

# FOR SALE: THE CROSSROADS SHOPPING MALL

GROCERY-ANCHORED SMALL SHOP RETAIL | RAMSEY & APPLEWAY  
2834 N RAMSEY RD, COEUR D'ALENE, ID 83815

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

Contact Broker For Full Offering Memorandum



EXPERIENCE THE PROPERTY FROM ABOVE

**MAIL** Black

# PROPERTY OVERVIEW



## FINANCIAL

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

## 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

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*FOR MORE INFORMATION*

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# I.

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## 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.

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### 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.

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## MARKET OVERVIEW

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

# LOCAL DEMOGRAPHICS - 5 MILE RADIUS



## POPULATION

2024 TOTAL POPULATION		60,113
2025 TOTAL POPULATION		61,548
2029 PROJ. POPULATION		67,646



## HOUSEHOLDS

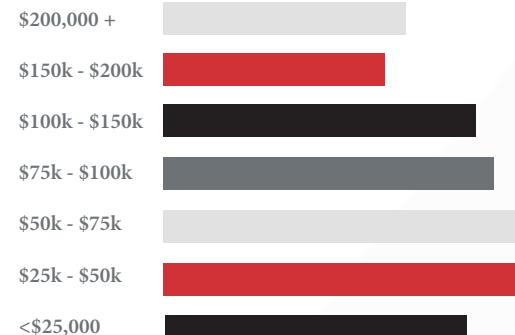
2024 EST HOUSEHOLDS		25,513
2025 EST HOUSEHOLDS		26,122
2029 PROJ. HOUSEHOLDS		28,710

