

BRAND NEW CONSTRUCTION RESTAURANT/COFFEE SHOP FOR LEASE

1570 W. Tilford Ln. Coeur d'Alene, ID 83814



Lease Rate: \$38/SFT/NNN

Tenant Improvements: \$75/SFT

RSFT: +/- 1,200 SFT

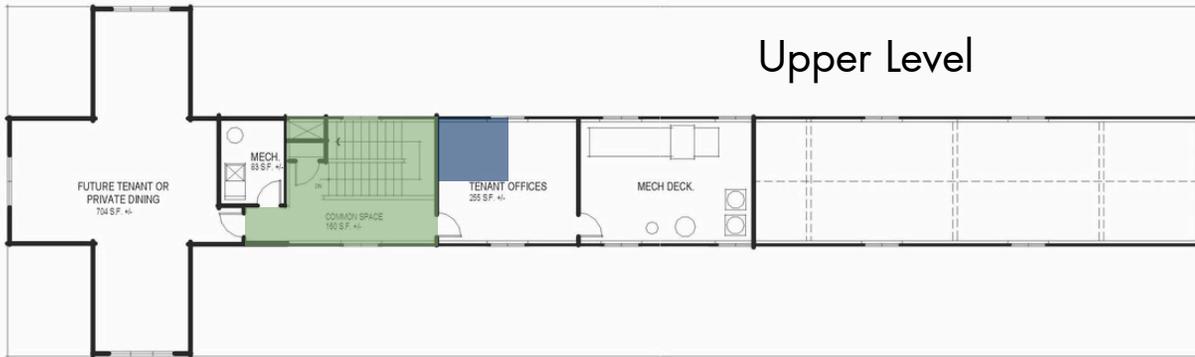
- Building SFT: +/- 7,500 SFT
- Breaking Ground: Mar. 2026
- Est. Delivery: Dec. 2026

- APN: CL8200010010
- Land Area: 0.38 AC
- Zoning: C-17 PUD

BRAND NEW CONSTRUCTION FOR LEASE

RESTAURANT/RETAIL SPACE

1570 W. TILFORD LN.
COEUR D'ALENE, ID



Upper Level

- : Restaurant Space (Ideal for Coffee, Ice Cream, or Donut Shop)
- : Common Space (Stairs & Storage)

- Restaurant Main Level : +/- 1,200 SFT
- Second Floor Office Space Included
- Outdoor Seating Available
- Elevator is not available

