

PRIME COMMERCIAL RESTAURANT FOR LEASE



Offered at
\$25
PSF, NNN

AIN: 193376
Acres: 1.08
Zoned: C-17

Constructed in 1995, this impressive 3,909-square-foot building served as a successful Shari's Restaurant for over two decades. Situated on 1.08 acres and zoned C-17 in the city of Coeur d'Alene, the property features 70 parking spaces and is beautifully landscaped. The restaurant boasts a fully equipped commercial kitchen, including two walk-in coolers, a generous dining area with high-capacity seating, a welcoming hostess station, a waiting area, counter seating, two prep stations, and a glass pastry display case. Positioned for maximum visibility along Highway 95 in a vibrant, high-traffic location directly across from Kootenai Medical Center, this property ensures exceptional exposure with daily traffic counts of 23,000 vehicles. Convenient shared access is available via Ironwood Drive or Government Way.

Images are for illustration purposes only



331 W Ironwood Drive
Coeur d'Alene, ID 83815



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CRAIG HUNTER, CCIM

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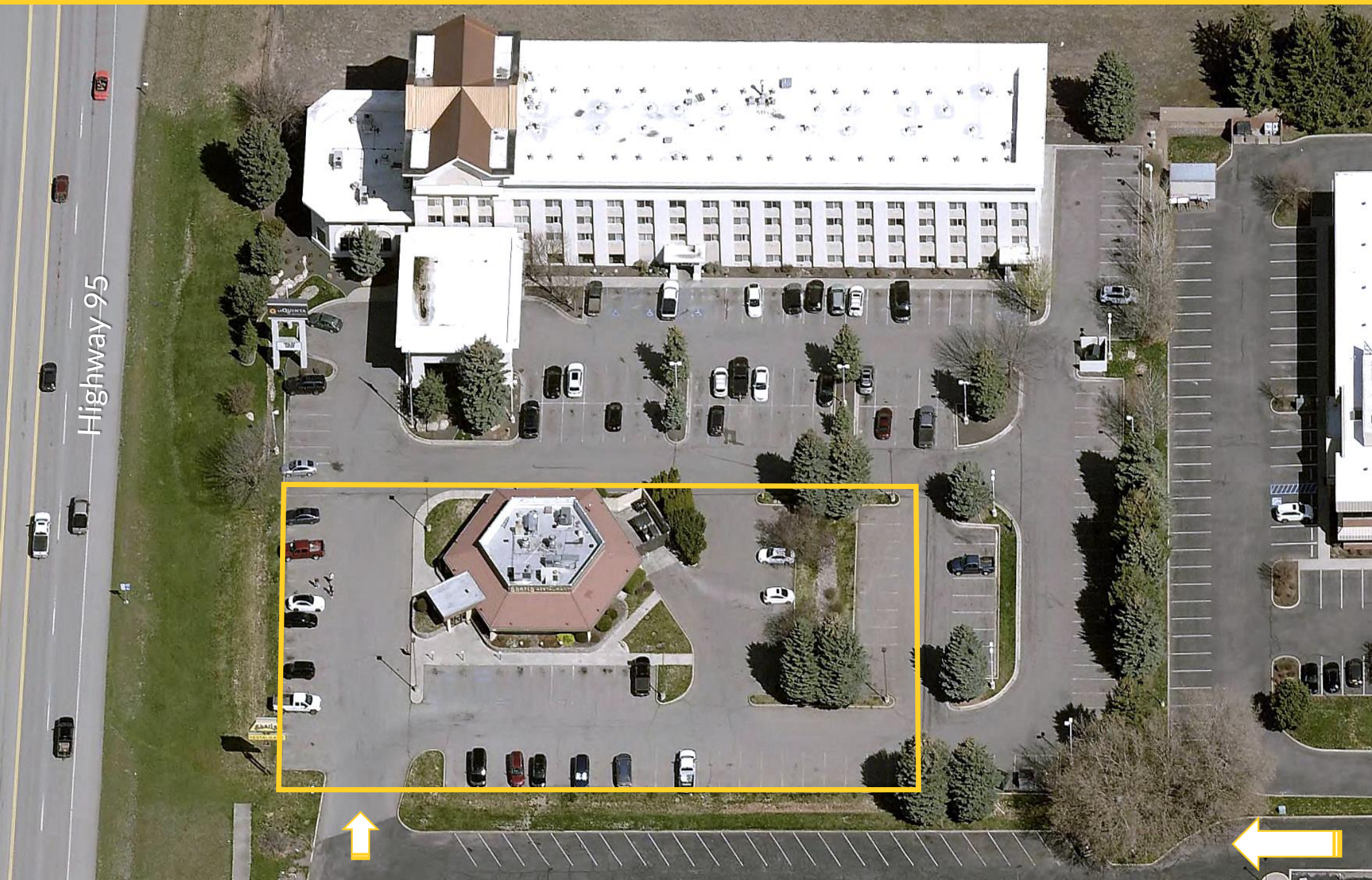
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CLOSE-UP



