HECLA OFFICE BUILDING

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

[KIEMLEHAGOOD

CASEY BRAZIL
D | 509.755.7579
casey.brazil@kiemlehagood.com

ANTHONY "TONY" VILLELLI
D | 208.661.3044
tony.villelli@kiemlehagood.com

$205.63
Price PSF

$1,236,000
Current Rents

$720,000
Net Operating Income

7.5%
Capitalization Rate

FULL OFFERING PRICE
$11,000,000

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

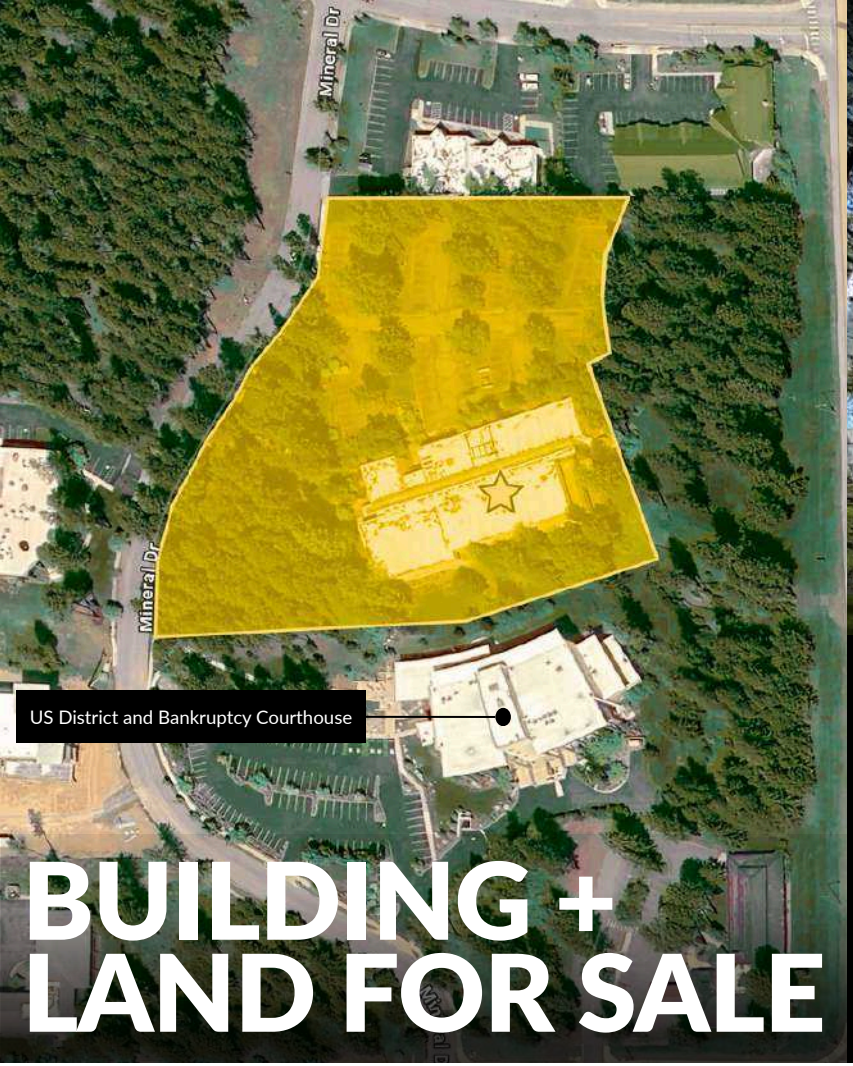
- Secure, multi-tenant asset adjacent to the U.S. Federal Courthouse
- Abundant on-site parking
- Secured building with after hours access
- Strong demographics: Projected 6.4% population growth within a 5-mile radius by 2030

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): ±39,794 ADT
- W Hanley Avenue: ±7,711 ADT
- N Mineral Drive: ±473 ADT
- W Canfield Avenue: ±1,510 ADT



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.

