

VILLAGE AT RIVERSTONE E100A

2500 N Old Mill Loop | Coeur d'Alene, ID
FOR LEASE

3,189 SF FOR LEASE

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THE SPACE

Location	2500 N Old Mill Loop Coeur d'Alene, ID 83814
Size	3,189 SF
Space	Available
Lease Rate	\$22 Rent (Monthly)
Lease Type	NNN

HIGHLIGHTS

- Premier retail/commercial building within The Village at Riverstone — Coeur d'Alene's top mixed-use lifestyle destination
- High-visibility location with strong storefront exposure and excellent natural light
- Modern construction with attractive Northwest-inspired architecture and quality finishes
- Ample on-site parking for both customers and employees
- Excellent monument and building signage opportunities
- Strong daytime population from on-site offices, residential units, and adjacent hotels
- Year-round customer draw fueled by Riverstone's concert series, farmers markets, and community events
- Professionally managed and well-maintained by experienced ownership
- Turnkey-ready spaces with modern HVAC, sprinklers, ADA restrooms, and updated electrical
- Located in one of North Idaho's fastest-growing, most affluent submarkets



PROPERTY FEATURES

BUILDING SF	81,532
LAND ACRES	12.533
YEAR BUILT	2005
YEAR RENOVATED	2016
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	726
BUILDING SPACES	11
SPACE FOR LEASE	3,189 SF

CONSTRUCTION

FOUNDATION	Slab on grade
EXTERIOR	Masonry/concrete/Hardy Board
PARKING SURFACE	Asphalt
ROOF	Membrane

TENANT INFORMATION

MAJOR TENANT/S	Regal Theaters
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Booming Coeur d'Alene MSA — One of the Pacific Northwest's Top Growth Markets

- 95,478 residents within 5 miles, projected to grow to 104,161 by 2031 (+8.8% over 5 years)
- 54,640 residents within 3 miles; 6,690 within 1 mile
- Average household income of \$101,734 within 5 miles and \$96,763 within 3 miles
- 38,767 households within 5 miles; 23,132 within 3 miles
- Healthy daytime population driven by Kootenai County's diversified employment base across services, healthcare, and retail trade

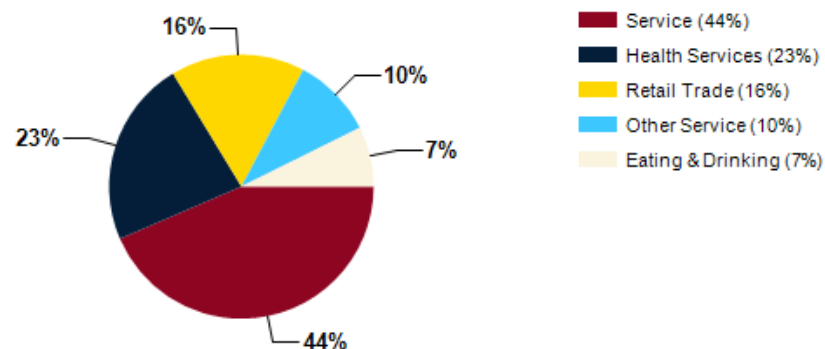
Four-Season Resort Destination Driving Year-Round Traffic

- Minutes from Lake Coeur d'Alene, the Spokane River, and the Coeur d'Alene Resort
- Surrounded by award-winning golf — the CDA Resort Course, Circling Raven, and The Club at Black Rock
- Idaho consistently ranks at or near the top nationally for visitor spending
- 55-minute drive to Spokane and Spokane International Airport (GEG)

Space Highlights:

- 3,189 Square Feet of Move-In Ready Retail
- Open Showroom / Display Area with High Ceilings
- Built-In Point of Sale Counter at Entry
- Restrooms On-Site
- Premium Storefront with Large Display Windows

