

FOR LEASE



RETAIL AND PROFESSIONAL OFFICE SPACE AVAILABLE

2073 N MAIN STREET - SUBLEASE

PRICE		\$14.40 PSF, NNN
Est NNN 2026		\$7.03 /SF
SPACE SIZE		±1,411 SF

SUBLEASE THROUGH 4/30/2027

1970 BEEBE BLVD

PRICE		\$16.00 PSF, NNN
Est NNN 2026		\$8.50 /SF
SPACE SIZE		±1,262 SF

**Please do not disturb existing tenants*



VILLAGE AT RIVERSTONE

N Main Street
Coeur d'Alene, ID 83814

[View Location](#)



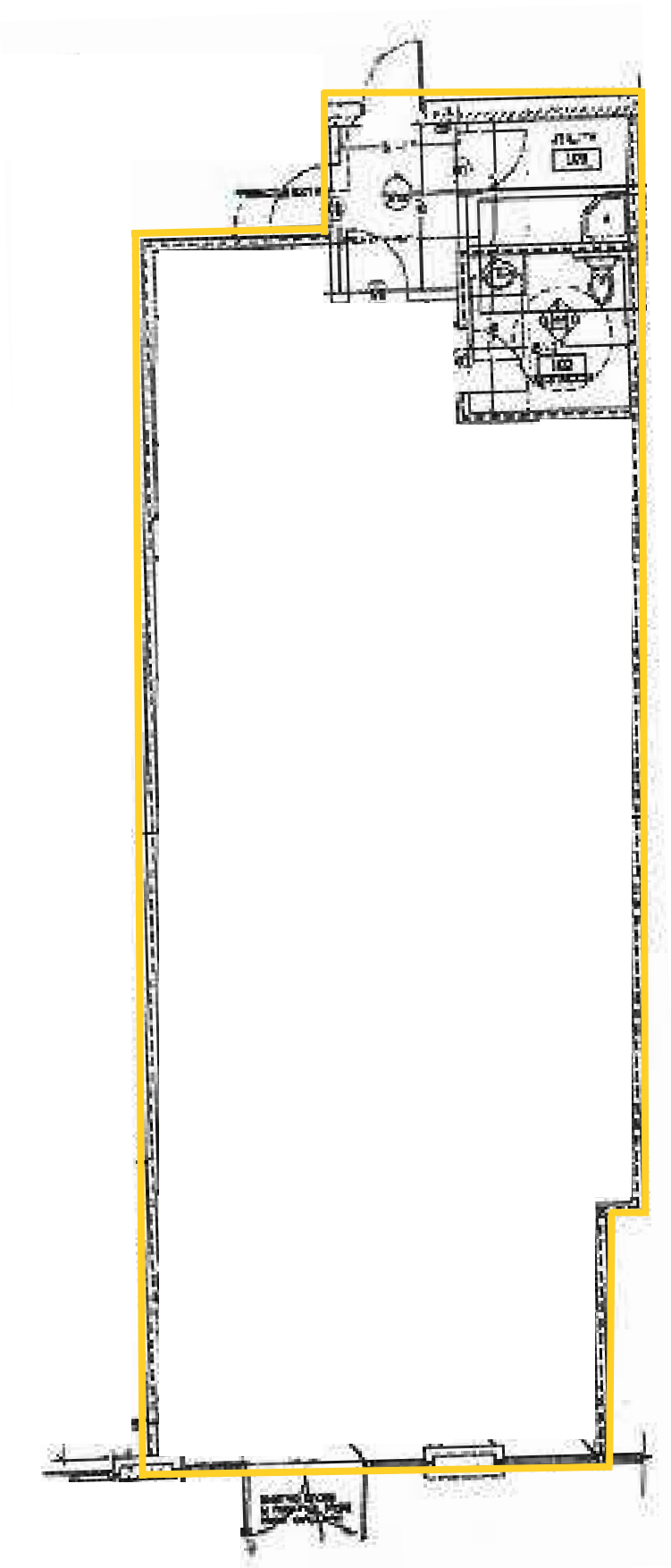
PAT EBERLIN
Commercial Sales & Leasing
208.215.1375
pat.eberlin@kiemlehagood.com

