

LISTING VIDEO



# HECLA OFFICE BUILDING

6500 N Mineral Drive, Coeur d'Alene, ID 83815

**KIEMLEHAGOOD**

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## OFFERING DETAILS

**\$205.63**

Price PSF

**\$1,236,000**

Current Rents

**\$720,000**

Net Operating Income

**7.5%**

Capitalization Rate



FULL OFFERING PRICE  
**\$11,000,000**

6500 N Mineral Drive | Coeur d'Alene, ID | **KIEMLEHAGOOD**





SITE DESCRIPTION

PROPERTY ADDRESS	LAND AREA (AC)	±6.02 AC	OCCUPANCY	Multi-Tenant	ZONING	Commercial (C-17)
6500 N Mineral Drive	LAND AREA (SF)	±262,231 SF	BUILDINGS	1 Building	ACCESS	Signalized Intersection
CITY, STATE, ZIP	PARCELS	2 Parcels	YEAR BUILT	1985	PARKING	168 Surface Parking Spaces
Coeur d'Alene, ID 83815	PARCEL AIN #'S	354112, 354111	BUILDING GLA SF	±53,494 SF		(with room for additional)





### INVESTMENT HIGHLIGHTS

- Secure, multi-tenant asset adjacent to the U.S. Federal Courthouse
- Abundant on-site parking
- Secured building with after hours access
- Strong demographics: Projected 6.4% population growth within a 5-mile radius by 2030



### PRIME LOCATION

- Close to Silver Lake Mall, Target, Macy's, Black Sheep, Ulta Beauty, Bath & Body Works, Fitness Centers, and multiple restaurants



### HIGH TRAFFIC COUNTS

- Highway 95 (North & South):  $\pm 39,794$  ADT
- W Hanley Avenue:  $\pm 7,711$  ADT
- N Mineral Drive:  $\pm 473$  ADT
- W Canfield Avenue:  $\pm 1,510$  ADT





US District and Bankruptcy Courthouse

# BUILDING + LAND FOR SALE



## THE HECLA BUILDING

# \$9,600,000

**6500 N Mineral Drive**

Coeur d'Alene, ID 83815

**Offering Price**

\$9,600,000 (\$49.30 PSF)

**Lot Size**

±4.47 Acres (±194,713 SF)

**Zoning**

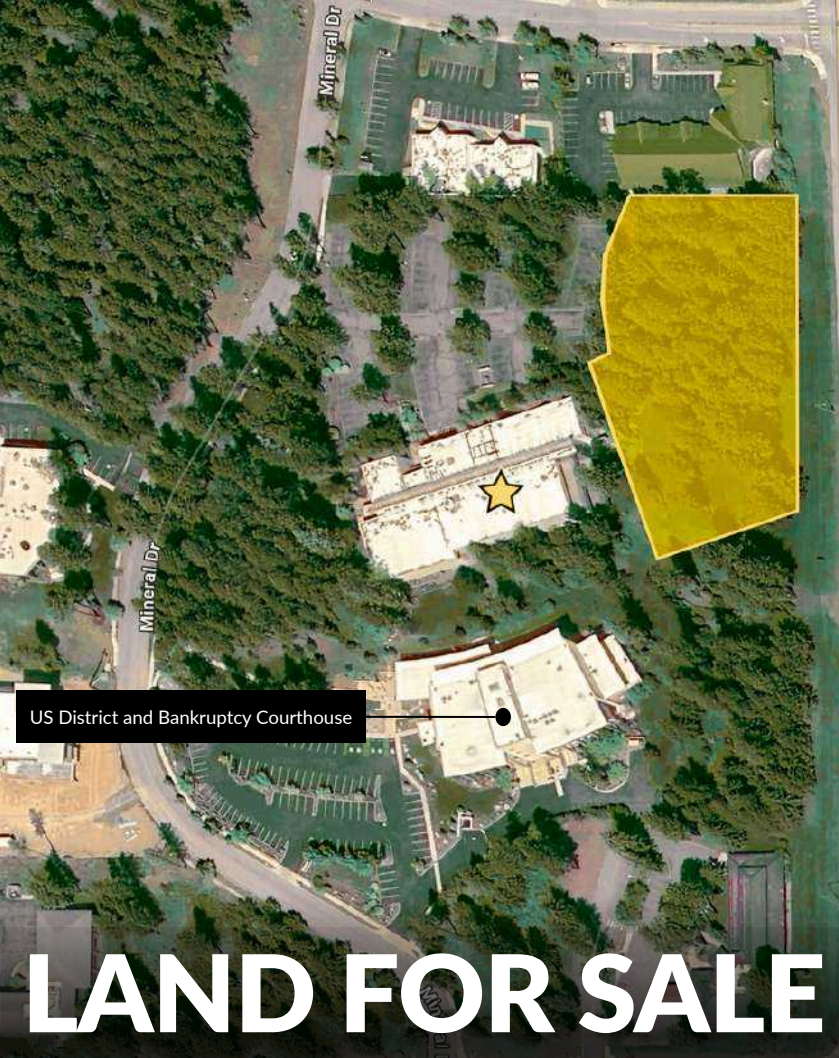
C-17 (Commercial)

