

FOR LEASE



SUNSET VILLAGE

296 W Sunset Avenue | Coeur d'Alene, ID 83815



PAT EBERLIN
208.215.1375
pat.eberlin@kiemleahagood.com

KIEMLEHAGOOD

LEASE RATE | \$1.75 PSF /Month

LEASE TYPE | Modified Gross

AVAILABLE SUITES

SUITE 11 | ±1,150 SF

SUITE 11 AVAILABLE | NOW

SUITE 27 | ±1,145 SF

SUITE 27 AVAILABLE | August 1, 2026

*Tenant is responsible for base rent plus gas, electricity, garbage, phone, data, interior janitorial and \$35 per month HVAC service fee

TOTAL BUILDING SIZE | ±45,840 SF

TOTAL LOT SIZE | ±3.858 AC

YEAR BUILT | 1985

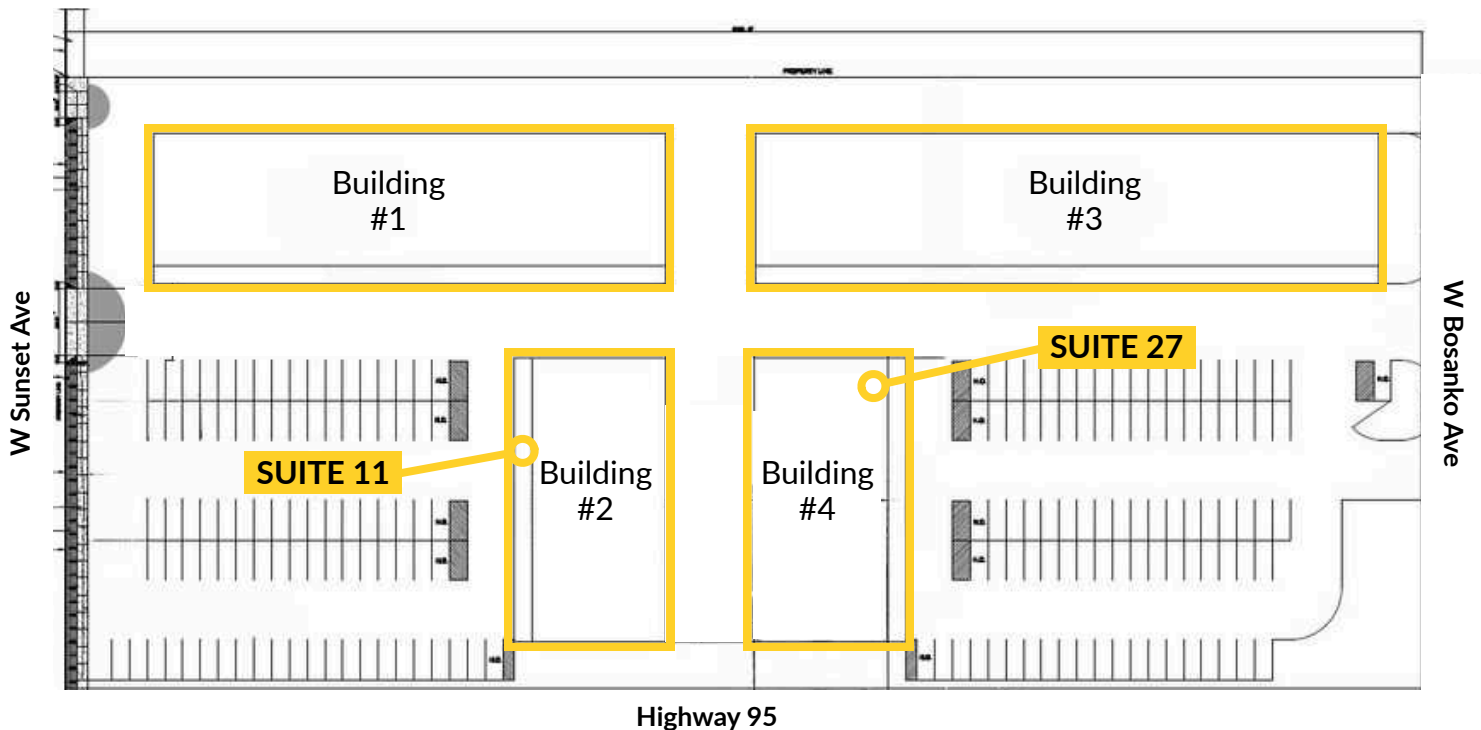