CHERYL KLEIN
Property Manager

FLOOR PLAN

N Main Street | Coeur d'Alene, ID

2073 N MAIN ST
±1,411 SF
\$14.40 PSF, NNN
NNN (2025) \$7.06/SF



SITE PLAN

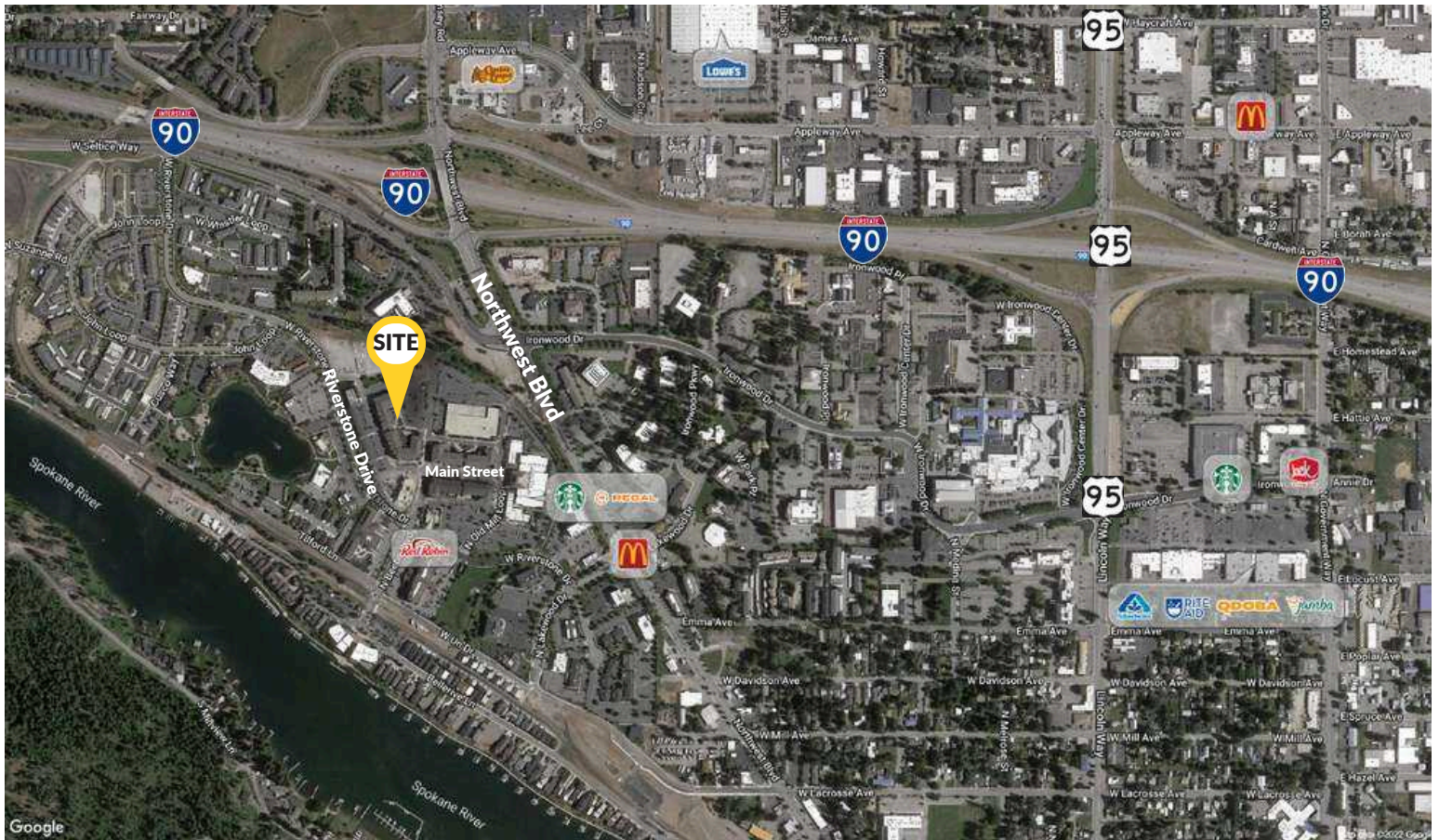
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VILLAGE TENANT ROSTER

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	Hotworx
The Culinary Stone	Vine & Olive	Escape Outdoors	Boiada Brazilian Grill
The Wellness Bar	Say Yes Bridal Boutique	Studio 107	Sushi I
Restoration Healthcare	Curated Closet	Inland Mama	San Francisco Sourdough
Berkshire Hathaway	The Spice & Tea Exchange	The Well Read Moose	Cold Stone Creamery
Alliance Title	SUBLEASE AVAILABLE	Sola Salon	Regal Cinemas
Orvis NW Outfitters	iSpa Nails	Upgrade Labs	Azteca
Empire Eye Physicians	J Miller Salon	Exercise Institute	Golf Island
ComFor Care Home Care	Atlas Building Group	AVAILABLE	Pedego Electric Bikes



LOCATED WITHIN THE RIVERSTONE MASTER ASSOCIATION DEVELOPMENT

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N Main Street
Coeur d'Alene, ID 83814

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Est Pop 2025	6,498	50,841	90,250
Projected Pop 2030	6,945	53,381	95,736
Proj Ann Growth (25-30)	1.4%	1.0%	1.2%
Est Daytime Pop 2025	10,921	44,460	68,155
Average HHI	\$66,675	\$96,509	\$102,677
Median HHI	\$47,704	\$72,582	\$78,208

TRAFFIC



AVERAGE DAILY TRAFFIC

Northwest Blvd @ Lakewood Dr	±26,322 ADT
Seltice Way @ Riverstone Dr I-	±15,972 ADT
90 @ Northwest Blvd	±43,969 ADT

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Neighboring Area Retailers:

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



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CHERYL KLEIN

Property Manager

**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

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

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