

# TOUCHLESS CAR WASH & DETAILING FOR LEASE

FREESTANDING RETAIL - TOURS BY APPT. ONLY - PLEASE DND TENANT

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



DAINES CAPITAL  
COMMERCIAL REAL ESTATE



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## OFFERING SUMMARY

<b>Lease Rate</b>	\$5,000/MO
<b>Est. NNN</b>	\$2 - \$3/SFT/YR
<b>Lease Term</b>	3+ Years
<b>Total SFT</b>	3,461 SFT
<b>Available</b>	Immediately

1114 N. 3rd St. is ideally located in a vibrant, highly accessible corridor in the heart of Coeur d'Alene, surrounded by residential neighborhoods, established businesses, and major commercial hubs. Just minutes from Downtown CDA and close to I-90 and Government Way, the property benefits from strong traffic flow and proximity to retailers, restaurants, coffee shops, service businesses, hotels, and medical offices. With McEuen Park, the Coeur d'Alene Resort, and Lake CDA only a short drive away, this location offers exceptional visibility in one of North Idaho's fastest-growing districts. The property has a strong history of business success, and financials are available upon request. Tenants may use existing equipment or transform the space to fit their business model. Please do not disturb tenant, on-site staff are unaware of live listing.

STEVEN DAINES  
SETH PETERSON

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## PROPERTY DETAILS

\*AVISTA INSTALLED NEW INTERIOR AND EXTERIOR  
LIGHTS FOR ENERGY SAVING PROGRAM

LAND AREA	0.45 AC	ZONING	C-17	YEAR BUILT	1980
LAND SFT	30,056 SFT	PIN	C4815000003A	CLASS	C
TENANCY	SINGLE	PARKING	8 STALLS	CONSTRUCTION	MASONRY