**Parcel ID**

CL9460010020 | AIN: 354112

A rare opportunity to acquire one of Coeur d'Alene's most recognizable office assets, The Hecla Building combines architectural distinction with exceptional development potential. Situated on ±4.47 acres along N Mineral Drive, the property offers both existing improvements and surplus land, providing flexibility for future expansion or redevelopment. Zoned C-17 (Commercial), the site accommodates a wide range of uses including office, medical, hospitality, and mixed-use. The location offers immediate connectivity to U.S. Highway 95 and Interstate 90, ensuring access to downtown Coeur d'Alene, Post Falls, and Spokane. With mature landscaping and on-site parking, this property is ideal for those seeking a premier foothold in North Idaho's growing commercial corridor.





# SURPLUS LAND

## \$1,700,000

**NNA N Mineral Drive**

**Offering Price**

**Lot Size**

**Zoning**

**Parcel ID**

Coeur d'Alene, ID 83815

\$1,700,000 (±\$25.00 PSF)

±1.55 Acres (±67,518 SF)

C-17 (Commercial)

CL9460010010 | AIN: 354111

A prime development opportunity featuring over 340 feet of direct Highway 95 frontage, this ±1.55-acre parcel offers exceptional visibility and accessibility in one of Coeur d'Alene's most active commercial corridors. Zoned C-17 (Commercial), the property is ideal for office, medical, or mixed-use development, catering to users seeking a high-identity location with established infrastructure and flexible design potential. The seller will consider sale, build-to-suit, or ground lease options, providing versatility for both investors and owner-users. Vehicular access from Mineral Drive ensures smooth ingress and egress, while the signalized intersection at Highway 95 and Hanley Avenue enhances connectivity to surrounding neighborhoods, retail centers, and regional destinations.



## ADDITIONAL LOT

- ±1.55 Acre, Highway 95 Building Site
- Lot 1, Block 1 of Silver Park 3rd Addition
- Over 340' of direct frontage on Highway 95
- Creative seller will consider sale, build-to-suit, ground lease
- Directly across from Silver Lake Mall, north of Hanley & South of Canfield
- Vehicular access from Mineral Drive
- Adjacent to US Courthouse
- Potential uses include office, medical, and similar uses looking for an extremely visible and high value identity location!
- Section 26, Township 51 North, Range 04 West
- Offered at \$1,700,000 (±\$25.00 PSF)





