

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 5.6% CAP RATE

Contact Broker For Full Offering Memorandum



EXPERIENCE THE PROPERTY FROM ABOVE

NAI Black

PROPERTY OVERVIEW



FINANCIAL

LIST PRICE **\$5,500,000.00**

Cap Rate 5.6% cap

NOI \$307,761.00

BUILDING SIZE

Rentable Footage 10,320 SF +/-

Gross Building Footage 10,476 SF +/- (Per Assessor)

Occupancy 100%

Site Area 1.01 AC +/-

LOCATION

Site Address 2834 N Ramsey Rd

City, State, Zip Coeur d'Alene, ID 83815

Product Type Retail

Zoning Commercial District

BUILDING FEATURES

Year Built 2014

Parking Stalls 44 Onsite + Shared Lot

Parking Ratio 4.26 / 1,000 SF

TABLE OF CONTENTS

<i>I.</i>	EXECUTIVE OVERVIEW	4
<i>II.</i>	PROPERTY SUMMARY	7
<i>III.</i>	MARKET OVERVIEW	12

FOR MORE INFORMATION

JON JEFFREYS, SIOR

Investment/Medical/Office Sales and Leasing Broker

509.622.3566

jjeffreys@naiblack.com

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/Appleyway 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



LOWE'S

KootenaiHealth

I-90

LAKE CDA

RIVERSTONE DEVELOPMENT

THE CHICKEN SHACK

Cascadia PIZZA CO.

CRACKER BARREL
Old Country Store

WinCo FOODS

stcu

APPLEWAY AVE

Jack In the Box

THE OFFERING

RAMSEY RD

W MARIE AVE

Starbucks

indigo
MultiCare

MOD PIZZA
— SUPER FAST —

 N RAMSEY RD
33,500+ VPD

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

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.