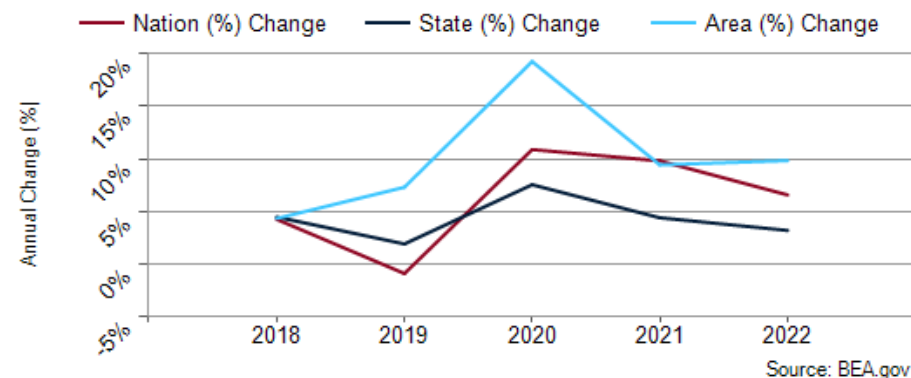
Major Industries by Employee Count



Largest Employers

Kootenai Health	1,800 - 1,900
Center Partners Inc	1,700 - 1,800
Coeur d'Alene School District #271	1,300 - 1,400
North Idaho College	900 - 1,000
Hagadone Hospitality Co	900 - 1,000
Hagadone Corporation	Approximately 500
Windermere Coeur d'Alene Realty, Inc.	Approximately 50
Golf Island	Approximately 20

Kootenai County GDP Trend





VILLAGE AT RIVERSTONE
SITE PLAN
N 2416 OLD MILL LOOP
COEUR D'ALENE, ID 83814



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SUITE	TENANT	SQ FT
E100A	Available	3,189
E100B	Golf Island	5,811
F100	Azteca	5,528
G100	Cold Stone Creamery	1,287
G101	San Francisco Style Sourdough	1,400
G102	Sushi I	2,015
H100	BoiADA Brazilian Grill	5,604
J100	HotWorx	2,513
J101	Pho Le 1	1,770
J102	Starbucks	1,800
REGAL	Regal Cinemas	50,615

