

FOR SALE: THE CROSSROADS SHOPPING MALL

GROCERY-ANCHORED SMALL SHOP RETAIL | RAMSEY & APPLEWAY

2834 N RAMSEY RD, COEUR D'ALENE, ID 82815

SALE PRICE \$5,500,000 5.36% CAP RATE

Contact Broker For Full Offering Memorandum



EXPERIENCE THE PROPERTY FROM ABOVE

NAI Black

PROPERTY OVERVIEW



FINANCIAL

LIST PRICE	\$5,500,000.00
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Current Cap Rate	5.36% cap
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2026 Proj. Cap Rate	5.44% cap
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Vacancy Factor (2%)	\$6,169.00
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Adjusted NOI	\$294,934.00
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Projected 2026 Adj. NOI	\$299,329.05
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BUILDING SIZE

Rentable Footage	10,320 SF +/-
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Gross Building Footage	10,476 SF +/- (Per Assessor)
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Occupancy	100%
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Site Area	1.01 AC +/-
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LOCATION

Site Address	2834 N Ramsey Rd
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City, State, Zip	Coeur d'Alene, ID 83815
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Product Type	Retail
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Zoning	Commercial District
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BUILDING FEATURES

Year Built	2014
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Parking Stalls	44 Onsite + Shared Lot
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Parking Ratio	4.26 / 1,000 SF
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NAIBlack

FOR MORE INFORMATION

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I.

EXECUTIVE OVERVIEW

- EXECUTIVE SUMMARY
- OFFERING OVERVIEW

EXECUTIVE SUMMARY



2834 N Ramsey Rd, Coeur d'Alene, ID is a 2014-built, 10,476 SF (per assessor) multi-tenant retail strip situated on roughly 1.01 acres and directly attached to WinCo Foods. The property benefits from grocery-anchored foot traffic, deep shared parking, and multiple signalized access points at the Ramsey/Appleway corridor with immediate connectivity to I-90. Storefronts feature modern glass facades, efficient bay depths, and rear service access, supporting a healthy mix of daily-needs tenants.

Strategically located in Coeur d'Alene, in one of the most sought after real estate markets in the United States, the asset offers durable, e-commerce-resistant cash flow driven by food, personal services, and medical/dental - tenant categories that draw frequent visits and demonstrate strong retention. Income risk is further mitigated by multi-tenant diversification and the property's modern construction and systems, which help keep near-term capital expenditures predictable.

Value levers include potential mark-to-market on below-market suites upon rollover. The location's sustained retail gravity - anchored by WinCo and complemented by surrounding pads and service retail - supports exit liquidity to private buyers and 1031 investors seeking stabilized grocery shadow opportunities.

- SITE: 43,803 +/- SF
- 33,500+ VPD
- BUILT IN 2014
- CLASS A BUILDING



II.

PROPERTY SUMMARY

- INVESTMENT HIGHLIGHTS
- FEATURED TENANTS

INVESTMENT HIGHLIGHTS



GROCERY-ANCHORED LOCATION

Inline to 69,400 +/- SF WinCo Foods, regional draw and strong daily trips.



HIGH-VISIBILITY CORRIDOR

Signals at Ramsey & Appleway / Golf Course Rd - multiple left turn ingress/egress points; quick access to I-90



ESTABLISHED TENANCY MIX

Historic suite plan shows food service, salon, employment services, dental/medical, nutrition - diversified and sticky uses.

INVESTMENT HIGHLIGHTS



DEMOGRAPHIC GROWTH

The latest 2025 Census estimate puts the city of CDA at an estimate of 57,355 (+5.0% since 2020) and (+23.8% since 2010).



GENEROUS PARKING SPACES

Shared surface lot within the WinCo anchored center provides front door convenience, ADA stalls at the storefronts, and multiple access points off Ramsey / Appleway for smooth circulation.



