FOR LEASE

Retail Lease Space/Restaurant Pad Site

JACKLIN RANCH RETAIL CENTER

POST FALLS, ID

HIGHLIGHTS

- Available: Winter 2026/27*
- Lease Space: 12 Spaces at ± 1,500 SF
- Pricing: $28.00/SF - $32/SF + NNN Costs
- Landlord Tenant Improvement Allowance Available!

CONTACT:

DONNIE MURRELL
REALTOR®
(208) 758-7539
donnie@7foldrealty.com

WADE JACKLIN
REALTOR®
(208) 755-5075
wpjacklin@gmail.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE
COMMERCIAL DIVISION

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- 12 EACH ± 1,500 SUITES
- CENTER OF KOOTENAI COUNTY
- KOOTENAI HEALTH CAMPUS ADJACENT
- NATIONAL MEDICAL AND RETAIL TENANTS IN JACKLIN RANCH AND ADJACENT DEVELOPMENT
- PART OF THE LARGEST MIXED-USE DEVELOPMENT IN POST FALLS
- 120,000 + PEOPLE WITHIN 5 MILES
- EASY ACCESS TO 4 CITIES
- TI ALLOWANCE AVAILABLE
- MULTIPLE ANCHOR BUSINESSES
- CLOSE TO SIGNALIZED HWY 41 & PRAIRIE

CLICK TO VIEW FULL PROPERTY SITE & PHOTOS

PROPERTY DETAILS

LEASE RATE:	$28-$32/SF, NNN
TYPE:	RETAIL/OFFICE
NNN ESTIMATE:	.71-.79/SF/MONTH
BUILDING A:	13,600 SF
BUILDING B:	4,400 SF
ZONING:	CCS
YEAR BUILT:	WINTER 2026/27
DEVELOPMENT TYPE:	MIXED-USE

AVAILABLE SUITES

BLDG A - SUITE A	± 1,538 SF	PENDING
BLDG A - SUITE B	± 1,516 SF	± 28.00/SF, NNN
BLDG A - SUITE C	± 1,493 SF	± 28.00/SF, NNN
BLDG A - SUITE D	± 1,516 SF	± 28.00/SF, NNN
BLDG A - SUITE E	± 1,526 SF	± 28.00/SF, NNN
BLDG A - SUITE F	± 1,516 SF	± 28.00/SF, NNN
BLDG A - SUITE G	± 1,445 SF	± 28.00/SF, NNN
BLDG A - SUITE H	± 1,516 SF	± 28.00/SF, NNN
BLDG A - SUITE J	± 1,538 SF	± 28.00/SF, NNN
BLDG B - SUITE A	± 1,464 SF	PENDING
BLDG B - SUITE B	± 1,526 SF	PENDING
BLDG B - SUITE C	± 1,513 SF	± 28.00/SF, NNN

Property Overview

Excellent Location in Post Falls, ID

Located in the heart of Kootenai County, Jacklin Ranch Commercial Park offers exceptional opportunities for the first two phases of the area's largest development for retail, office, and mixed-use projects. The Park is situated just east of the intersection of Prairie Avenue and four-lane divided Highway 41, providing unparalleled visibility and accessibility in one of Post Falls' fastest-growing commercial corridors. Kootenai Health announced a 30-acre campus across from Jacklin Ranch at the corner of Highway 41 and Prairie.

Leasing Opportunities

Prime Retail Lease Space & Restaurant Pad Site

This modern strip mall includes a 13,600 SF building featuring nine ±1,500 SF suites, and a 4,400 SF building with three ±1,500 SF suites, offering a variety of flexible leasing options to suit your business needs. * Delivery date of buildings is subject to change.

Location Highlights

Strategic Location in a Booming Market

Post Falls, positioned just 10 minutes from Coeur d'Alene and 25 minutes from Spokane, is experiencing rapid population and economic growth. With a well-educated, high-income population in close proximity, these pad sites are perfectly suited for businesses aiming to capture the increasing demand for retail, office, and lifestyle amenities.