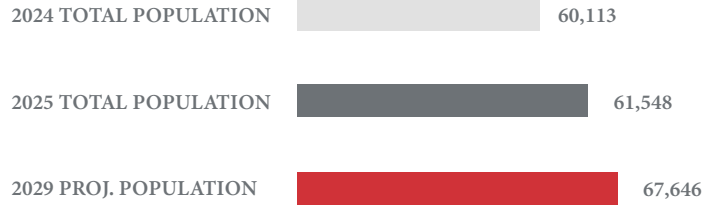
MARKET OVERVIEW

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

LOCAL DEMOGRAPHICS - 5 MILE RADIUS



POPULATION



HOUSEHOLDS

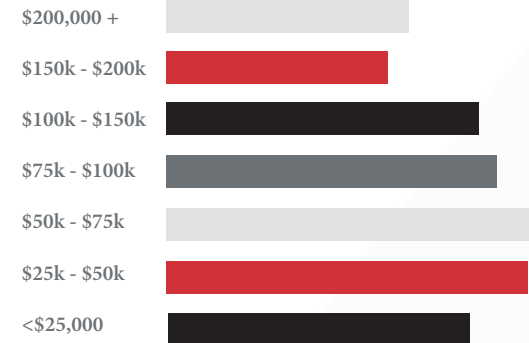


INVESTOR INSIGHT

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

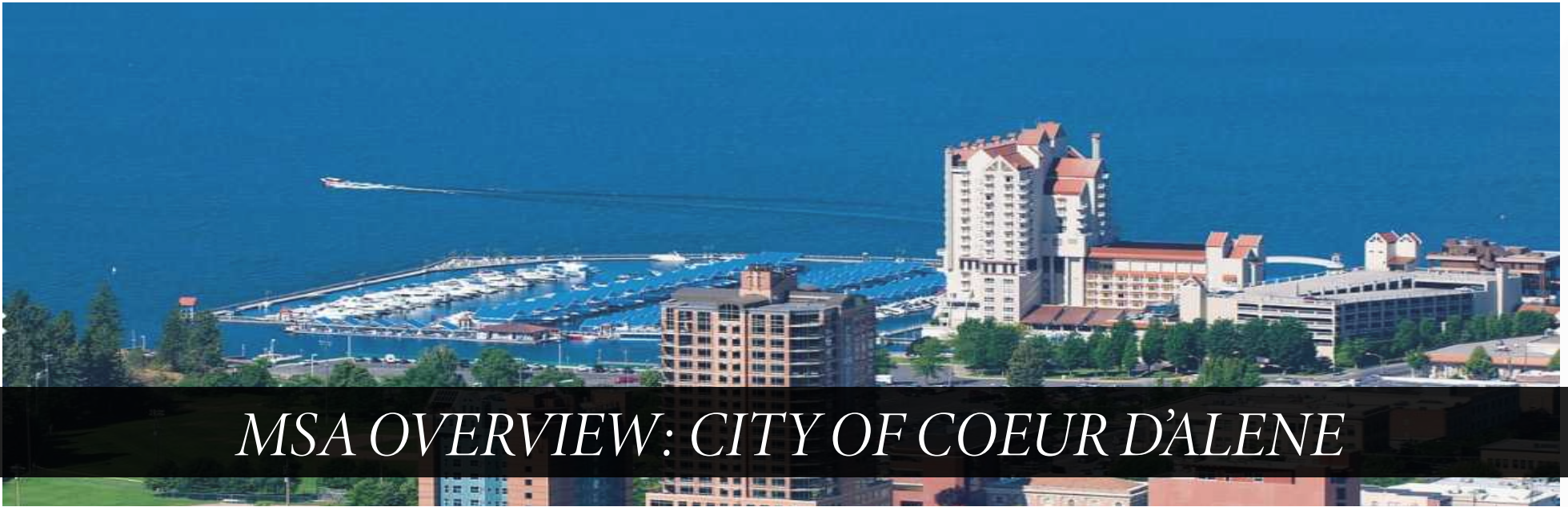


RIVERSTONE PARK

- 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



INVESTOR INSIGHT

Set squarely in Coeur d'Alene's Ramsey/Appleway core, the asset rides a classic grocery-shadow dynamic. WinCo's constant trip engine plus a ring of national pads fuels cross-shopping and high small-shop conversion. Multiple signals and near instant I-90 access stretch the trade area to Hayden, Dalton Gardens, and Post Falls, supporting strong sales throughput for food, beauty/health, and medical users.

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

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the limited purpose of assisting prospective purchasers in evaluating a possible acquisition of 2834 N Ramsey Rd, Coeur d'Alene, ID 83815. By accepting this Memorandum, the recipient ("You") agrees to the following terms, which are a material inducement to the Owner and NAI Black making it available.

This Memorandum, together with any supplements, rent rolls, financials, leases, surveys, photographs, and discussions, is confidential and proprietary. You shall (i) use the information solely to evaluate the potential purchase of the Property, (ii) not disclose the information to any person other than your officers, partners, employees, lenders, or advisors who have a legitimate need to know and who are bound by confidentiality obligations at least as strict as these, (iii) upon request, promptly return or destroy all copies (electronic and hard). Do not contact or disturb the Property's tenants, property management, employees, vendors, or ownership without prior written consent from NAI Black.

The information has been obtained from sources believed to be reliable, however, it has not been independently verified by the Providers. No representation or warranty to express or implied, is made as to the accuracy, completeness, reliability, or currentness of the Information, including but not limited to; square footage, site area, parking counts, zoning conformity, environmental condition, building systems, title matters, easements/REAs/CC&Rs, survey boundaries, taxes/assessments, tenant identity or credit, lease abstracts, rent schedules, expense recoveries, operating statements, CAM budgets, or any projections. Photographs, site plans, and maps may be illustrative or conceptual; measurements are approximate and subject to error and change.

Any references to tenant names, suite numbers, lease dates, options, reimbursements, sales volumes, or credit profiles are subject to confirmation by original lease documents and estoppel/SNDAs. Third party trademarks and logos appear for identification only and do not imply endorsement or affiliation. Do not rely on summaries; only the executed documents shall govern.