[View
Location](#)



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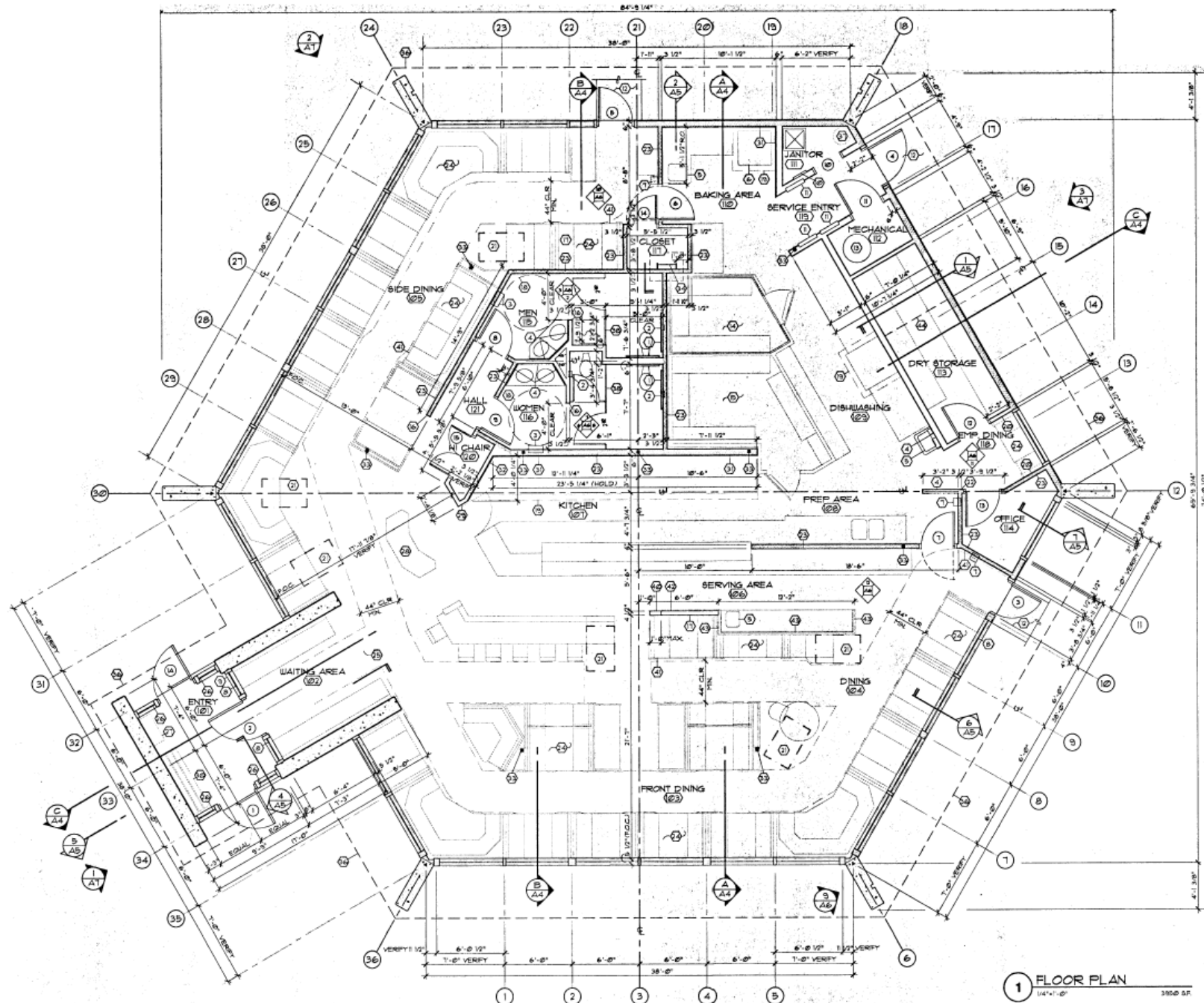
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FLOOR PLAN



