



# BRAND NEW CONSTRUCTION RETAIL SPACE FOR LEASE

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



**Lease Rate: \$30/SFT/NNN**

**Tenant Improvements: \$20/SFT**

**RSFT: +/- 1,000 SFT**

- Building SFT: +/- 7,500 SFT
- Breaking Ground: Jan. 2026
- Est. Delivery: Summer 2026

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

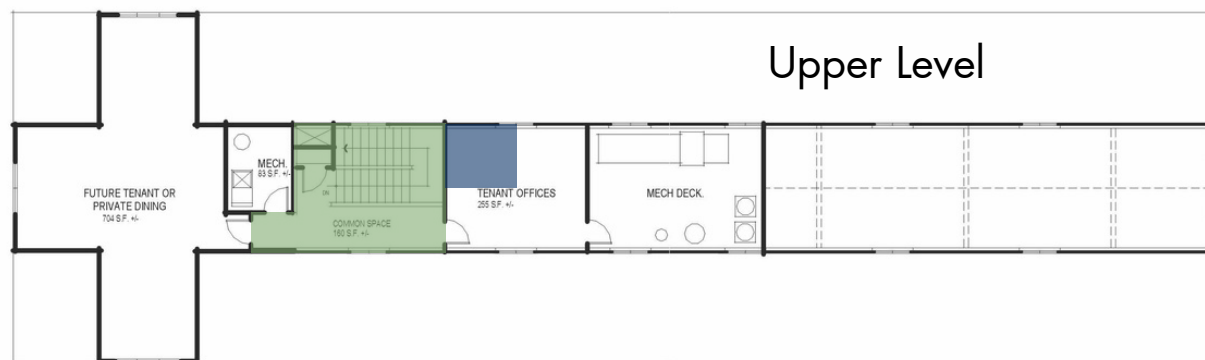
**STEVEN DAINES  
SETH PETERSON**

• 509.209.4920 • [SETH@DAINESCAPITAL.COM](mailto:SETH@DAINESCAPITAL.COM)

[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

## OFFICE SPACE

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



## Upper Level

 : Retail Space (Ideal for Hair/Nail Salon, Sweets Shop, or Executive Offices)

●: Common Space (Stairs & Storage)

- Retail Main Level : +/- 1,000 SFT
- Second Floor Office Space Included
- Elevator is not available

## Main Level



# LEASED

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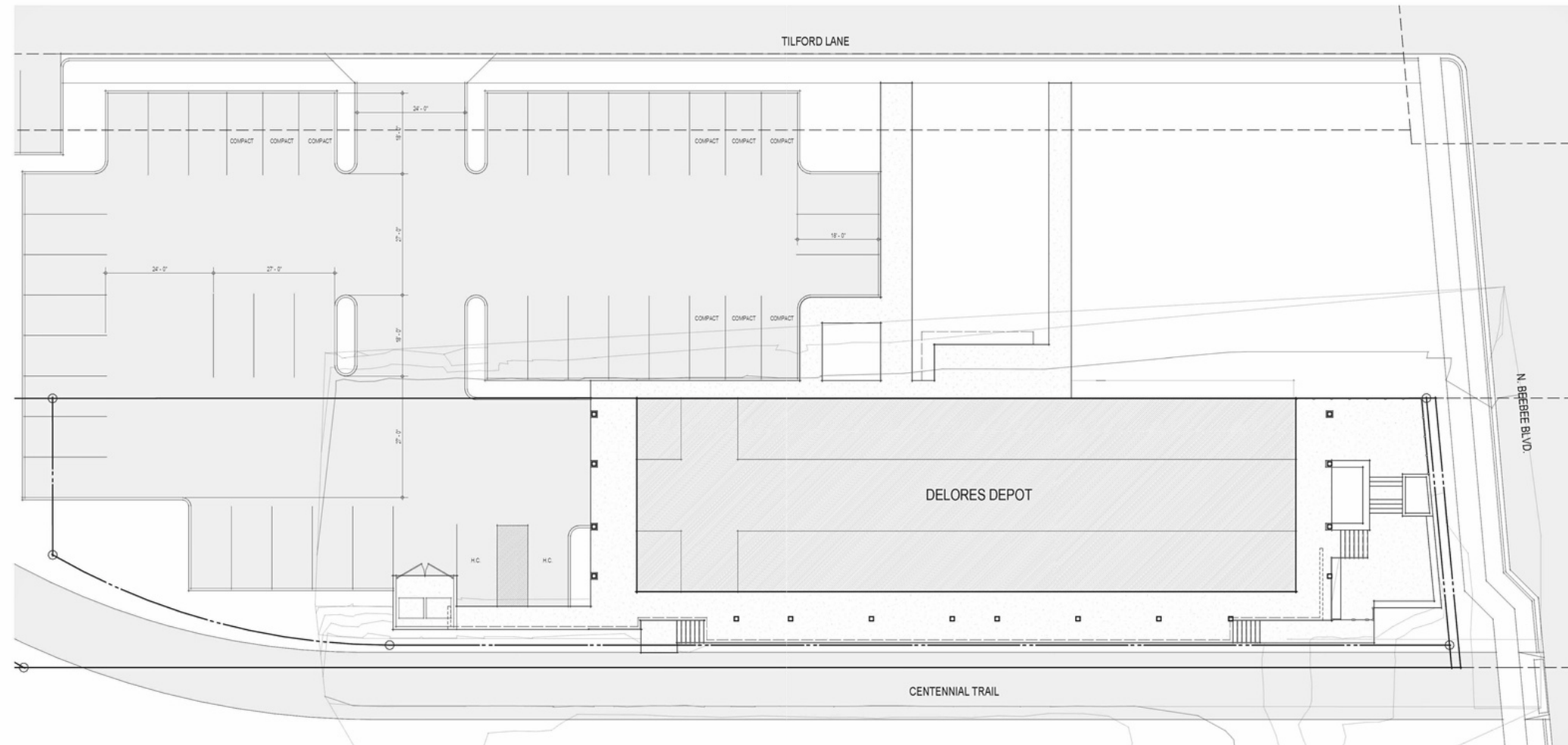
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DAINES CAPITAL  
COMMERCIAL REAL ESTATE

## PARKING - 43 STALLS



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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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