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Service Area



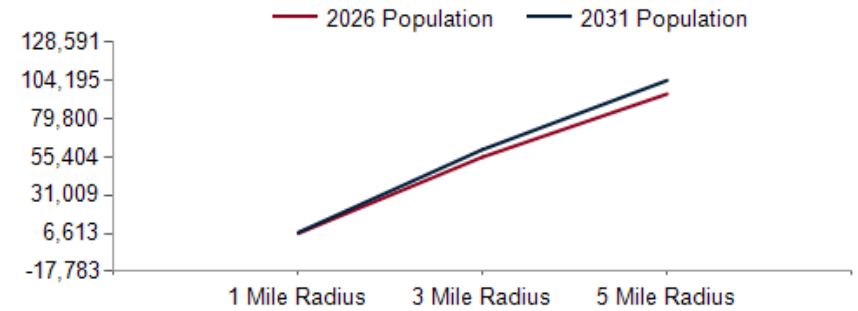
Restroom



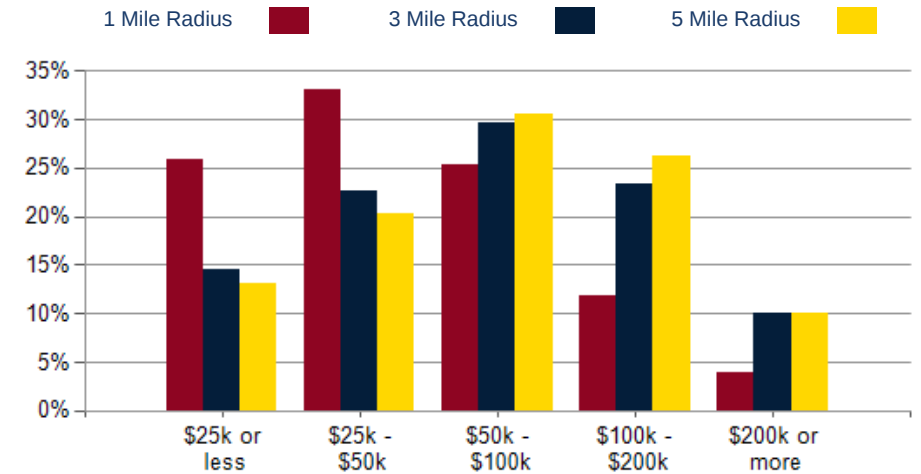
Showroom/Display Room

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,195	36,775	56,124
2010 Population	4,354	42,796	70,632
2026 Population	6,613	55,391	95,506
2031 Population	7,210	60,141	104,195
2026 African American	49	258	404
2026 American Indian	98	544	881
2026 Asian	73	662	1,132
2026 Hispanic	498	3,350	5,863
2026 Other Race	145	976	1,591
2026 White	5,679	48,475	83,856
2026 Multiracial	559	4,390	7,515
2026-2031: Population: Growth Rate	8.70%	8.30%	8.80%

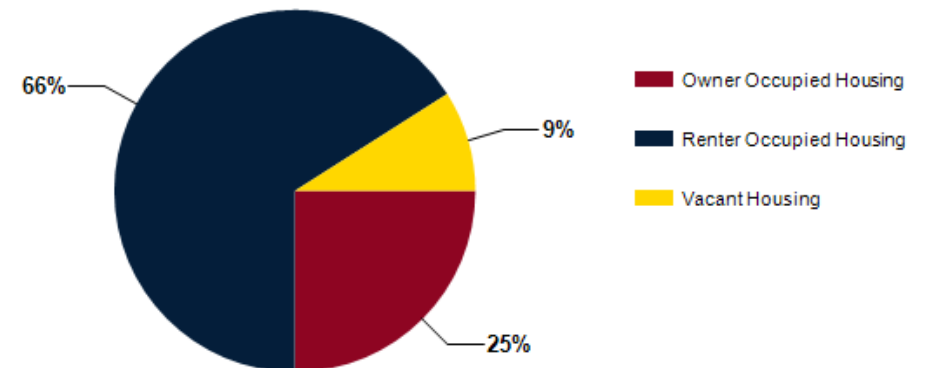
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	349	1,533	2,314
\$15,000-\$24,999	496	1,861	2,727
\$25,000-\$34,999	456	2,323	3,183
\$35,000-\$49,999	626	2,944	4,667
\$50,000-\$74,999	462	3,956	6,810
\$75,000-\$99,999	368	2,967	5,025
\$100,000-\$149,999	269	3,363	5,996
\$150,000-\$199,999	118	2,112	4,145
\$200,000 or greater	126	2,330	3,913
Median HH Income	\$41,968	\$68,055	\$73,535
Average HH Income	\$61,200	\$96,970	\$101,702