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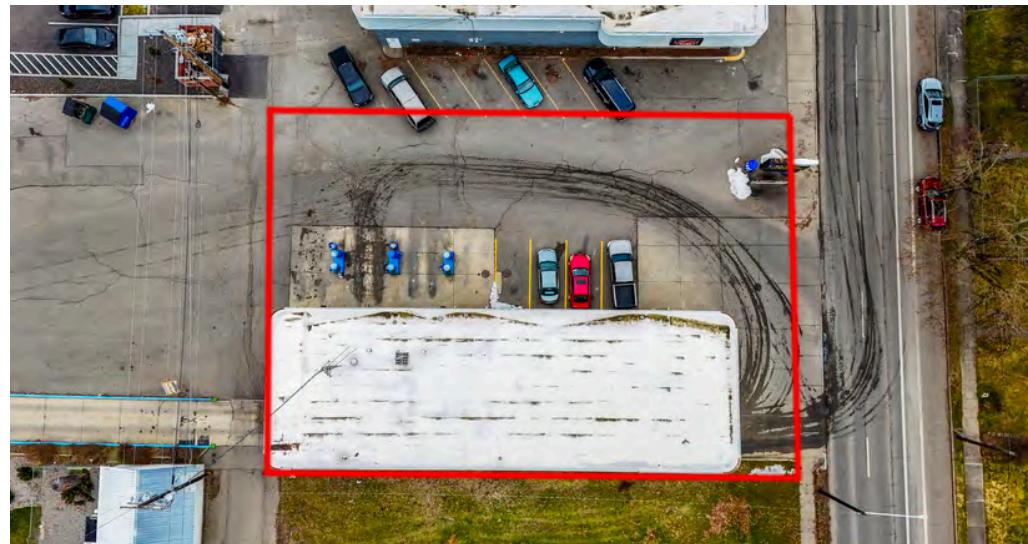
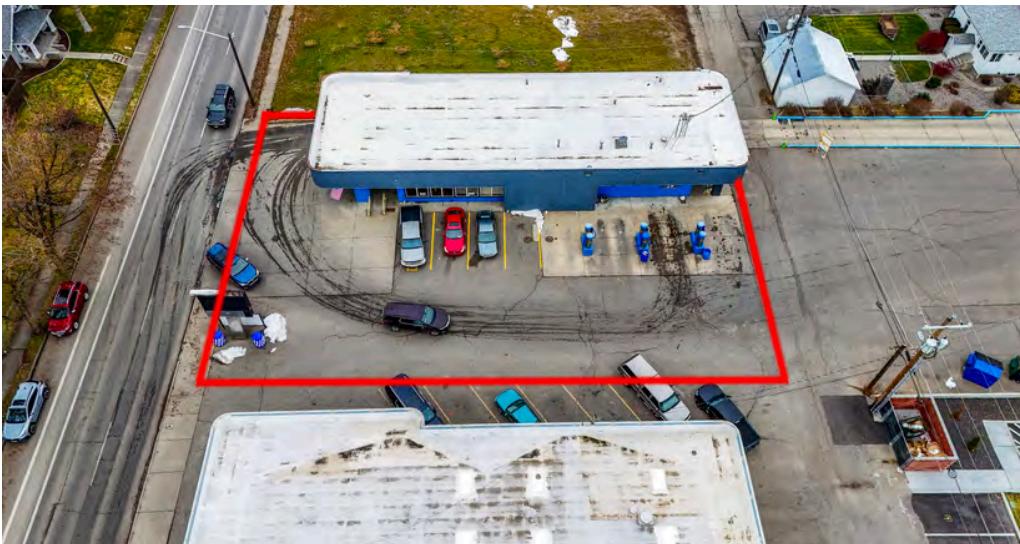
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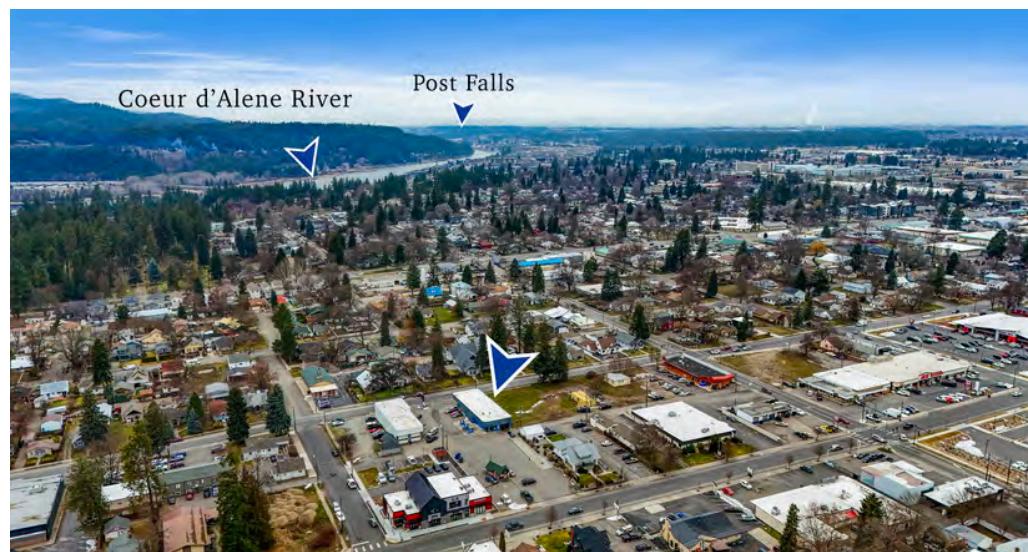
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## 1114 N. 3<sup>RD</sup> ST. COEUR D'ALENE, ID

Size: 3,461 SFT

Lease Rate: \$ 17.33/SFT/YR

Lease Type: NNN

Land Area: 0.45 AC  
Built: 1980



## 410 E. HARRISON AVE. COEUR D'ALENE, ID

Size: 2,080 SFT

Lease Rate: \$18/SFT/YR

Lease Type: N/A

Land Area: 0.12 AC  
Built: 1972



## 13524 E. SPRAGUE AVE. SPOKANE VALLEY, WA

Size: 4,000 SFT

Lease Rate: \$17.25/SFT/YR

Lease Type: MG

Land Area: 1.28 AC  
Built: 1974



## 1414 N. ARGONNE RD. SPOKANE VALLEY, WA

Size: 1,426 SFT

Lease Rate: \$25.25/SFT/YR

Lease Type: NNN

Land Area: 0.28 AC  
Built: 1979

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## DEMOGRAPHICS

### 1 MILE

### 3 MILE

Population	11,614	42,493
Households	5,239	18,453
Median Age	39	41
Median HH Income	\$56,729	\$56,382
Daytime Employees	21,692	38,231
Population Growth '24-'29	18.31%	18.06%
Household Growth '24-'29	17.96%	17.76%

## COLLECTION STREET

## CROSS STREET

## TRAFFIC VOL

N. 4 <sup>th</sup> St.	E. Birch Ave. N	8,212
N. 4 <sup>th</sup> St.	E. Birch Ave. S	8,208
E. Harrison Ave.	N. 3 <sup>rd</sup> St. W	7,808

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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