PARCEL NO. | C816001001A,
C816001004A

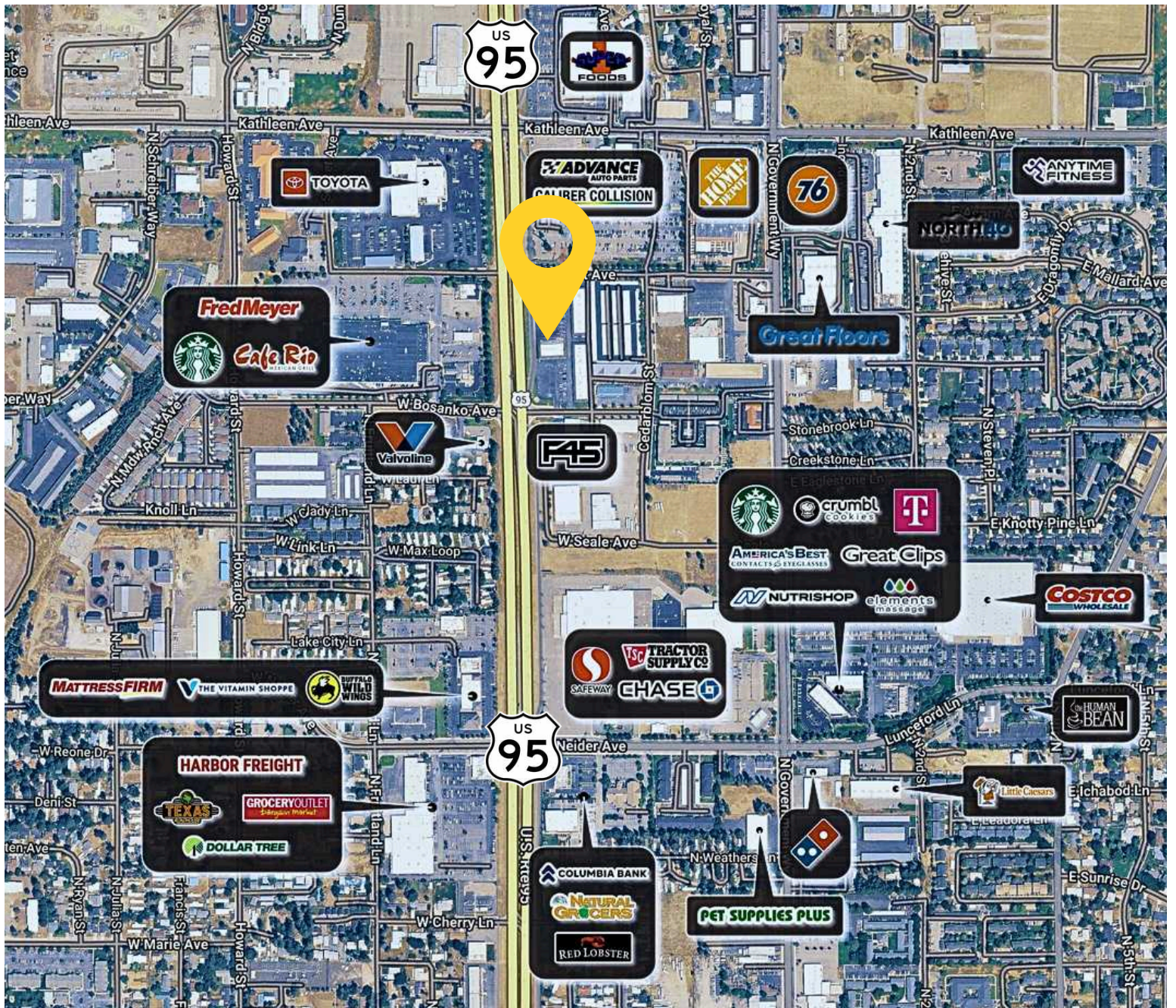
- o Centrally Located in Coeur d'Alene
- o Highway 95 Frontage Location
- o Excellent ingress/Egress, Exposure and Parking

SITE PLAN

RETAIL / OFFICE SPACE **FOR LEASE**

This high visibility commercial property features approximately ±45,840 square feet on a ±3.858 acre site, built in 1985 and centrally located in Coeur d'Alene with frontage along Highway 95. The opportunity offers excellent ingress and egress, strong exposure to traffic, and ample on-site parking, making it well suited for a variety of commercial uses.