331 W Ironwood Drive
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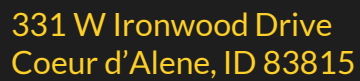
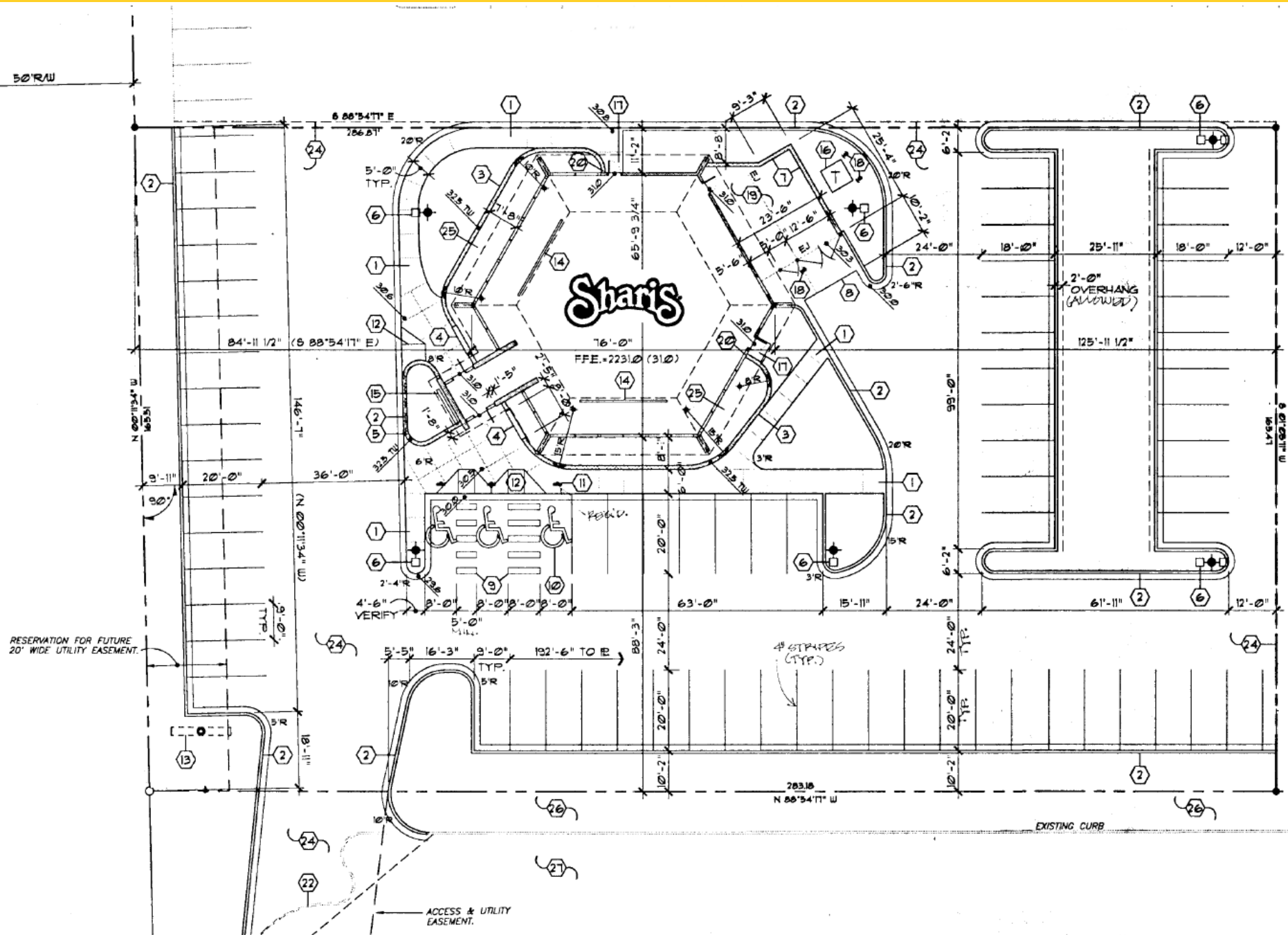
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HWY 95 (LINCOLN WAY)