LAND FOR SALE

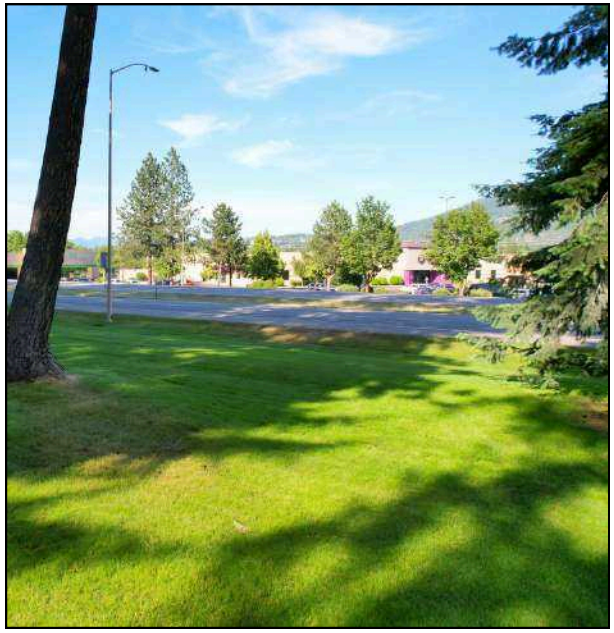
SURPLUS LAND
$1,700,000

NNA N Mineral Drive	Coeur d'Alene, ID 83815
Offering Price	$1,700,000 (±$25.00 PSF)
Lot Size	±1.55 Acres (±67,518 SF)
Zoning	C-17 (Commercial)
Parcel ID	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.

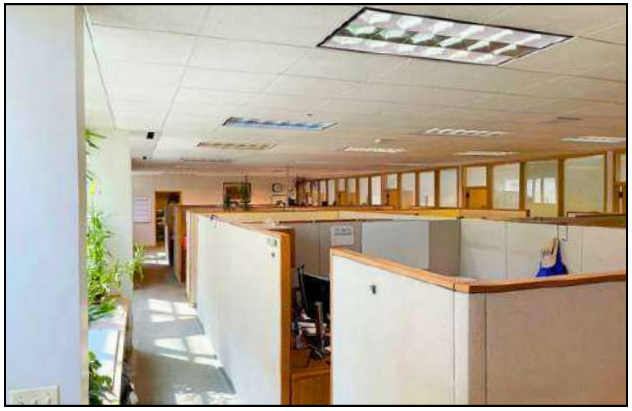
ADDITIIONAL LOT

- ±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)