- **Traffic Counts**: Close to 20,000 vehicles per day on Highway 41
- **Accessibility:** Easy access to I-90 and key regional commercial hubs
- **Prime Location**: Located in the path of growth with national retailers and restaurants in close proximity. Highway 41 was recently expanded to four lanes.

Development Advantages

- **High Visibility:** Located near the bustling intersection of Highway 41 and Prairie Avenue ensuring excellent exposure and vehicle traffic.
- **Ready for Development:** Utilities are already in place, and flexible CCS zoning support variety of retail, office, and mixed-use developments.
- **Long-Term Growth Potential:** As one of Idaho's fastest-growing cities, Post Falls offe excellent long-term investment potential, making these pad sites a prime opportunity fo forward-thinking users and investors.

Key Metrics

Rapid Population Growth

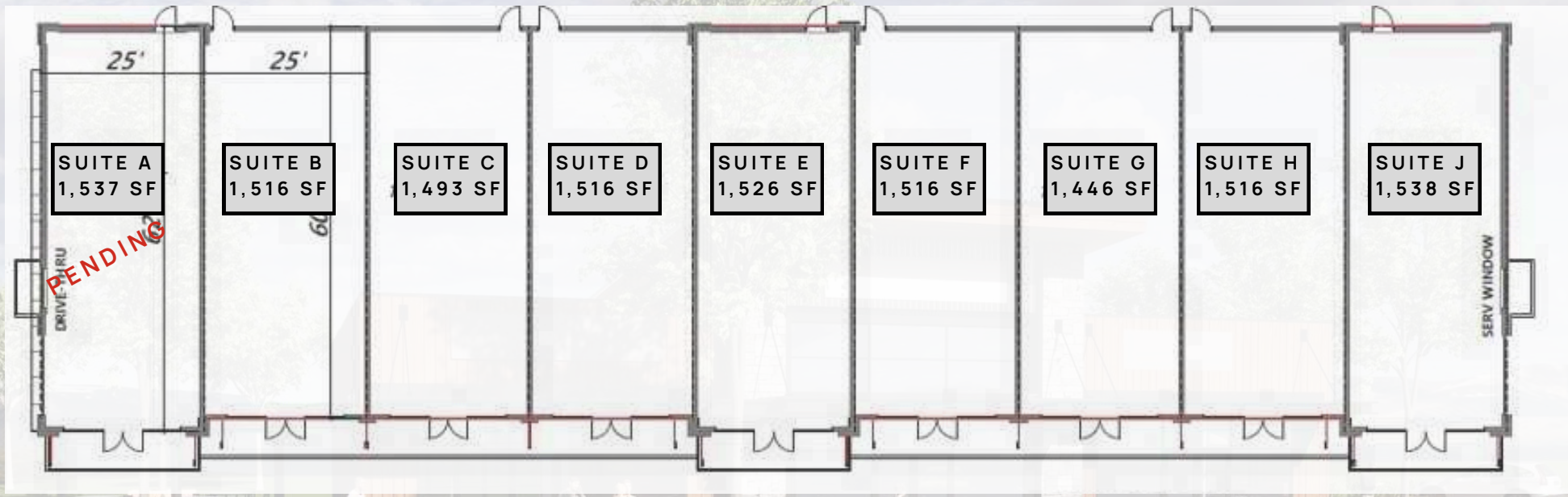
The area has seen substantial population growth over the past two decades, reflecting the area's increasing attractiveness for businesses and residents alike.

- In 2020, the 5-mile radius population was 89,835, and by 2024 it had risen to 102,5 —an increase of 14.1%.
- Projections indicate that by 2029, the population will grow further to 113,377, marki an additional 10.6% increase.
- This steady growth trend underscores the strong demand for commercial space a services in the region.