DENSE RETAIL NODE

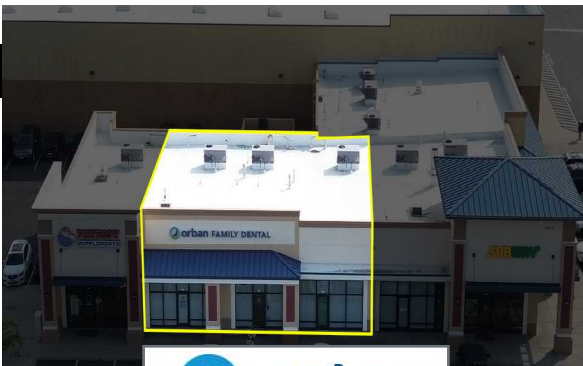
Surroundings include Lowes, Walgreens, STCU, Hotels, Starbucks, Kroc Center to the North, and Riverstone Country Club to the West.

FEATURED TENANTS



**PATRIOT
SUPPLEMENTS**

Occupied SF	1,500
Number of Locations	Two
Founded	2016



**FILIP ORBAN,
DDS**

Occupied SF	4,215
Number of Locations	One
Founded	2016



SUBWAY

Occupied SF	1,485
Number of Locations	37,000
Founded	1965

FEATURED TENANTS



SUPERCUTS

Occupied SF	1,120
Number of Locations	1,774
Founded	1975



CDA NAILS

Occupied SF	1,000
Number of Locations	One
Founded	NA



TDS METROCOM

Occupied SF	1,000
Number of Locations	900
Founded	1969

III.

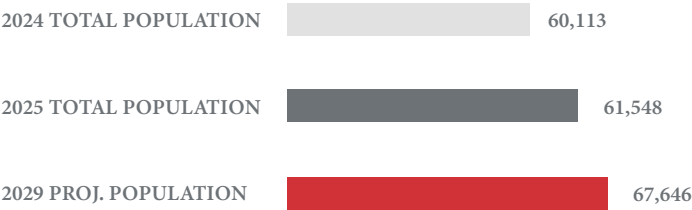
MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- NEARBY ATTRACTIONS
- MSA OVERVIEW
- REGIONAL MAP

LOCAL DEMOGRAPHICS - 5 MILE RADIUS



POPULATION



HOUSEHOLDS

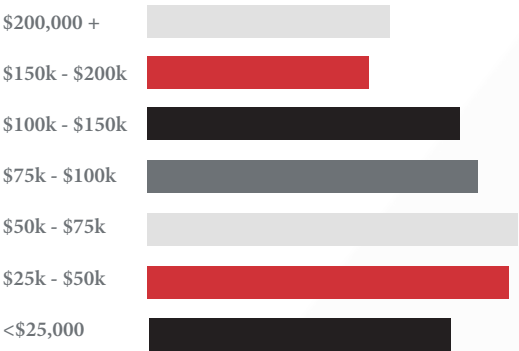


INVESTOR INSIGHT

This asset sits in the heart of Coeur d’Alene’s Ramsey/Appleway retail hub. An established, grocery-shadow micro-market where WinCo’s daily trip engine and a ring of national pads create reliable cross-shopping and high small-shop capture. The node’s signalized access and I-90 proximity widen the trade area beyond CDA proper to commuters and regional shoppers, supporting strong sales productivity for food, beauty/health, and medical uses.



INCOME BY HOUSEHOLD



\$99,000
AVG HH
INCOME

\$73,240
MEDIAN
HH INCOME

\$41,200
PER CAPITA
INCOME



AGE



NEARBY ATTRACTIONS



THE SALVATION ARMY KROC CENTER

- Opened in 2009
- 19,000 + members
- Full Community recreation complex with competition and family pools (slides), fitness/wellness center, climbing wall, and classes.
- 1765 W Golf Course Rd, Coeur d'Alene, ID 83815



