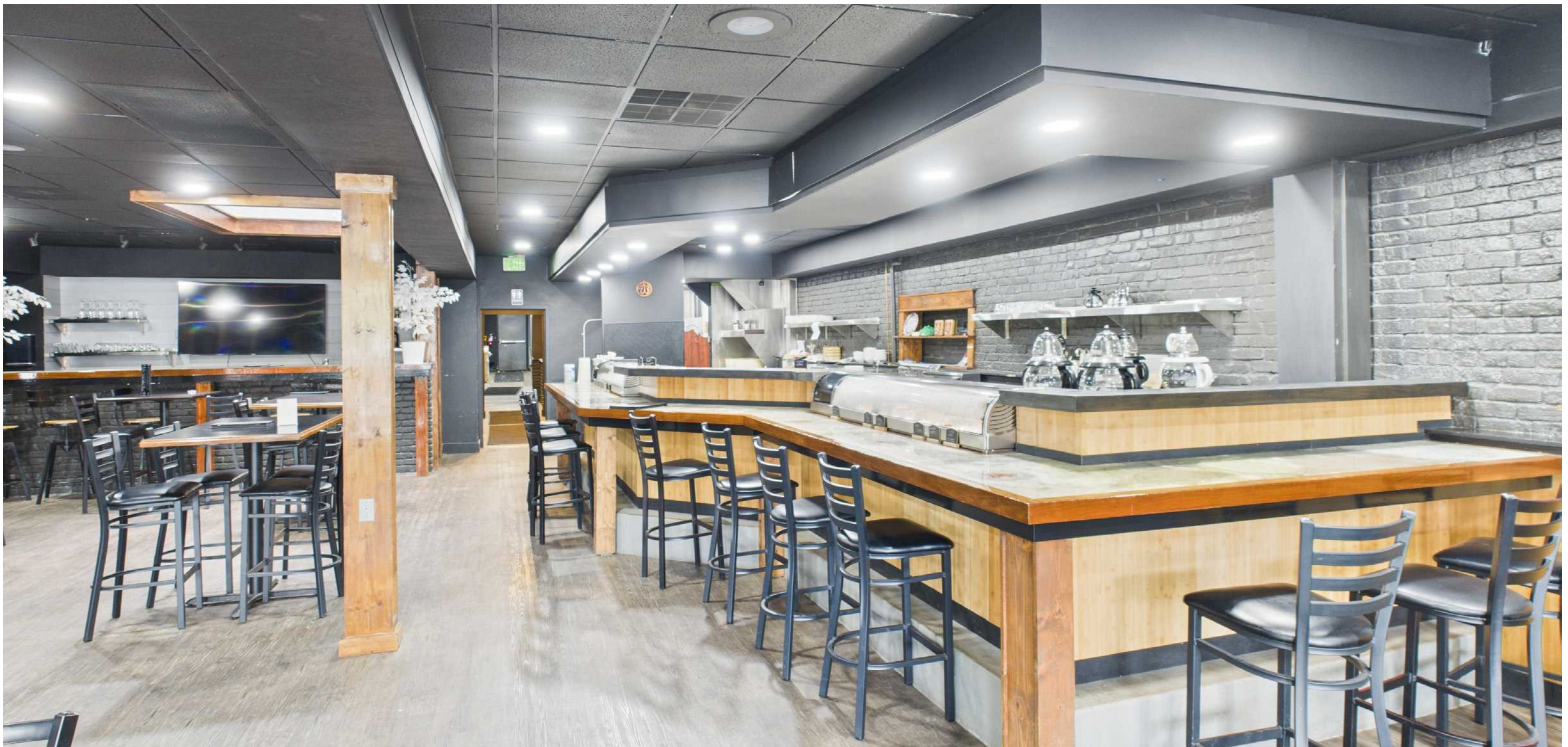
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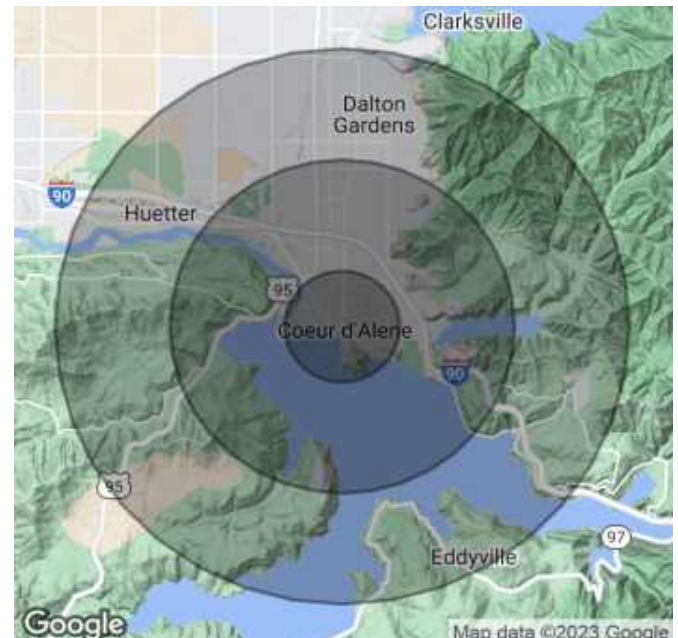


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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	8,485	34,538	65,746
Avg. Age	36.5	37.7	40.2
Avg. Age (Male)	36.6	36.6	38.6