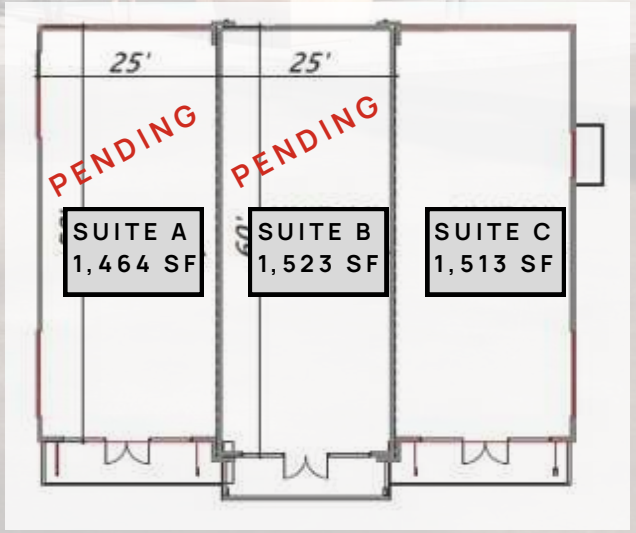
Ideal for Growing Businesses

With its prime location, high visibility, and growing market, Jacklin Ranch Commercial Park is an excellent opportunity for users and investors seeking to capitalize on the region's booming economy and strong demographics.

