

FOR LEASE

AVAILABLE

UNIVERSITY CROSSING

960 W Pullman Road | Moscow, ID 83843



KIEMLEHAGOOD

LEASE RATE		\$23.00 PSF /YR
EST. NNN RATE		\$5.55 PSF
AVAILABLE SUITE		SUITE 960
SUITE SIZE		±3,000 SF
DATE AVAILABLE		May 1, 2026
ZONING		Motor Business

- CO-TENANTS**
- Stiller Aesthetics
 - I Spa Nails
 - Crumbl Cookie

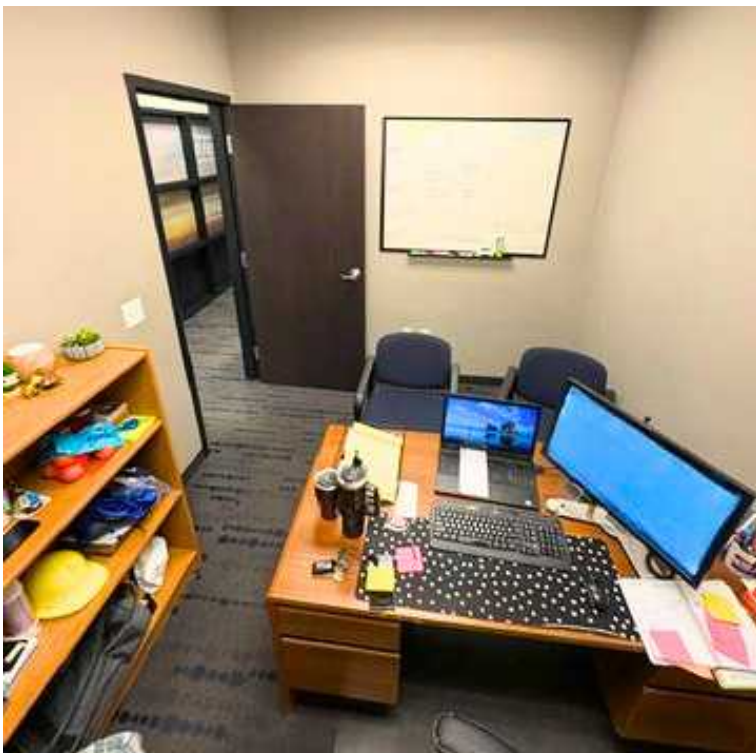
SHELLEY BENNETT

208.301.1623

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Suite 960 at University Crossing offers approximately ±3,000 square feet of well-positioned commercial space in the heart of Moscow, Idaho. Ideally located near the Palouse Place Shopping Center and just minutes from Highway 95, this suite provides excellent accessibility and convenience for both customers and employees.

Surrounded by established retail and service businesses, the property benefits from strong area traffic and a vibrant commercial environment. The space will be available starting May 2, 2026, making it a great opportunity for businesses looking to establish or expand their presence in a highly desirable location.



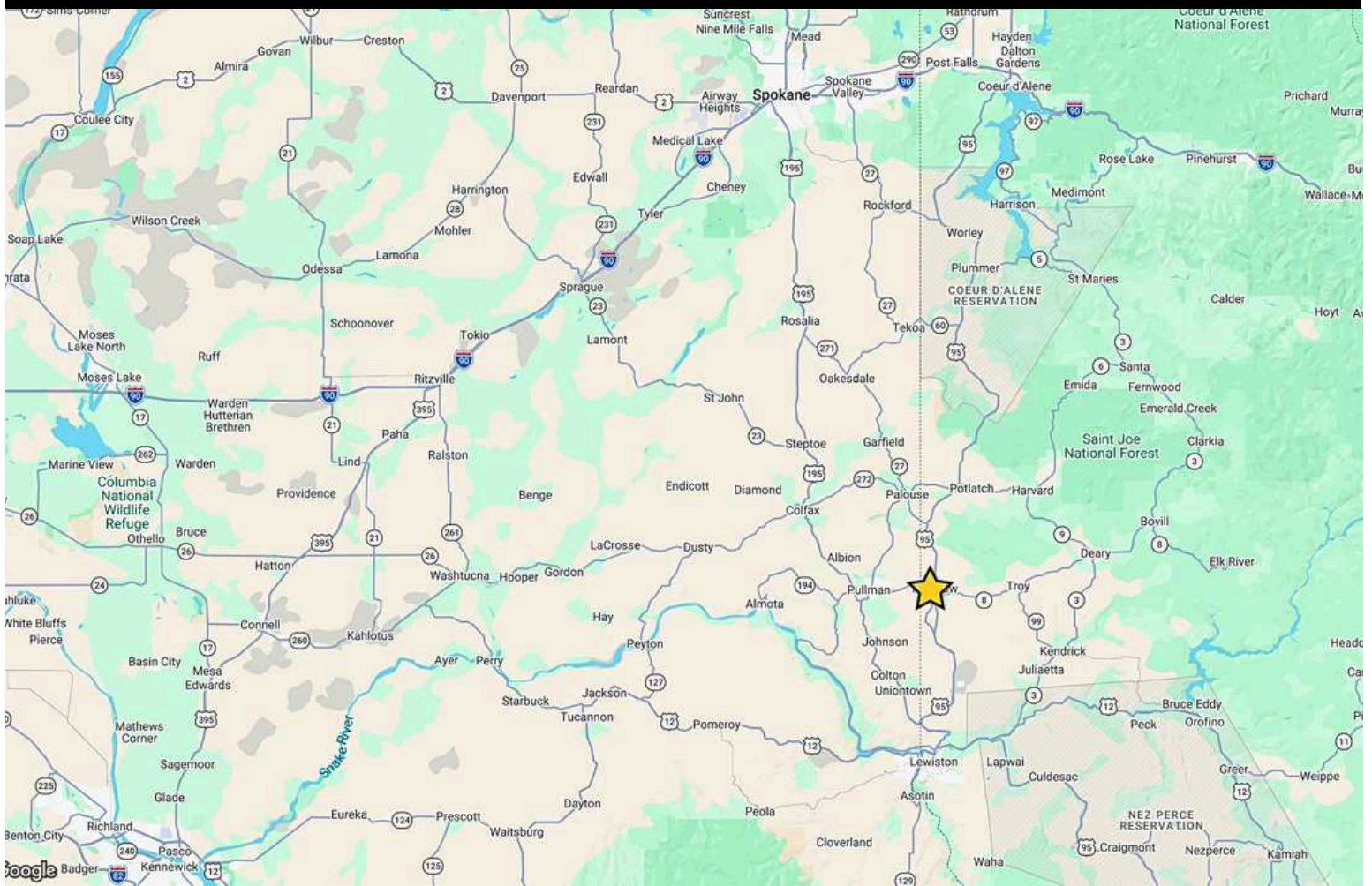


DEMOGRAPHICS	3 MI	5 MI	10 MI
EST POPULATION 2025	28,274	28,999	65,984
PROJ. POPULATION 2030	28,165	28,906	65,507
EST. HOUSEHOLDS 2025	11,653	11,958	26,574
2025 AVERAGE HHI	\$87,579	\$88,289	\$86,808
2025 MEDIAN HHI	\$63,562	\$63,947	\$58,943



TRAFFIC COUNTS

W Pullman Road | ±15,048 ADT
 N Peterson Drive | ±1,421 ADT
 W A Street | ±4,582 ADT
 N Line Street | ±2,063 ADT



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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

1579 W Riverstone Drive, Suite 102
Coeur d'Alene, ID 83814