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

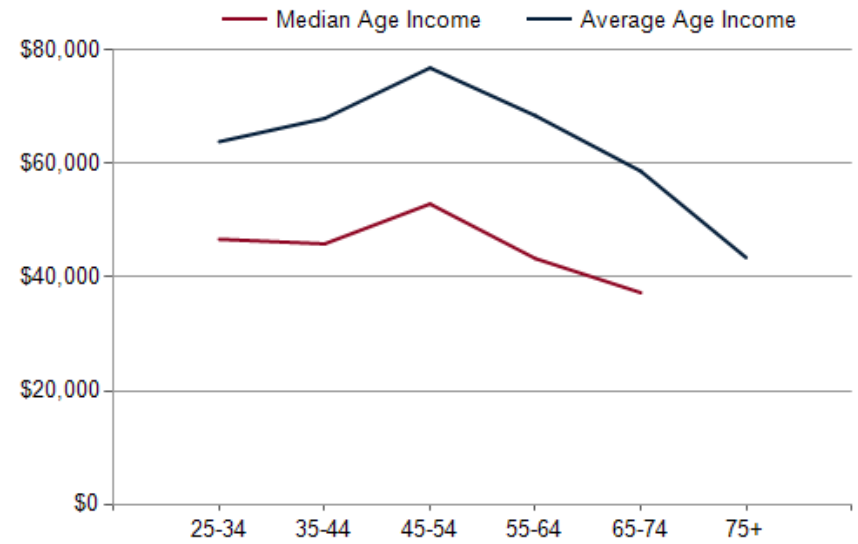
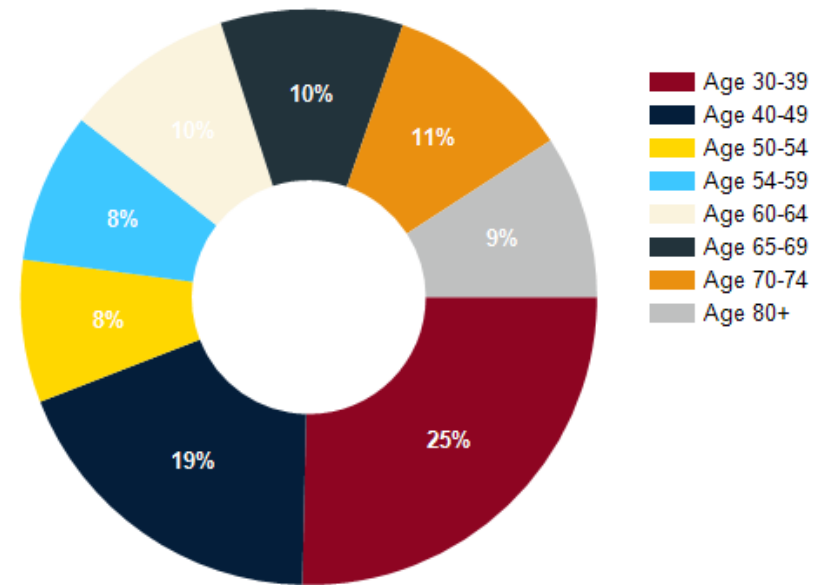


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	521	3,956	6,308
2026 Population Age 35-39	409	3,748	6,266
2026 Population Age 40-44	384	3,504	6,068
2026 Population Age 45-49	303	3,075	5,454
2026 Population Age 50-54	294	3,118	5,410
2026 Population Age 55-59	310	3,009	5,300
2026 Population Age 60-64	349	3,247	5,699
2026 Population Age 65-69	375	3,148	5,634
2026 Population Age 70-74	387	3,142	5,556
2026 Population Age 75-79	336	2,647	4,703
2026 Population Age 80-84	228	1,677	3,027
2026 Population Age 85+	342	1,600	2,611
2026 Population Age 18+	5,355	44,158	75,414
2026 Median Age	40	41	41
2031 Median Age	42	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,681	\$66,003	\$71,294
Average Household Income 25-34	\$63,869	\$90,533	\$94,684
Median Household Income 35-44	\$45,875	\$93,777	\$101,712
Average Household Income 35-44	\$67,960	\$122,931	\$126,230
Median Household Income 45-54	\$52,898	\$99,688	\$106,805
Average Household Income 45-54	\$76,873	\$126,263	\$132,057
Median Household Income 55-64	\$43,274	\$79,769	\$86,301
Average Household Income 55-64	\$68,448	\$105,376	\$112,342
Median Household Income 65-74	\$37,264	\$57,747	\$61,014
Average Household Income 65-74	\$58,671	\$88,175	\$91,401
Average Household Income 75+	\$43,439	\$63,150	\$66,492

Population By Age



Village at Riverstone E100A

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Exclusively Marketed by:



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