Avg. Age (Female)	37.8	40.1	42.2
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	4,044	15,349	27,398
# of Persons per HH	2.04	2.19	2.36
Avg. HH Income	\$89,543	\$83,115	\$94,320



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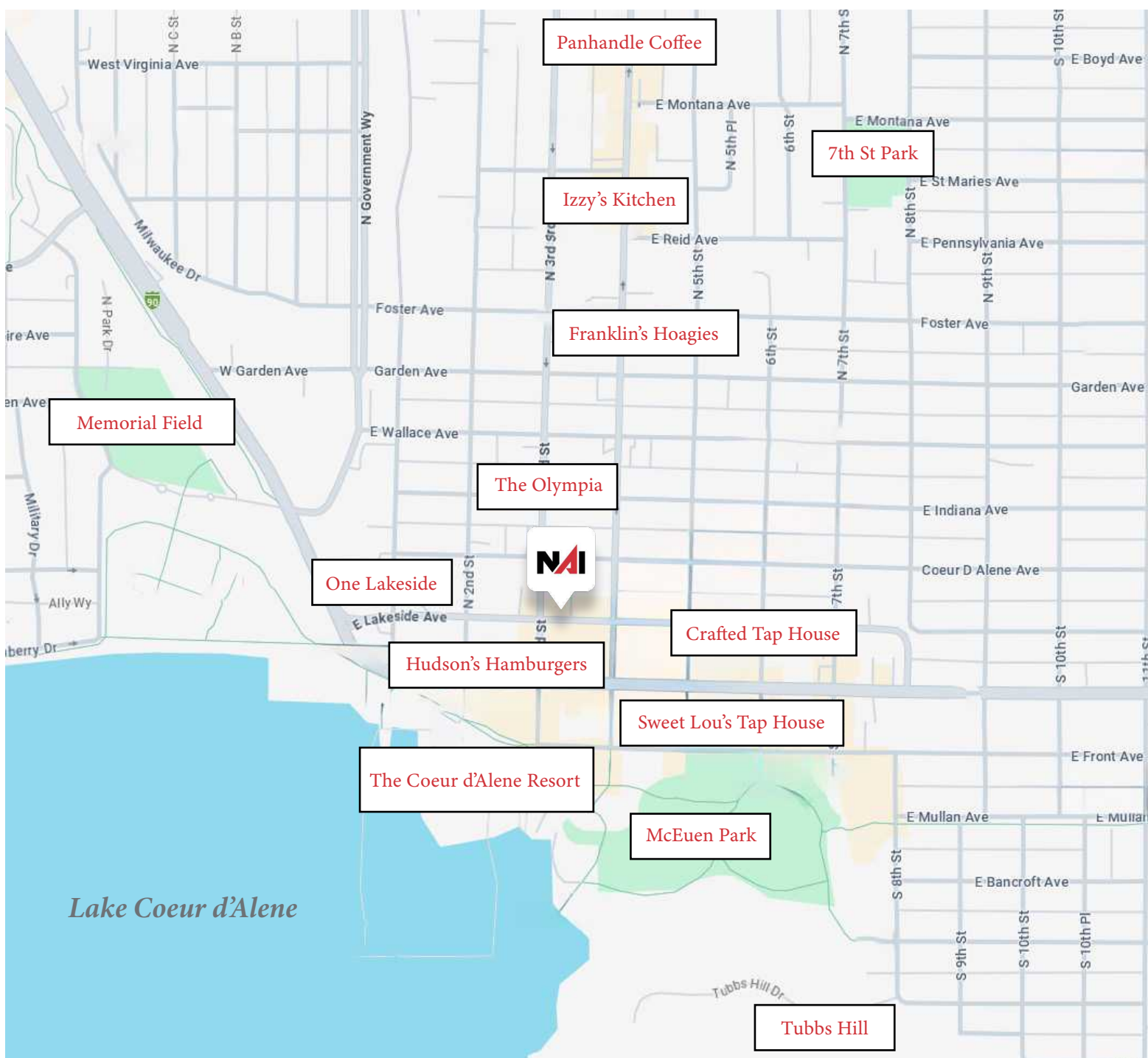
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