Main Level



STEVEN DAINES
SETH PETERSON

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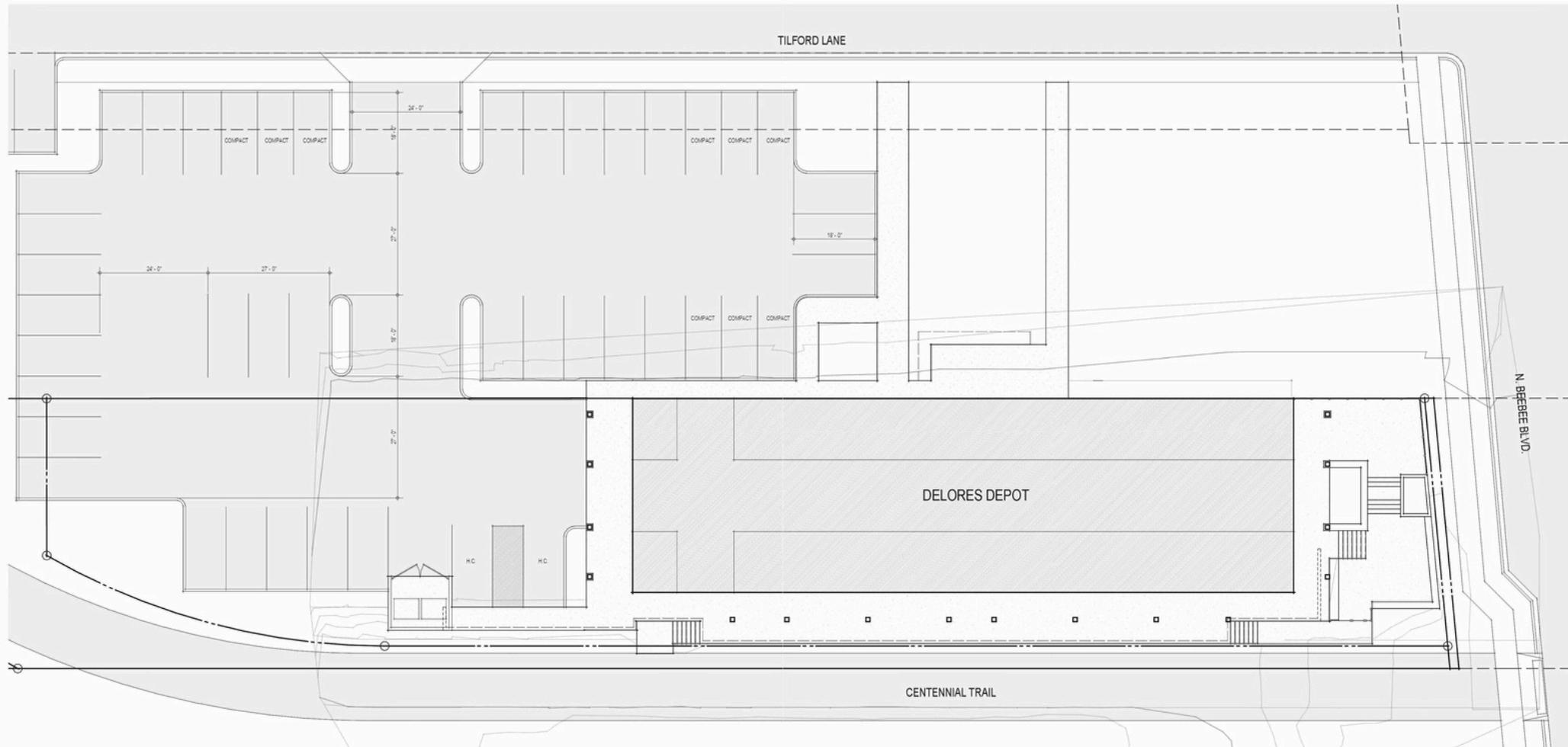
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DAINES CAPITAL
COMMERCIAL REAL ESTATE

PARKING - 43 STALLS



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1570 W. TILFORD RD. COEUR D'ALENE, ID

RSFT: +/- 1,200 SFT (proposed)

Lease Rate: \$38/SFT

Lease Type: NNN

Land Area: 0.38 AC

Year Built: Est. 2026



7015 N. ARGONNE RD. SPOKANE, WA

RSFT : 722 SFT

Lease Rate: \$46.56/SFT

Lease Type: FS

Land Area: 16.83 AC

Built: 2005



5020 E. SPRAGUE AVE. SPOKANE VALLEY, WA

RSFT: 1,751 SFT

Lease Rate: \$35/SFT

Lease Type: NNN

Land Area: 1.26 AC

Built: 2012



4093 E. POLELINE AVE. POST FALLS, ID

RSFT : 1,800 SFT (proposed)

Lease Rate: \$39/SFT

Lease Type: NNN

Land Area: 1.41 AC

Built: TBD

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DEMOGRAPHICS	1 MILE	3 MILE
Population	5,779	52,641
Households	2,794	22,059
Median Age	39	40
Median HH Income	\$37,542	\$60,080
Daytime Employees	16,185	42,785
Population Growth '24-'29	18.24%	18.12%
Household Growth '24-'29	17.86%	17.86%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90 Bus	I-90 N	28,971
Northwest Boulevard	N. Ramsey Rd. NW	28,290
W. Ironwood Dr.	W. Northwood Central	14,013



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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