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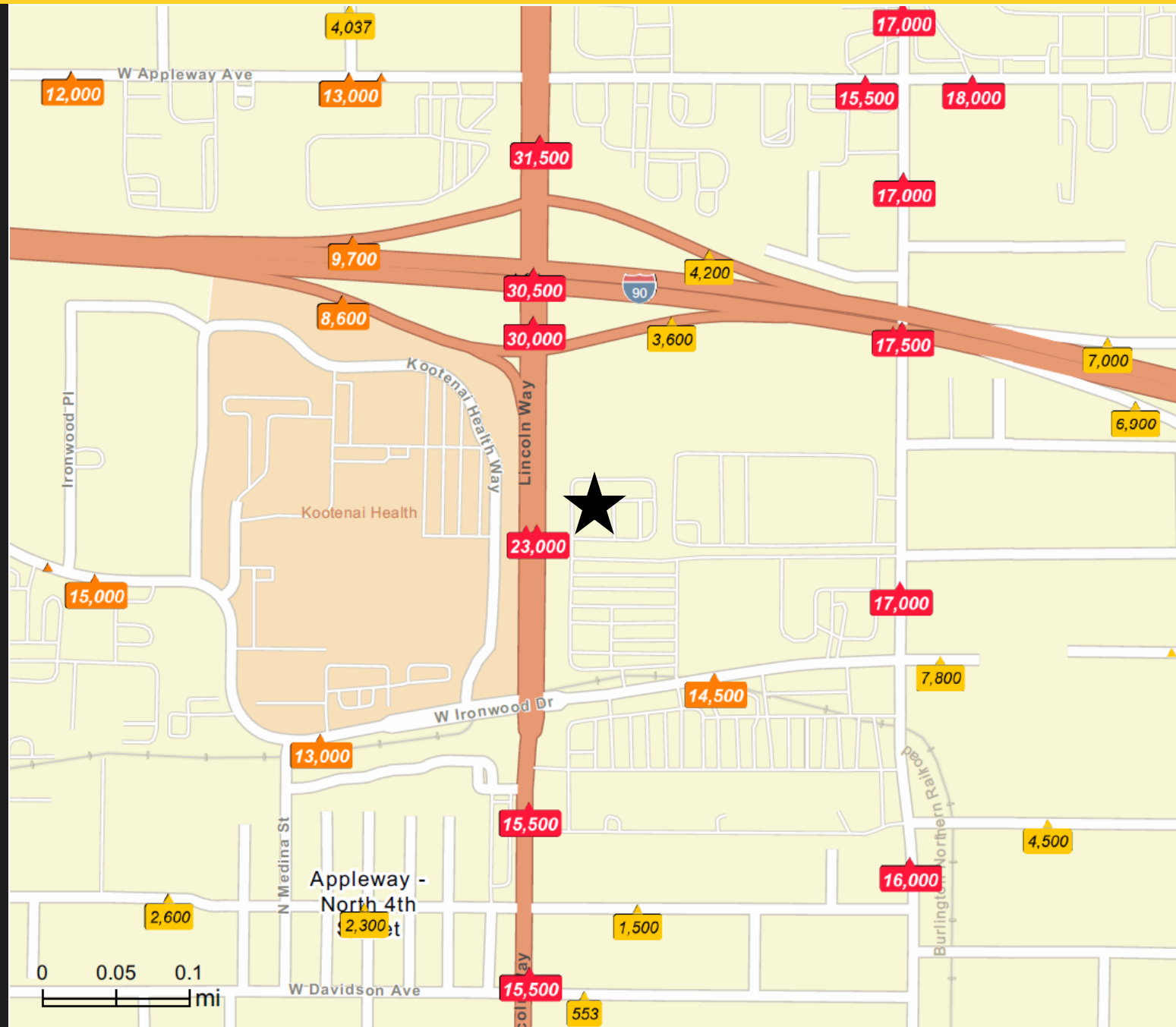
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TRAFFIC COUNTS