1-2 MIN SW | 0.3 MILES
FROM THE OFFERING



NEARBY ATTRACTIONS

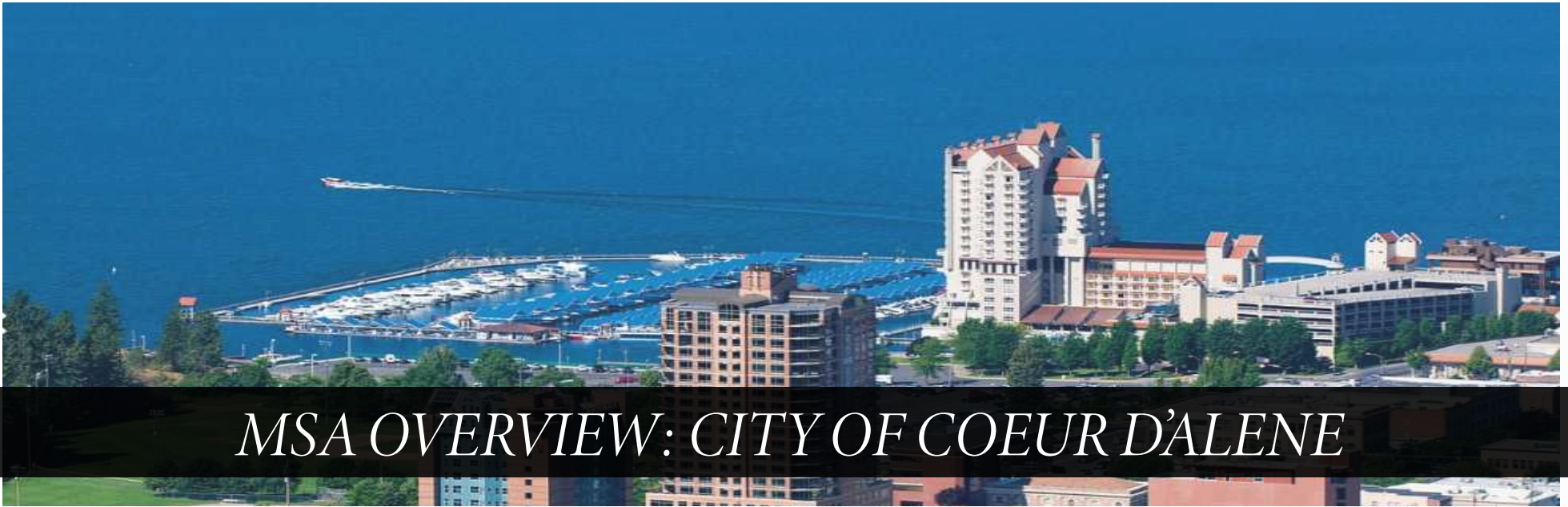


RIVERSTONE PARK

- Opened in 2005
- Public Restroom, Dogs allowed, Picnic Tables
- 10 acre lakeside park with amphitheater (hosts the Riverstone Summer Concert Series), trails, and open lawn.
- 1805 Tilford Lane, Coeur d'Alene, ID 83815



6-9 MIN SW | 3.0 MILES
FROM THE OFFERING



MSA OVERVIEW: CITY OF COEUR D'ALENE

MEDICAL

1.1M SF In Inventory

5-7% Vacancy Rate

50-70K Vacant SF

16% Rental Growth (5 Years)