FLOOR PLANS



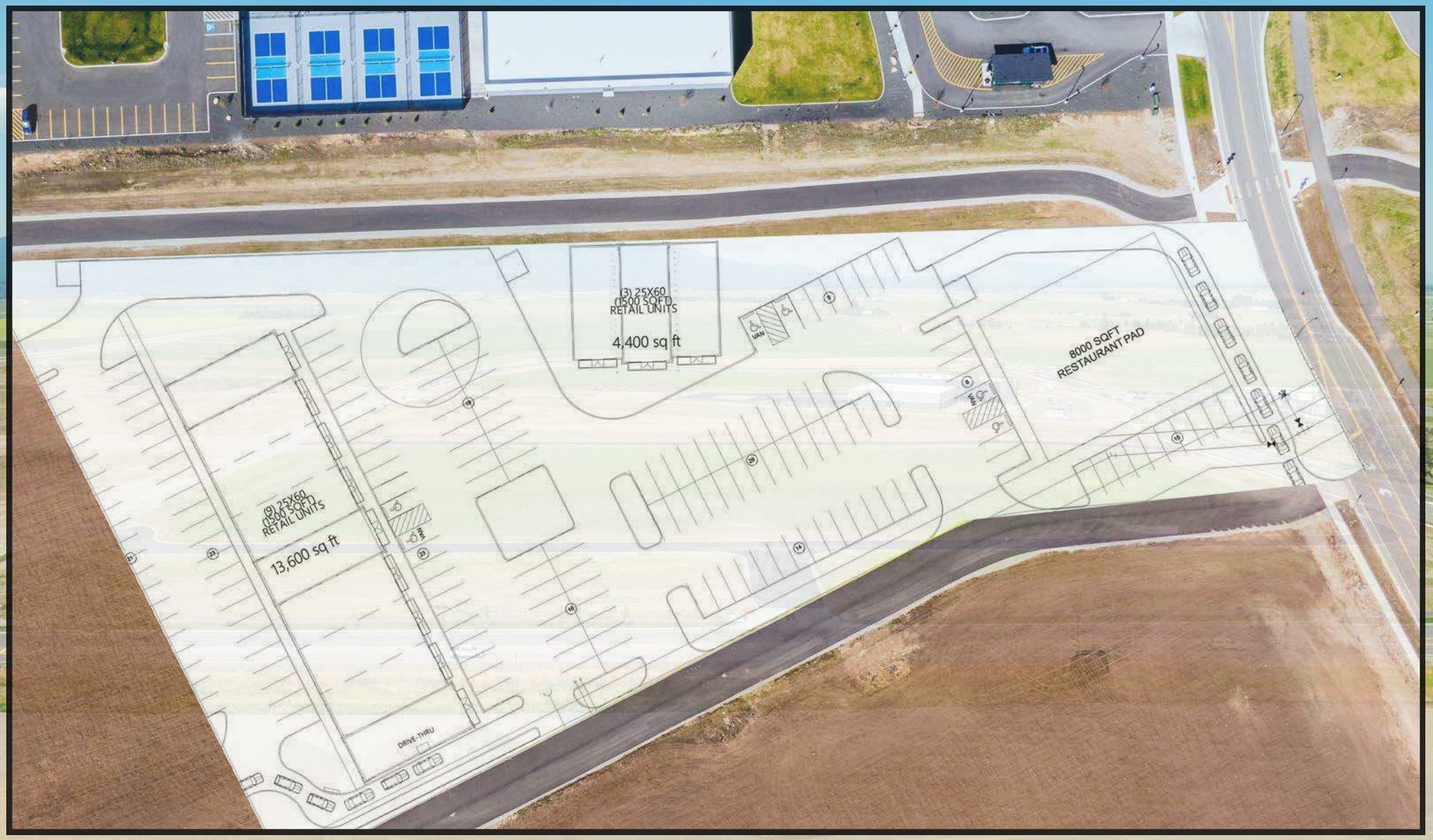
BUILDING A



BUILDING B

RENDERINGS

SITE PLAN


(3) 25X60
(1500 SQFT)
RETAIL UNITS
4,400 sq ft
8000 SQFT
RESTAURANT PAD
(9) 25X60
(1500 SQFT)
RETAIL UNITS
13,600 sq ft
DRIVE-THRU
VAN