1-MILE

Distance:	Street:	Count:
0.04	Highway 95 North	23000
0.05	Highway 95 South	27000
0.14	West Ironwood Drive	14000
0.14	West Ironwood Drive	14500
0.14	Lincoln Way	30000
0.14	Interstate 90 Off Ramp	3600
0.17	Interstate 90	30500
0.20	Interstate 90 Off Ramp	4200
0.20	North Lincoln Way	15500
0.21	N Government Way	17000
0.23	Interstate 90 Off Ramp	8600
0.24	West Ironwood Drive	13000
0.24	Interstate 90	41000
0.25	US Hwy 95	37000
0.25	North Government Way	17500
0.25	Interstate 90 Off Ramp	9700
0.25	West Ironwood Drive	7800
0.26	Highway 95	31500
0.27	W Emma Ave	1500
0.31	W Emma Ave	2300
0.31	Lincoln Way	15500
0.31	N Government Way	17000
0.32	N Government Way	16000
0.32	W Davidson Ave	553
0.33	W Appleway Ave	14000
0.34	Ironwood Drive	15000
0.34	West Appleway Avenue	13000
0.35	West Appleway Avenue	15500
0.36	North Lincoln Way	14500
0.37	Interstate 90 Off Ramp	7000



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EATING PLACES

1-MILE



14

Bakers
(Retail)