## EXTERIOR PHOTOS



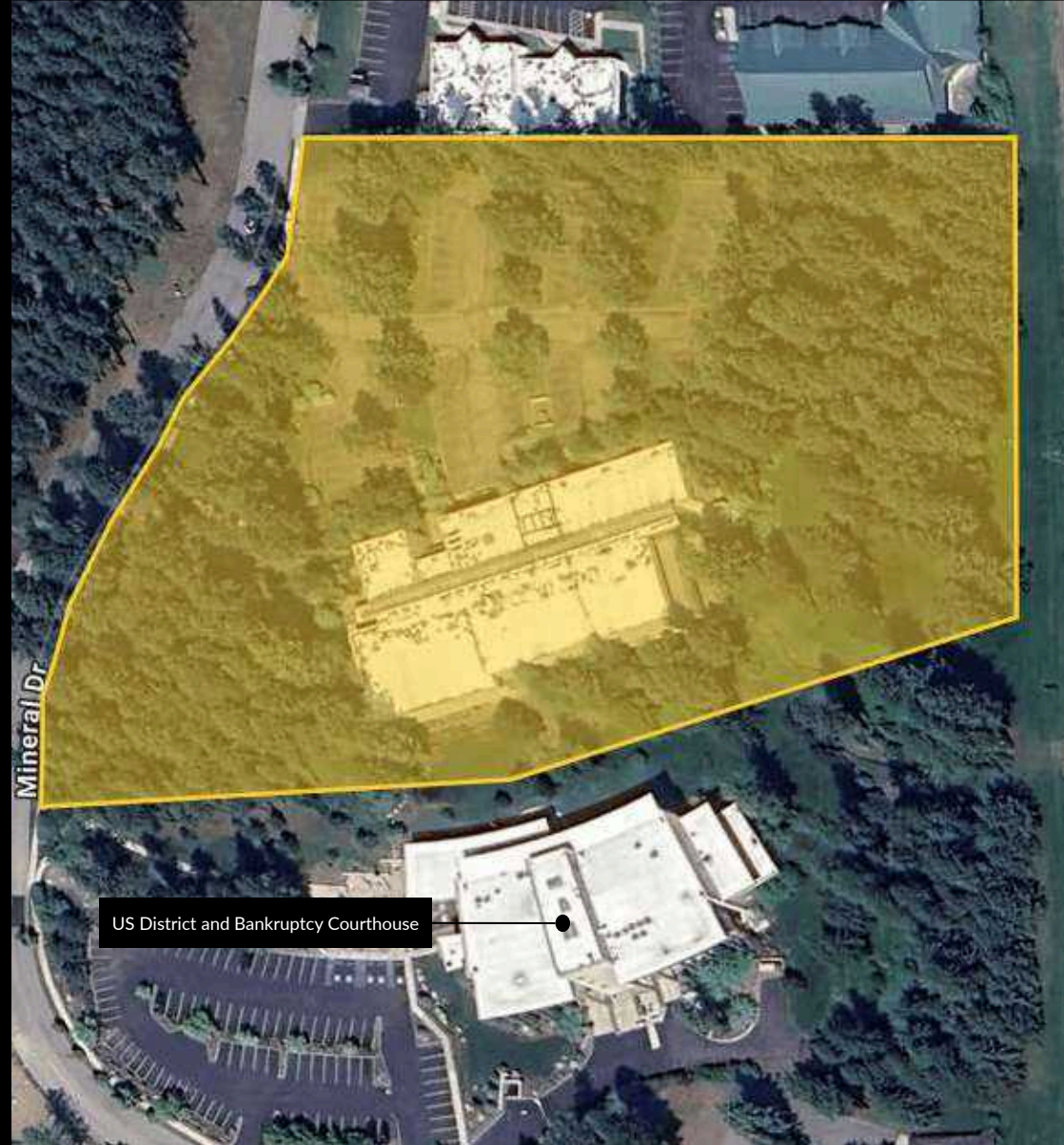
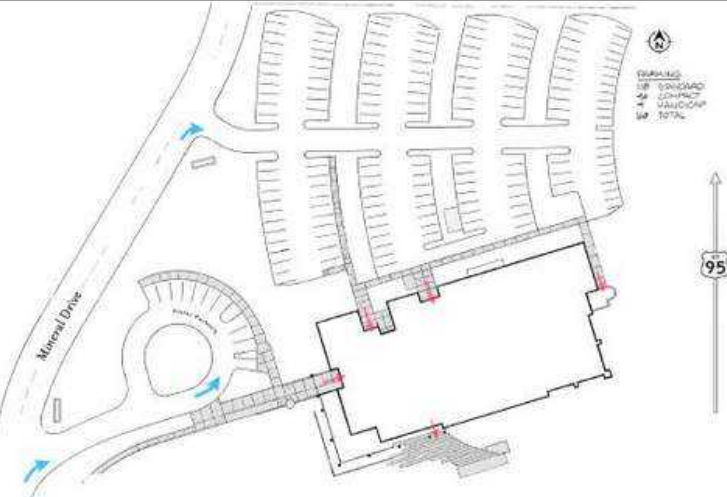