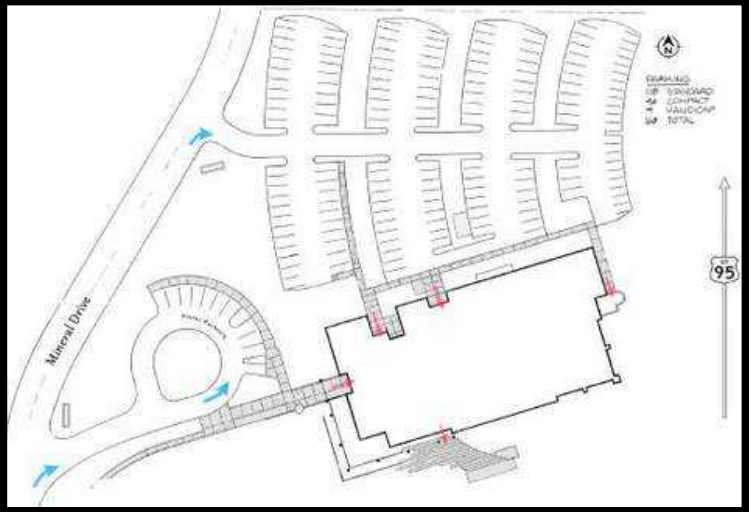


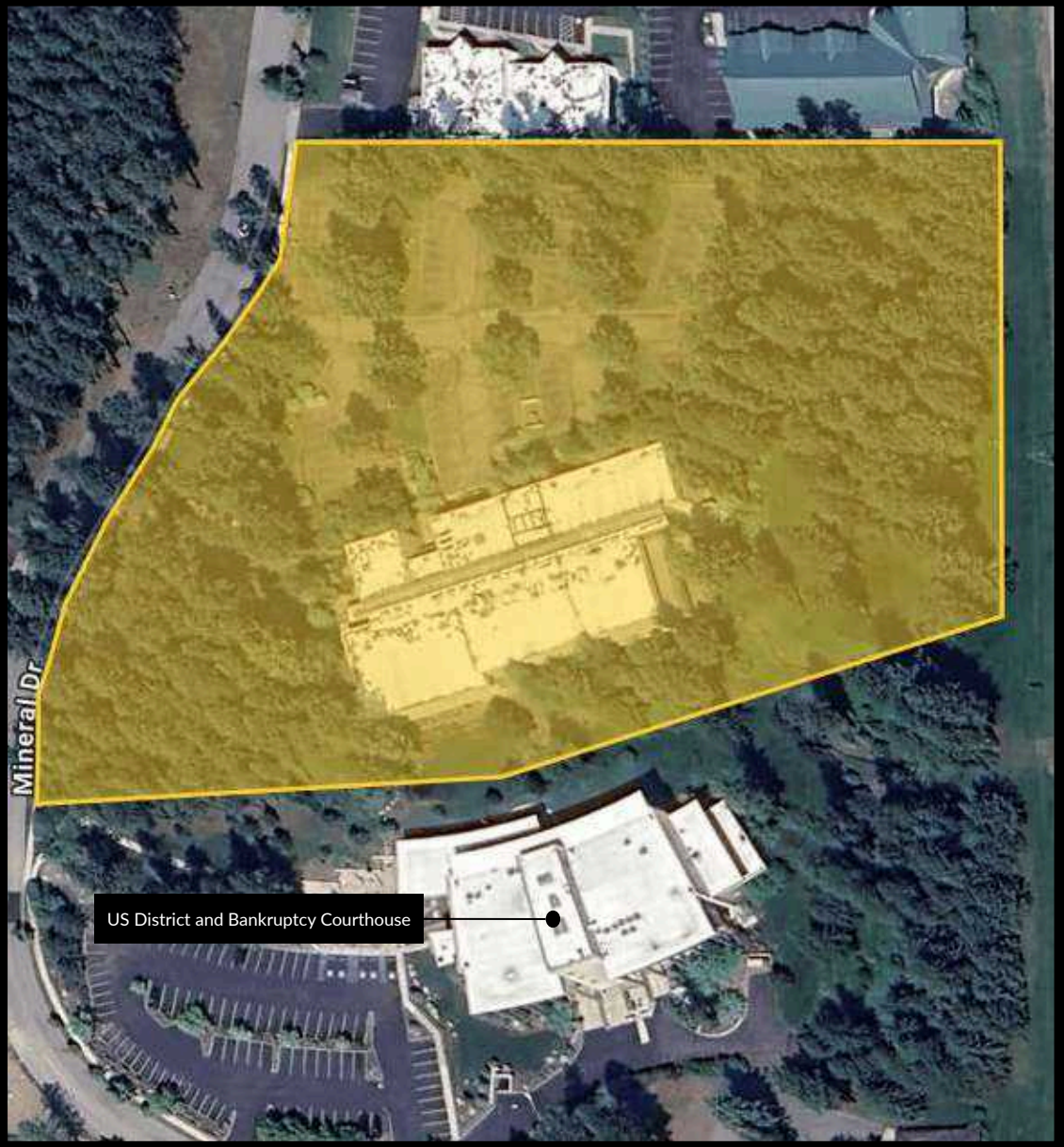
EXTERIOR PHOTOS

INTERIOR PHOTOS



SITE PLAN



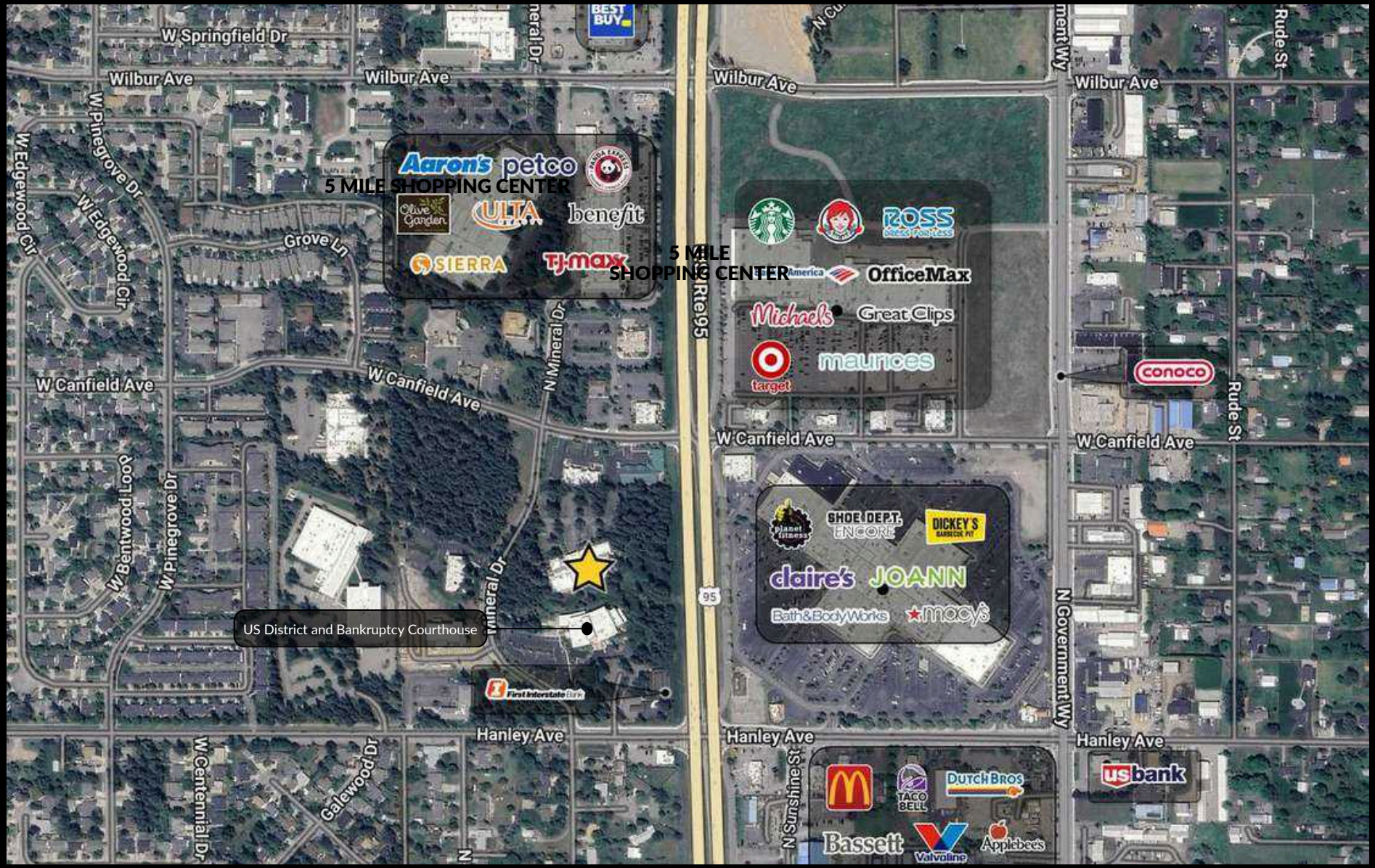


[KIEMLEHAGOOD

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

CASEY BRAZIL
D | 509.755.7579
casey.brazil@kiemlehagood.com

ANTHONY "TONY" VILLELLI
D | 208.661.3044
tony.villelli@kiemlehagood.com

LISTING VIDEO

KIEMLE HAGOOD

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 though 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 in 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 owner of an exclusive right that is allegedly infringed; 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 valid.