6

Bars and
Pubs



22

Coffee
Shops



2

Juice
Bars



0

Doughnut
Shops



4

Ice Cream
Parlors



12

Pizza
Restaurants



96

Other
Restaurants

10,838

Population

4,979

Households

2.09

Avg Size
Household

38.3

Median
Age

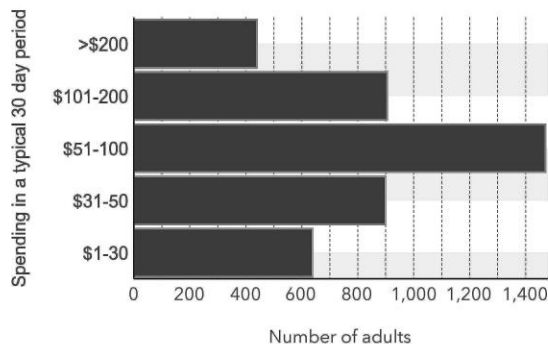
\$48,911

Median
Household Income

\$440,655

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$2,150

Meals at
Restaurants

\$415

Food & Drink
on Trips

Local Business Summary

1,406

Total
Businesses

19,873

Total
Employees

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Shari's Cafe & Pies	W Ironwood Dr	Coeur D Alene	ID	8	\$417,000	0.00
Starbucks	W Ironwood Dr	Coeur D Alene	ID	16	\$667,000	0.16
Big Blue Coffee Co	Kootenai Health Way	Coeur D Alene	ID	7	\$292,000	0.16
Big Blue Coffee Company Main Campus	Kootenai Health Way	Coeur D Alene	ID	2	\$84,000	0.16
HuHot Mongolian Grill	W Ironwood Dr	Coeur D Alene	ID	12	\$1,639,000	0.19
Jack in the Box	W Ironwood Dr	Coeur D Alene	ID	20	\$834,000	0.22
Elmer's Breakfast-Lunch-Dinner	W Appleway Ave	Coeur D Alene	ID	32	\$1,334,000	0.23
Top This Self Service Fro Yo	W Ironwood Dr	Coeur D Alene	ID	8	\$334,000	0.25
Caruso's Sandwiches and Artisan Pizza	W Ironwood Dr	Coeur D Alene	ID	10	\$417,000	0.25
Jamba	W Ironwood Dr	Coeur D Alene	ID	11	\$459,000	0.25
Qdoba Mexican Eats	W Ironwood Dr	Coeur D Alene	ID	20	\$834,000	0.25
Big Blue Coffee Company Kootenai Clinic	Lincoln Way Kootenai Clin	Coeur D Alene	ID	6	\$251,000	0.26
Best Western Plus Coeur D'alene Inn	W Appleway Ave	Coeur D Alene	ID	100	\$10,019,000	0.27
Mulligan's Bar & Grille	W Appleway Ave	Coeur D Alene	ID	35	\$1,459,000	0.27

Closest locations 1-14, Table 1 of 5



Average Annual Spend per Household on Eating Out



\$2,238

Food Away from
Home



\$2,502

Food Services &
Drinking Places
(NAICS 722)



\$154

Alcoholic
Beverages Away
from Home



331 W Ironwood Drive
Coeur d'Alene, ID 83815



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EATING PLACES

3-MILE



22

Bakers
(Retail)