## INTERIOR PHOTOS





# SITE PLAN



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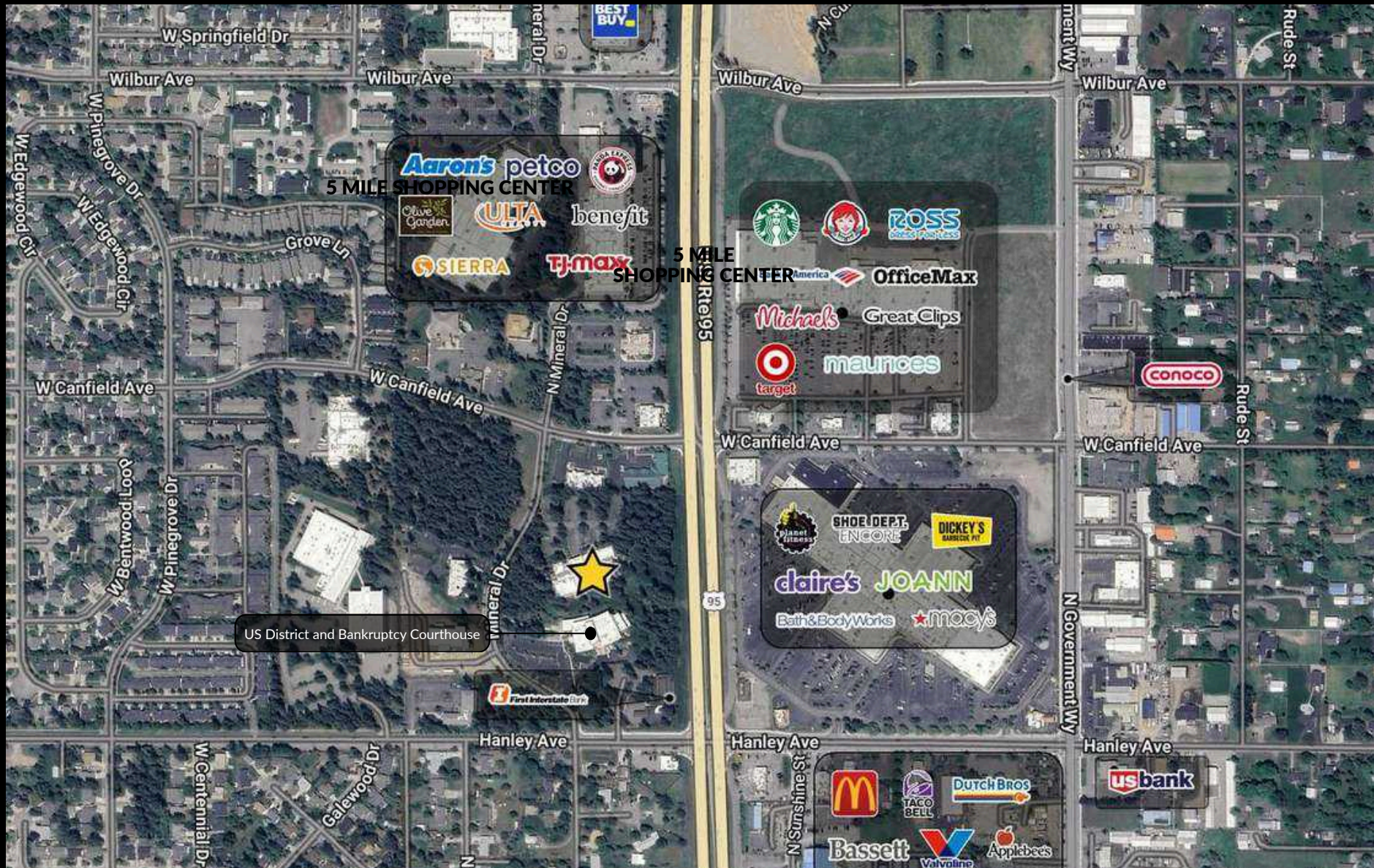
## 2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Estimate Population	6,826	62,144	95,467	161,118
2030 Projected Population	6,900	65,984	101,571	173,477
2025 - 2030 Projected Annual Growth	1.08%	6.18%	6.39%	7.67%
2025 Estimated Daytime Population	9,082	47,755	72,912	108,757
2025 Estimated Average Household Income	\$106,390	\$98,074	\$104,383	\$105,782
2025 Estimated Median Household Income	\$86,171	\$77,991	\$79,609	\$82,257





## SURROUNDING RETAILERS





## PROPERTY LOCATION



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