RETAIL

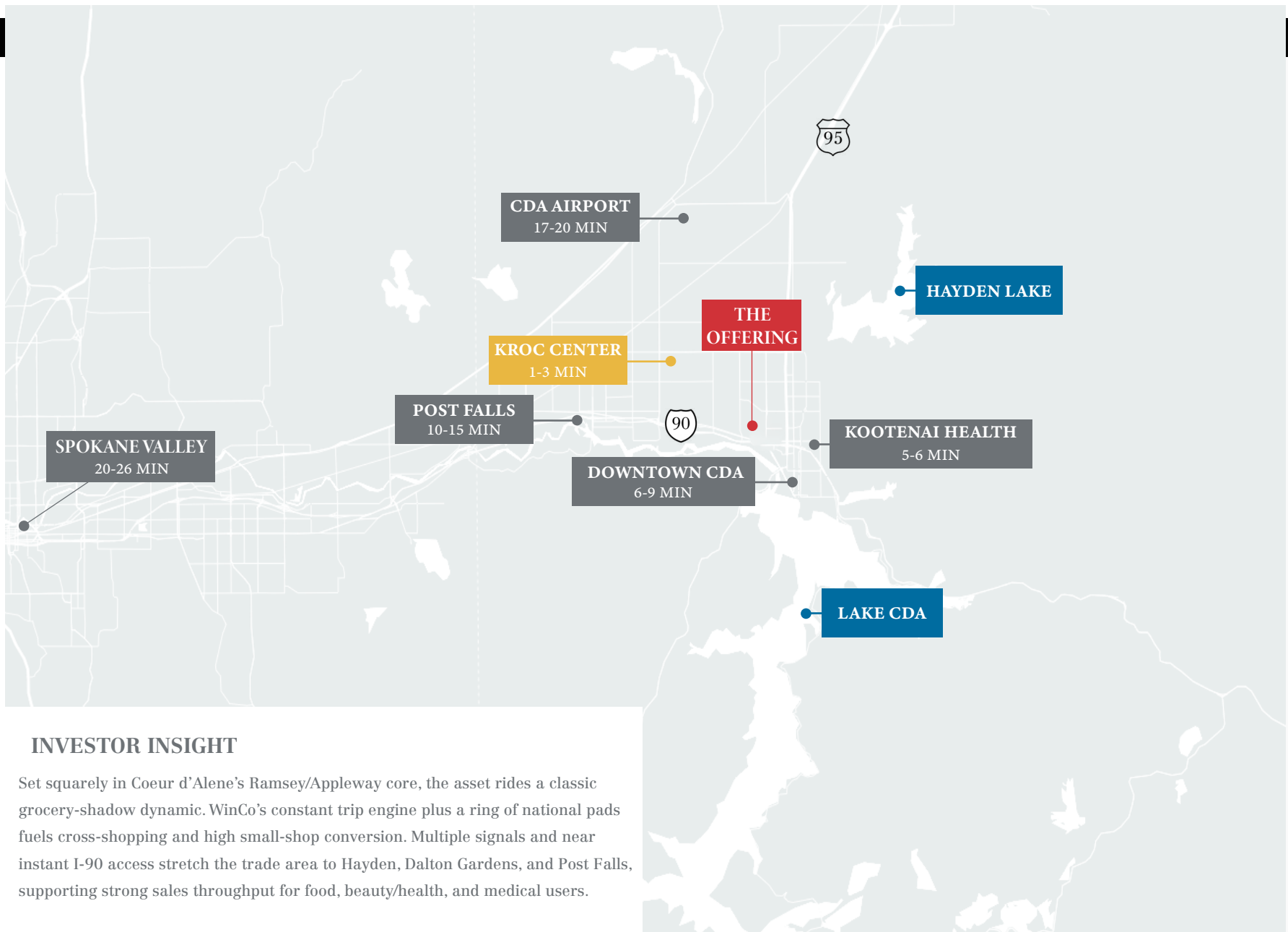
10.2M SF In Inventory

2.1% Vacancy Rate

140-215K Vacant SF

10% Rental Growth (5 Years)

REGIONAL MAP & DRIVE TIMES



REGIONAL ECONOMIC DRIVERS

HEALTHCARE, EDUCATION & RECREATION



KOOTENAI HEALTH

- 4,500+ employees across hospital and clinics
- 381 bed hospital
- Level II ACS verified trauma center



5-6 MIN SW | 1.2 MILES
FROM THE OFFERING



NORTH IDAHO COLLEGE

- Contributes \$273.2M annually to the regional economy
- Supports 4,000+ jobs
- 2025 enrollment up to 4,585



