

FOR LEASE



Turnkey Golf Simulator & Lounge

The Village at Riverstone | Coeur d'Alene, Idaho



5,811 SF | 5 Simulator Bays | Bar | Commercial Kitchen | \$21.00/SF + NNN

PROPERTY OVERVIEW

Rare opportunity to lease a fully built-out, currently operating entertainment and food & beverage concept in one of Coeur d'Alene's most sought-after mixed-use destinations. This 5,811 SF space features five private golf simulator bays, a bar, and a commercial kitchen — ready for a new operator to step in and hit the ground running. The existing business is available for separate purchase at \$100,000, offering a seamless transition with established clientele and operations in place.

PROPERTY HIGHLIGHTS

- **5,811 SF:** Fully built-out entertainment & F&B space
- **5 Simulator Bays:** Private golf simulator bays with full AV
- **Bar & Kitchen:** Bar service with commercial kitchen
- **Currently Operating:** Business available separately at \$100,000
- **\$21.00/SF + NNN:** Competitive lease rate for the market
- **Riverstone Location:** Premier mixed-use development, CdA's top destination
- **Shared Parking:** Ample shared parking throughout Riverstone
- **Ideal Operator:** Perfect for golf, sports lounge or entertainment

LOCATION

The Village at Riverstone is the 25-acre retail and commercial heart of Riverstone, a 160-acre master-planned mixed-use community in Coeur d'Alene, Idaho. Home to ~100 businesses and 900 residents, Riverstone offers unmatched foot traffic and visibility in one of the Pacific Northwest's fastest-growing markets.



Golf Simulator Bay



Putting Green & Lounge



Commercial Kitchen



Eric Peterson, CCIM

ACTIV8 Real Estate, LLC

509-903-9077

eric.peterson@activ8re.com