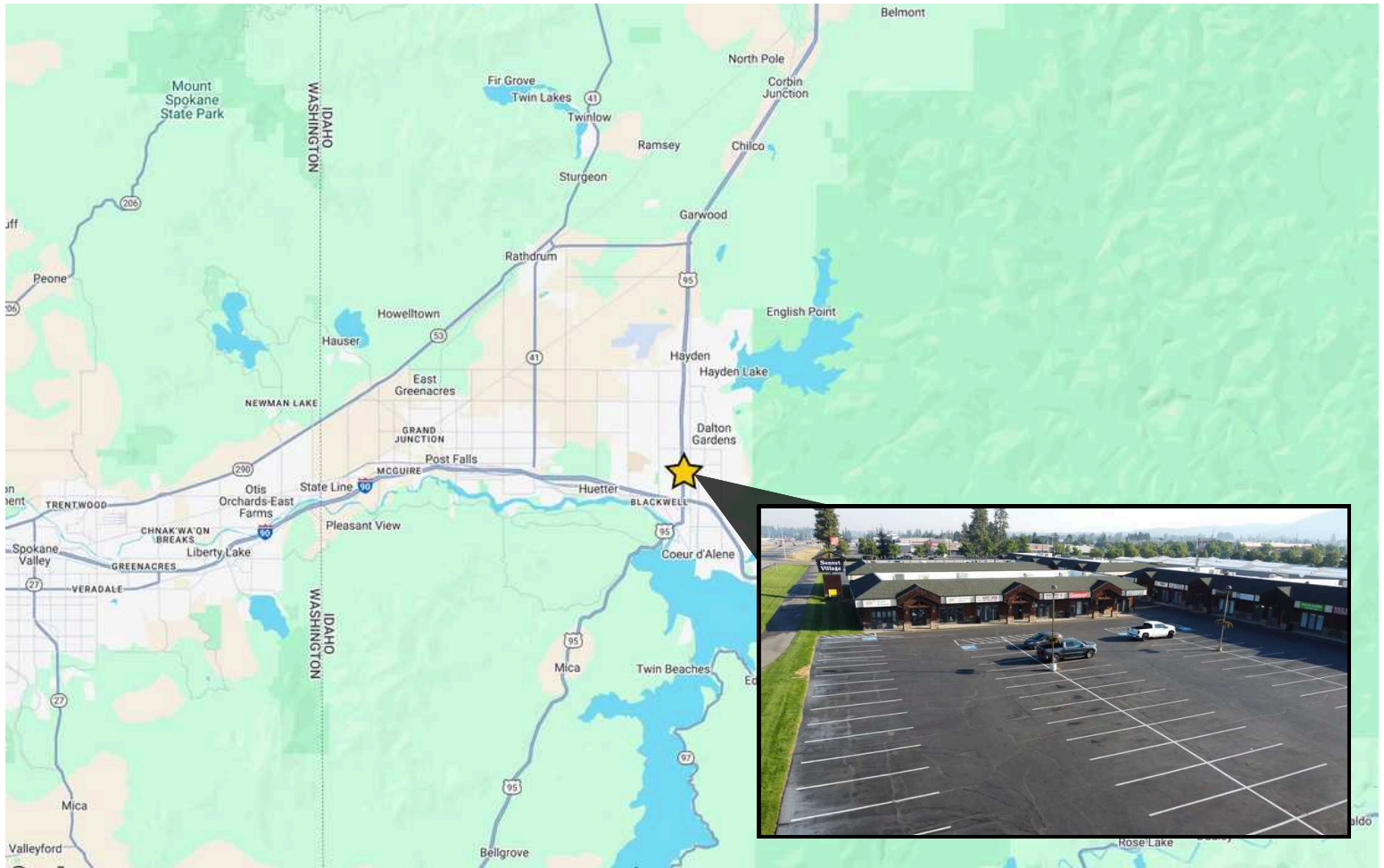
NEIGHBORING TENANTS:



Las Chavelas
 AAA - Coeur d'Alene
 Sandbaggerz Golf
 Outer Limits

The Barbershop
 Coeur d'Alene Wigs
 Bedrock Jewelers
 The Beauty Lounge

Reignite Health NW
 Pink Thread
 And Many More!



SUNSET VILLAGE

296 W Sunset Avenue | Coeur d'Alene, ID 83815

[VIEW LOCATION](#)



PAT EBERLIN

208.215.1375 | pat.eberlin@kiemlehagood.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

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

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