6-9 MIN SW | 2.4 MILES
FROM THE OFFERING

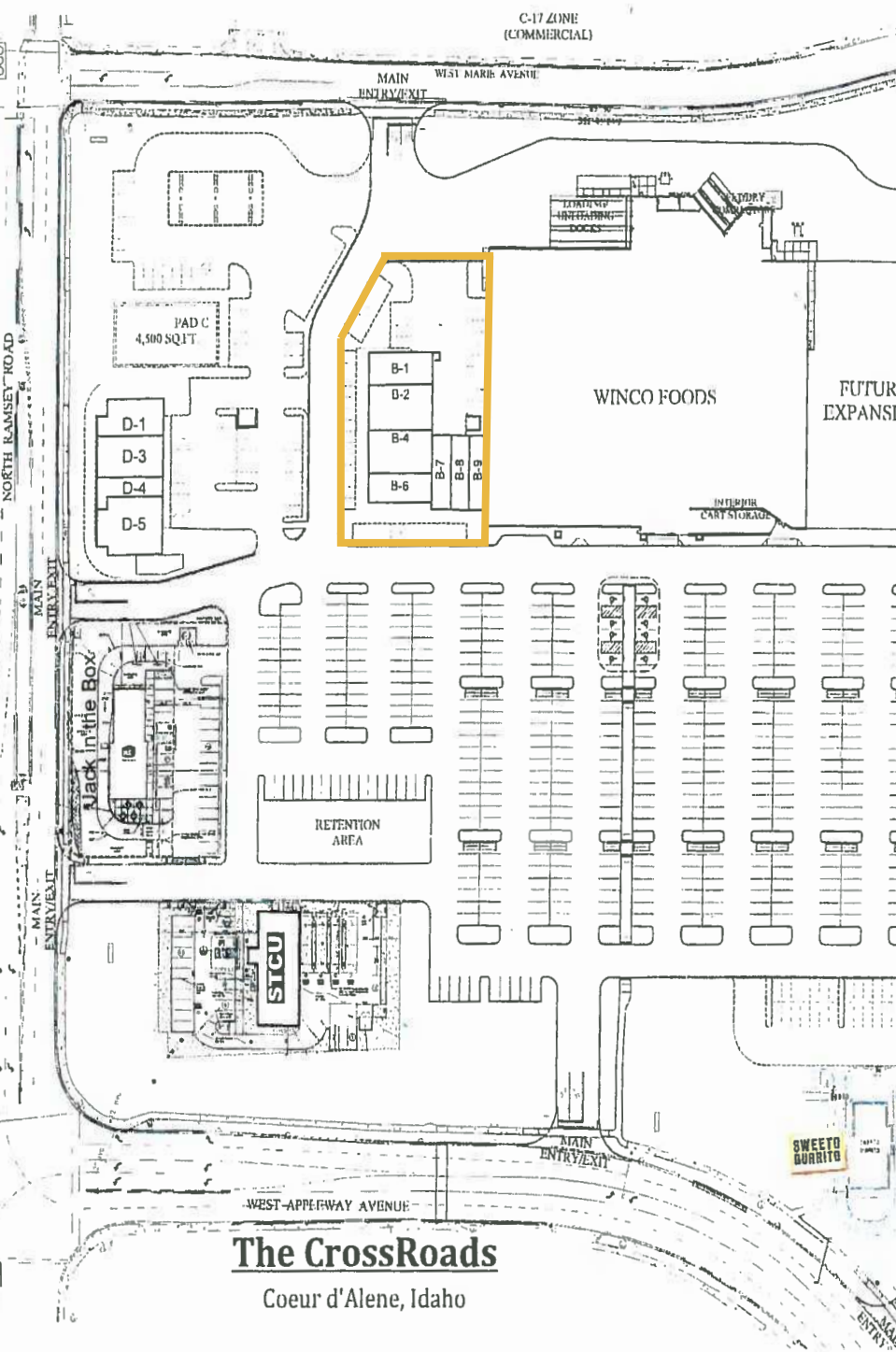


OUTDOOR RECREATION

- North Idaho generates \$1.25B in direct travel spending in 2024
- North Idaho generated 13,110 Jobs in 2024
- Coeur d'Alene Resort is adding a 139 room tower in May 2027



6-9 MIN SW | 2.6 MILES
FROM THE OFFERING



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