29

Bars and
Pubs



38

Coffee
Shops



3

Juice
Bars



0

Doughnut
Shops



7

Ice Cream
Parlors



16

Pizza
Restaurants



189

Other
Restaurants

54,892

Population

23,233

Households

2.32

Avg Size
Household

40.8

Median
Age

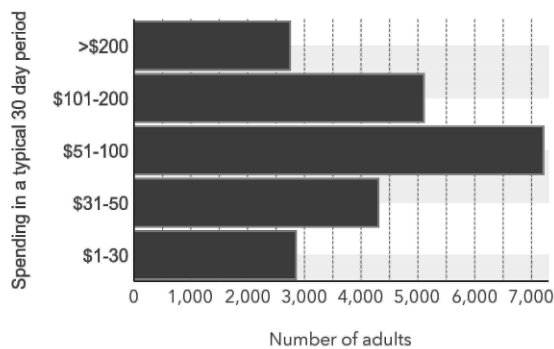
\$69,051

Median
Household Income

\$570,208

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$3,219

Meals at
Restaurants

\$642

Food & Drink
on Trips

Local Business Summary

3,406

Total
Businesses

40,449

Total
Employees

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Shari's Cafe & Pies	W Ironwood Dr	Coeur D Alene	ID	8	\$417,000	0.00
Starbucks	W Ironwood Dr	Coeur D Alene	ID	16	\$667,000	0.16
Big Blue Coffee Co	Kootenai Health Way	Coeur D Alene	ID	7	\$292,000	0.16
Big Blue Coffee Company Main Campus	Kootenai Health Way	Coeur D Alene	ID	2	\$84,000	0.16
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Elmer's Breakfast-Lunch-Dinner	W Appleway Ave	Coeur D Alene	ID	32	\$1,334,000	0.23
Top This Self Service Fro Yo	W Ironwood Dr	Coeur D Alene	ID	8	\$334,000	0.25
Caruso's Sandwiches and Artisan Pizza	W Ironwood Dr	Coeur D Alene	ID	10	\$417,000	0.25
Jamba	W Ironwood Dr	Coeur D Alene	ID	11	\$459,000	0.25
Qdoba Mexican Eats	W Ironwood Dr	Coeur D Alene	ID	20	\$834,000	0.25
Big Blue Coffee Company Kootenai Clinic	Lincoln Way Kootenai Clin	Coeur D Alene	ID	6	\$251,000	0.26
Best Western Plus Coeur D'alene Inn	W Appleway Ave	Coeur D Alene	ID	100	\$10,019,000	0.27
Mulligan's Bar & Grille	W Appleway Ave	Coeur D Alene	ID	35	\$1,459,000	0.27

Closest locations 1-14, Table 1 of 10



Average Annual Spend per Household on Eating Out



\$3,362

Food Away from
Home



\$3,750

Food Services &
Drinking Places
(NAICS 722)



\$218

Alcoholic
Beverages Away
from Home



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EATING PLACES

5-MILE



30

Bakers
(Retail)



37

Bars and
Pubs



46

Coffee
Shops



4

Juice
Bars



1

Doughnut
Shops



11

Ice Cream
Parlors



29

Pizza
Restaurants



260

Other
Restaurants

88,572

Population

36,185

Households

2.41

Avg Size
Household

41.5

Median
Age

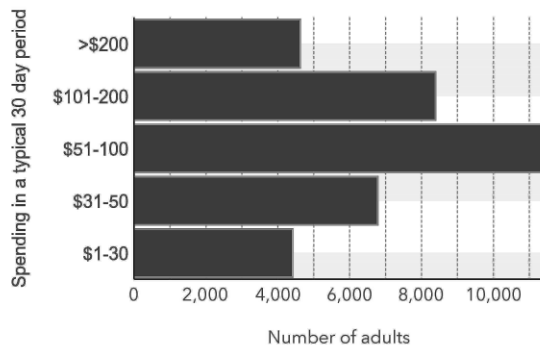
\$76,441

Median
Household Income

\$597,314

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$3,416

Meals at
Restaurants

\$690

Food & Drink
on Trips

Local Business Summary

4,705

Total
Businesses

49,459

Total
Employees

Company/Business Name	Street	City	State	Employees	Sales	Distance (mi)
Shari's Cafe & Pies	W Ironwood Dr	Coeur D Alene	ID	8	\$417,000	0.00
Starbucks	W Ironwood Dr	Coeur D Alene	ID	16	\$667,000	0.16
Big Blue Coffee Co	Kootenai Health Way	Coeur D Alene	ID	7	\$292,000	0.16
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Jack in the Box	W Ironwood Dr	Coeur D Alene	ID	20	\$834,000	0.22
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Top This Self Service Fro Yo	W Ironwood Dr	Coeur D Alene	ID	8	\$334,000	0.25
Caruso's Sandwiches and Artisan Pizza	W Ironwood Dr	Coeur D Alene	ID	10	\$417,000	0.25
Jamba	W Ironwood Dr	Coeur D Alene	ID	11	\$459,000	0.25
Qdoba Mexican Eats	W Ironwood Dr	Coeur D Alene	ID	20	\$834,000	0.25
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Best Western Plus Coeur D'alene Inn	W Appleway Ave	Coeur D Alene	ID	100	\$10,019,000	0.27
Mulligan's Bar & Grille	W Appleway Ave	Coeur D Alene	ID	35	\$1,459,000	0.27

Closest locations 1-14, Table 1 of 13



Average Annual Spend per Household on Eating Out



\$3,571

Food Away from
Home



\$3,989

Food Services &
Drinking Places
(NAICS 722)