SITE PICTURES

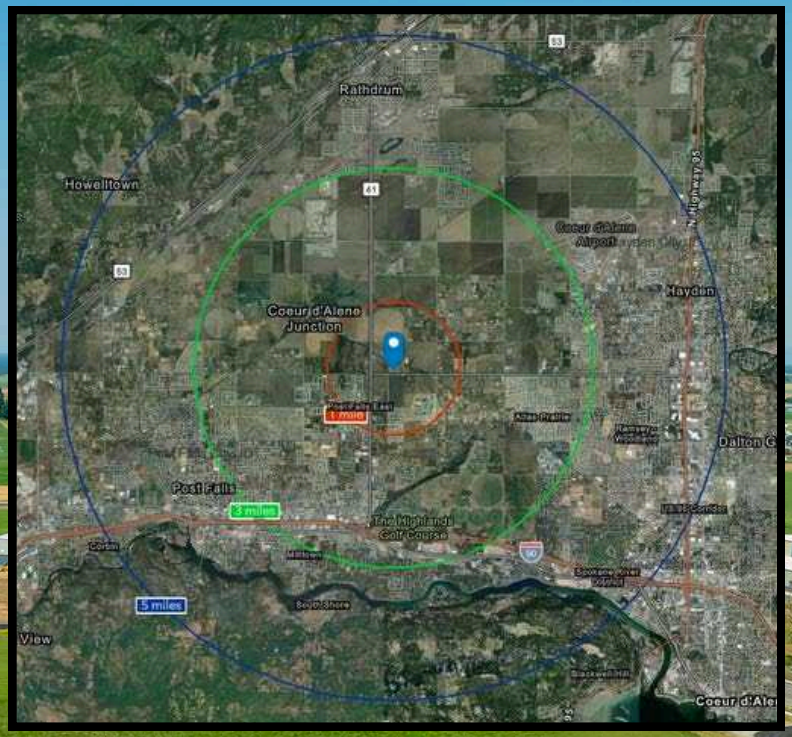
AREA BUSINESSES

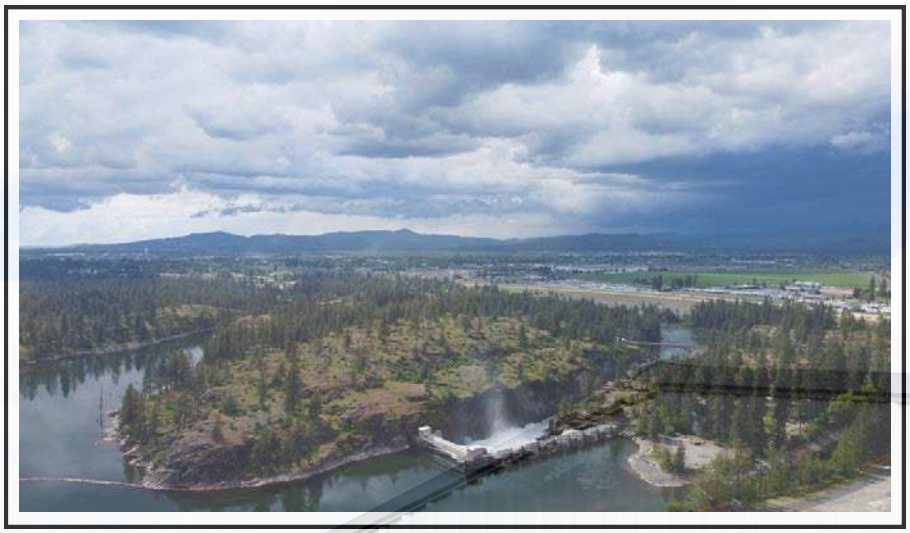
DEMOGRAPHICS

Demographic and Income Comparison Profile

Jacklin Ranch Commercial Park
Post Falls East, Post Falls, Idaho
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	1,418	29,752	89,835
Households	543	11,085	34,527
Average Household Size	2.61	2.66	2.58
2024 Summary			
Population	2,407	35,585	102,524
Households	895	13,351	39,456
Families	644	9,423	26,845
Average Household Size	2.69	2.64	2.58
Owner Occupied Housing Units	597	9,551	28,093
Renter Occupied Housing Units	298	3,800	11,363
Median Age	36.2	37.2	38.5
Median Household Income	$104,418	$82,493	$78,842
Average Household Income	$112,234	$97,711	$98,237
2029 Summary			
Population	2,488	38,545	113,377
Households	916	14,472	43,667
Families	659	10,156	29,547
Average Household Size	2.71	2.64	2.58
Owner Occupied Housing Units	638	10,670	31,453
Renter Occupied Housing Units	278	3,802	12,213
Median Age	37.4	38.3	39.6
Median Household Income	$112,600	$96,078	$92,159
Average Household Income	$131,938	$114,870	$116,568