## 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**

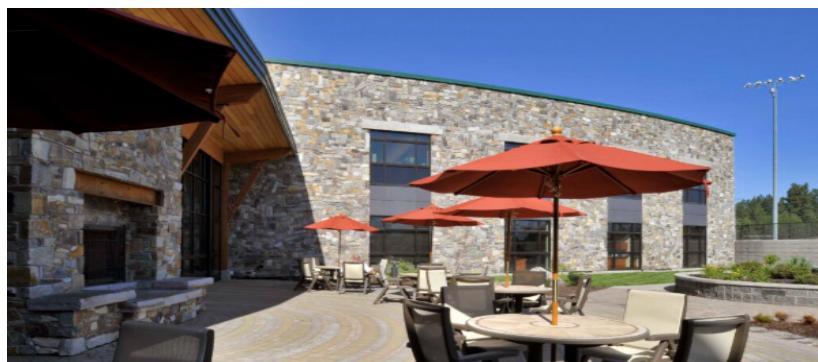
PER CAPITA  
INCOME



## 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

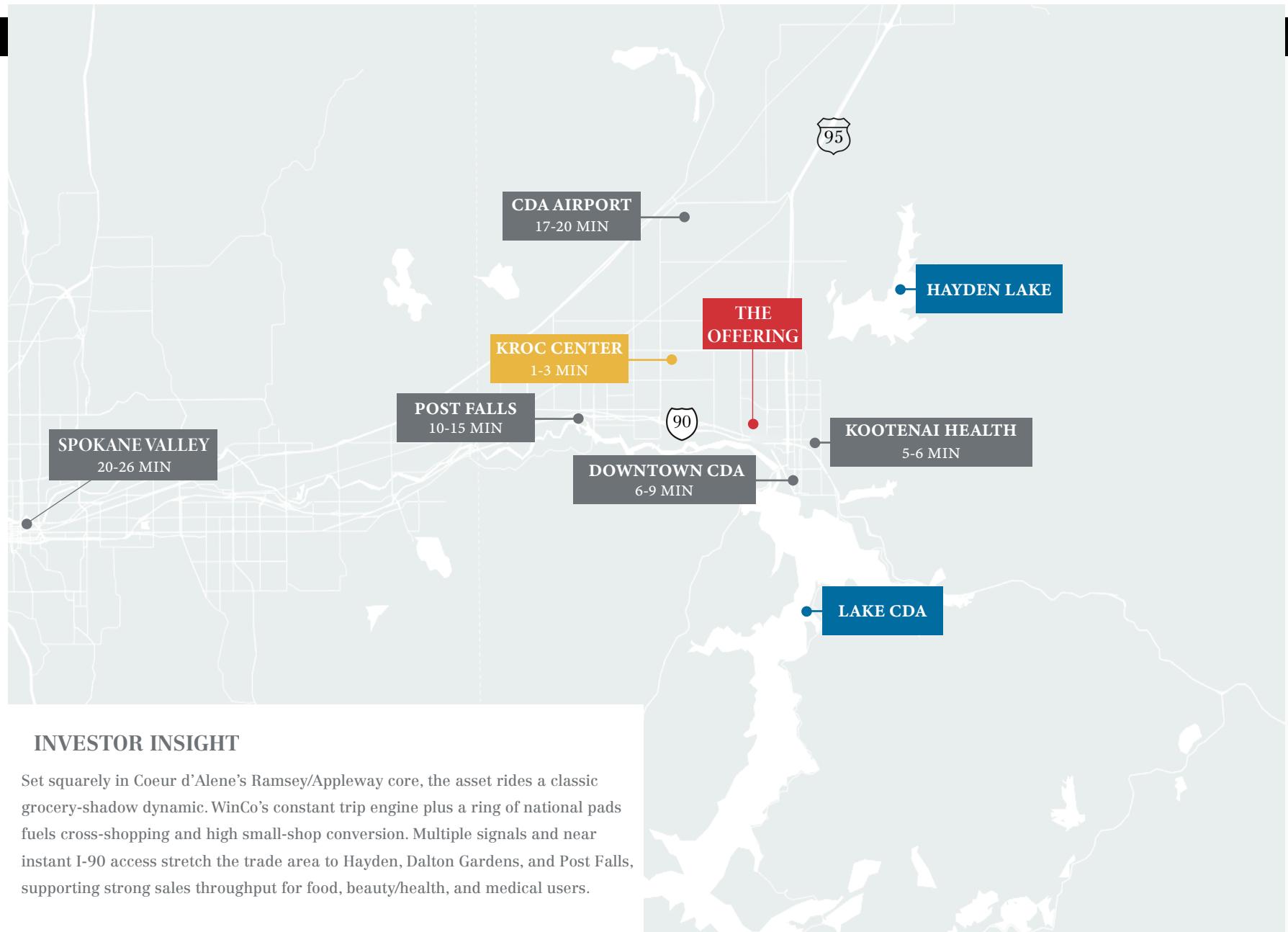
**140-215K**

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

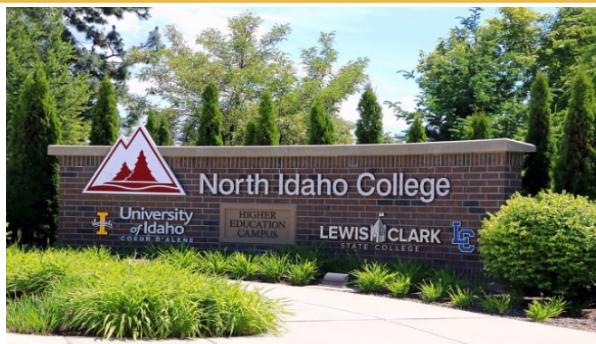


### KOOTENAI HEALTH

- 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

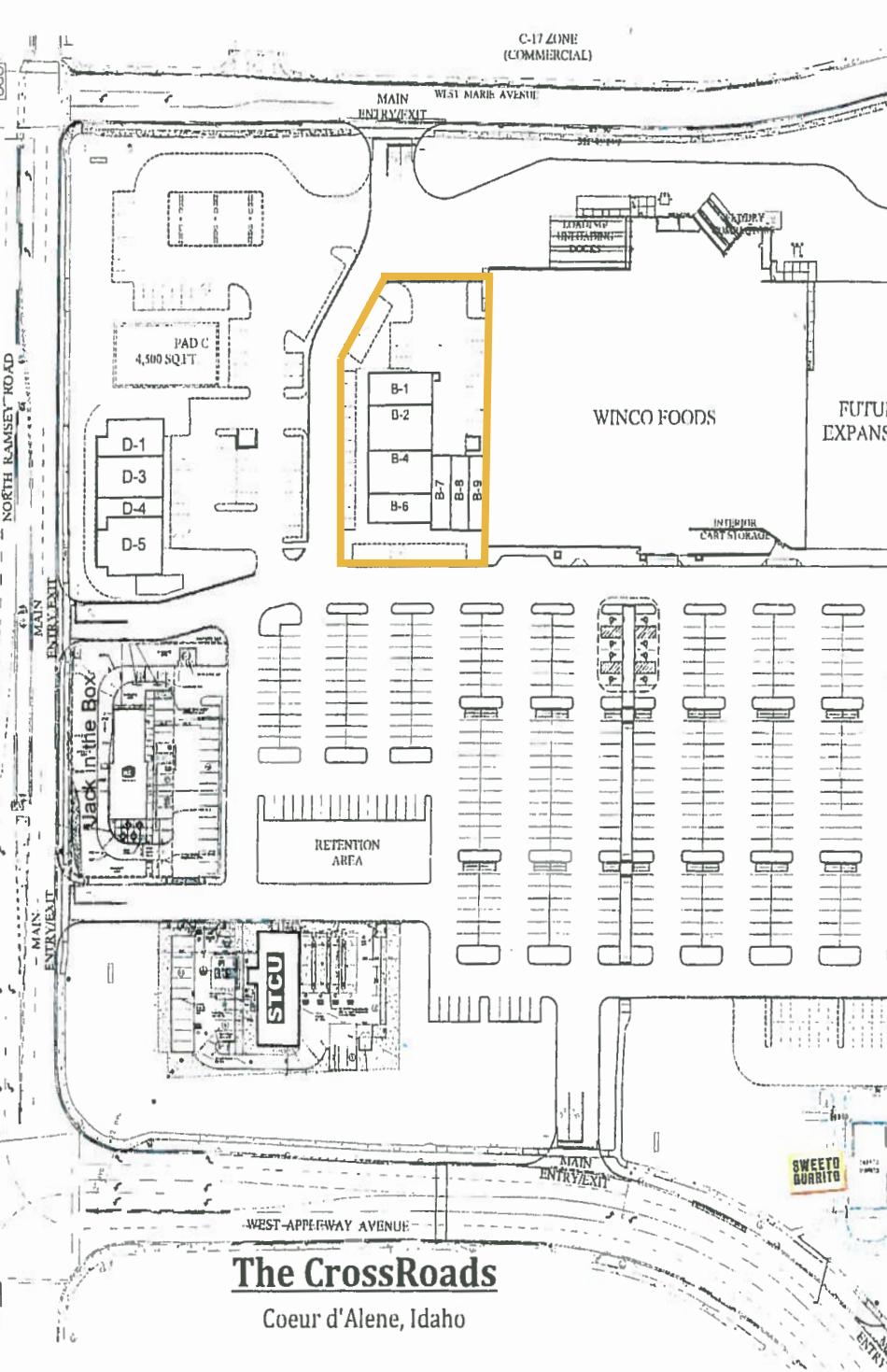


### OUTDOOR RECREATION

- 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



**The CrossRoads**  
Coeur d'Alene, Idaho

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