\$225

Alcoholic
Beverages Away
from Home



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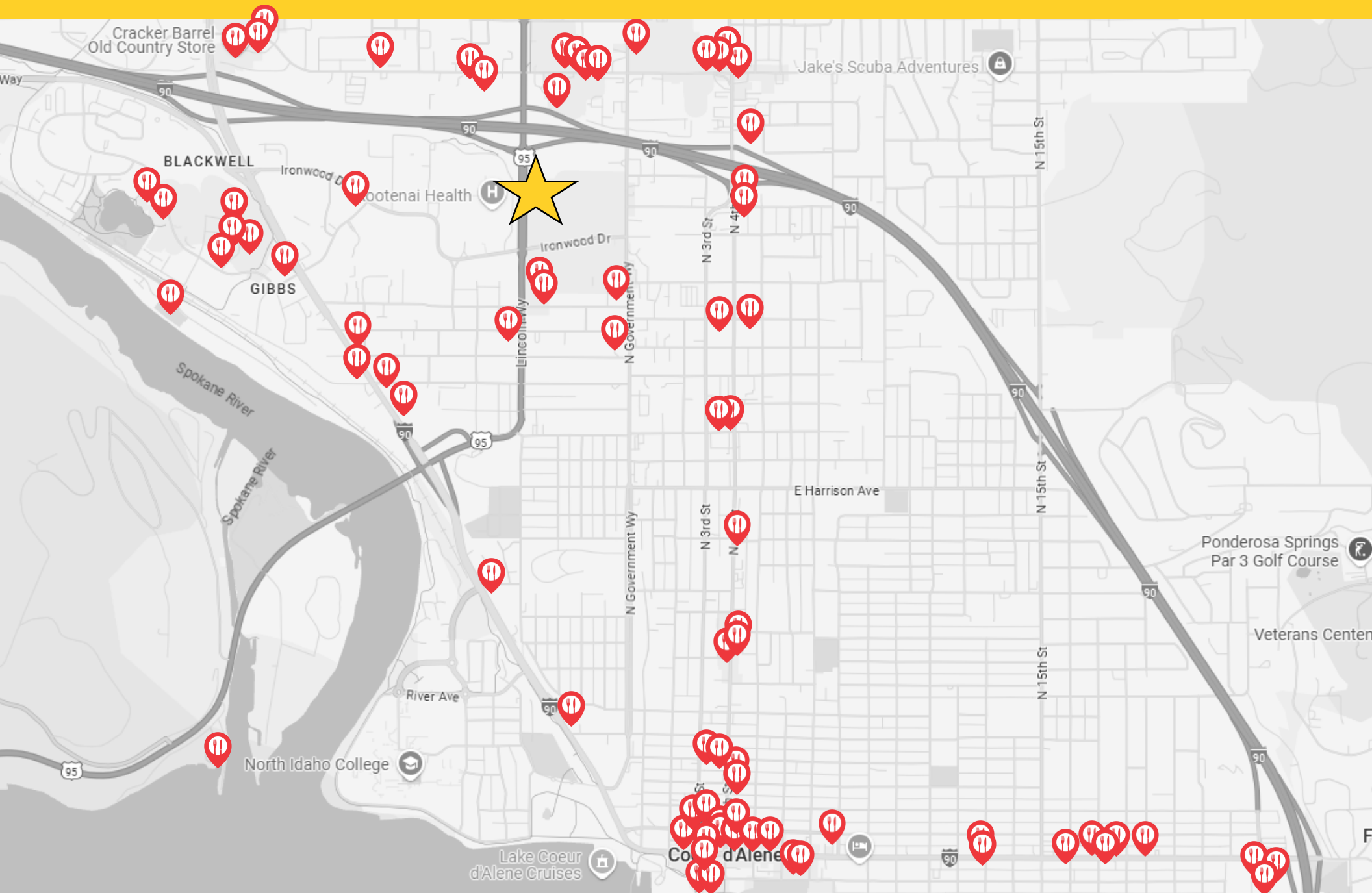
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RESTAURANT MAP



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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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