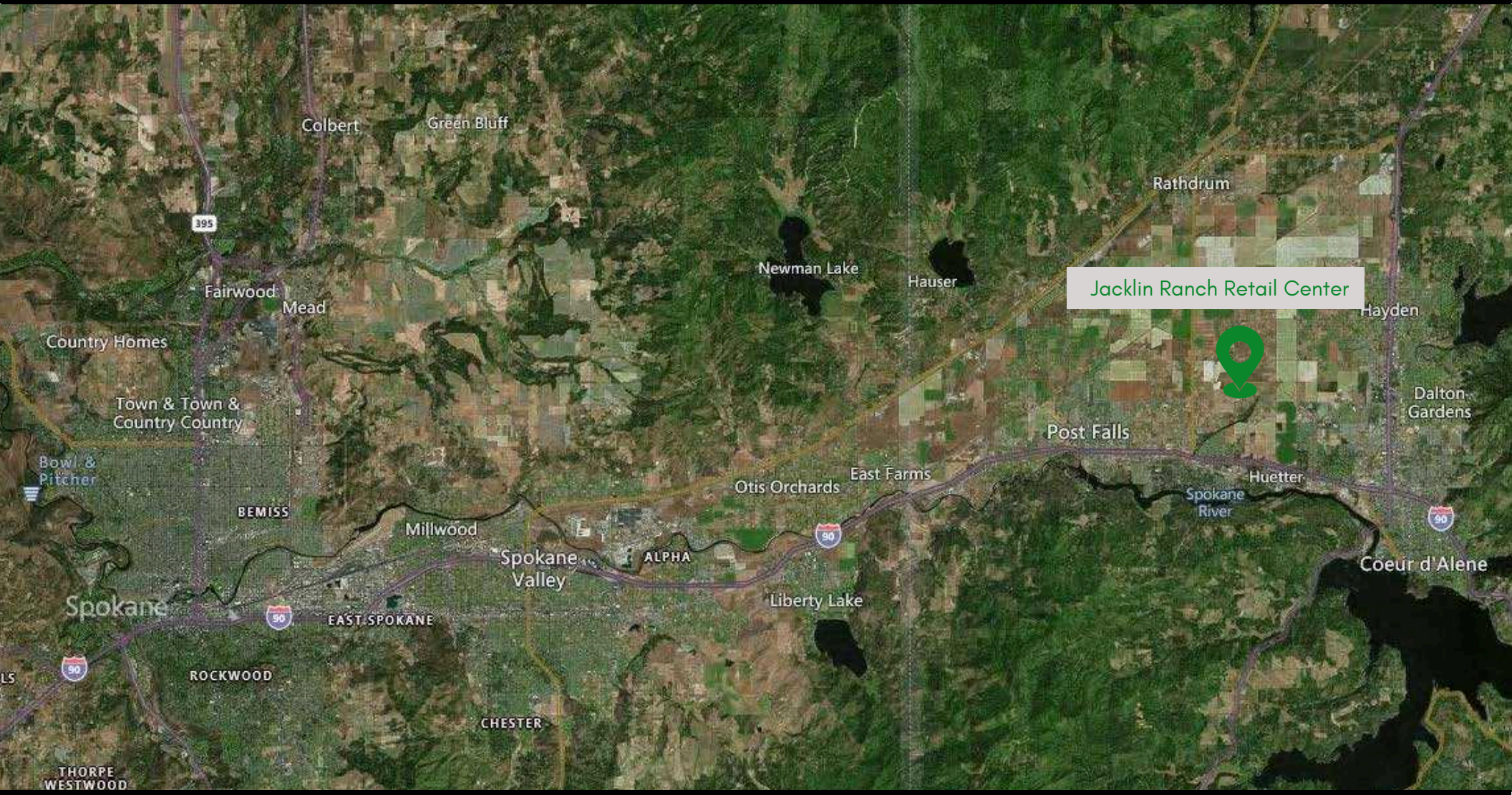
LOCATION DESCRIPTION

Post Falls is one of North Idaho's fastest growing and most strategically positioned communities, offering direct access to rivers, mountains, and four season outdoor recreation including boating, hiking, skiing, and golf. Located along the Spokane River and minutes from Coeur d'Alene, the city combines natural beauty with everyday livability. Well planned neighborhoods, expanding retail corridors, and proximity to regional amenities make Post Falls attractive for both residents and businesses seeking room to grow. Beyond lifestyle, Post Falls continues to attract business owners and executives drawn by Idaho's favorable tax structure, business friendly regulations, and lower operating costs. The city benefits from immediate access to I 90, close proximity to Spokane's workforce and airport, and a strong sense of community without the congestion of larger metro markets. For those seeking long term stability, accessibility, and quality of life, Post Falls stands out as a place where people invest, operate, and stay.

LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	One of Idaho's fastest growing cities with 2% annual population growth
TOURISM & LIFESTYLE:	Known for the Spokane River, abundant outdoor recreation, and a family-friendly community.
ACCESSIBILITY:	Conveniently located just minutes from I-90, providing easy regional connectivity.

LOCATION



7FOLD REALTY ADVISORS

DONNIE MURRELL
REALTOR®
(208) 758-7539
donnie@7foldrealty.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE
COMMERCIAL DIVISION
1927 W Riverstone Dr.
Coeur d' Alene, ID 83814

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