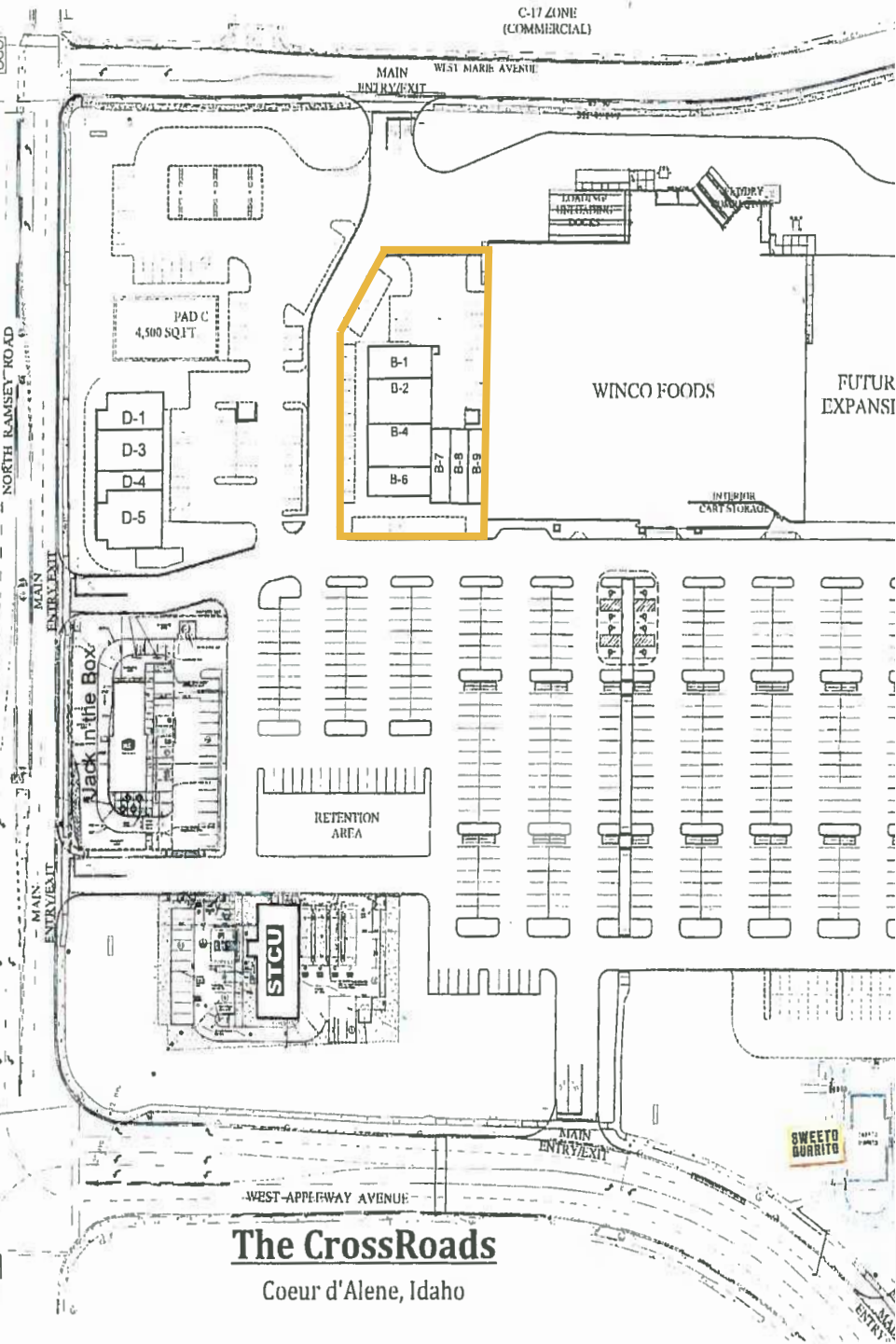
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NAI BLACK AGENT FOR MORE DETAILS.

Property tours are by appointment only and at your own risk. You agree to exercise commercially reasonable care while on-site and to indemnify, defend, and hold harmless the Providers and Owner from and against any losses, claims, or damages arising from (i) your breach of these confidentiality terms, or (ii) your or your agents' entry upon, or activities at, the Property (except to the extent caused by Owner's gross negligence or willful misconduct).

Any transaction is subject to customary OFAC/Anti-money laundering screening and compliance with applicable federal, state, and local laws (including ADA/Accessibility, zoning/building codes, and environmental regulations). Nothing herein constitutes legal, tax, or accounting advice; consult your own counsel, tax advisor, and other professionals. NAI Black and its licensees are not qualified to provide legal or tax opinions.

Unless otherwise disclosed in writing, NAI Black acts as Owner's agent and owes its fiduciary duties to Owner. Prospective purchasers are advised to secure their own representation as appropriate and to execute any state-required agency disclosures. Any cooperating-broker compensation, if offered, is subject to a separate written agreement and proof of procuring cause. The Providers may have agency relationships with other market participants and may provide services to multiple parties.

2025 NAI Black. All rights reserved. Do not reproduce, distribute, or post this Memorandum in whole or in part without prior written consent.



The CrossRoads
Coeur d'Alene, Idaho