

**FOR LEASE** >>>>

**JACKLIN RANCH RETAIL CENTER**

**Retail Lease Space/Restaurant Pad Site**

POST FALLS, ID



**HIGHLIGHTS**

- Available: Winter 2026/27\*
- Lease Space: 12 Spaces at ± 1,500 SF
- Pricing: \$28.00/SF - \$32/SF + NNN Costs
- Landlord Tenant Improvement Allowance Available!

**DZ GROUP**

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**BERKSHIRE HATHAWAY** | JACKLIN REAL ESTATE

 **COMMERCIAL DIVISION™**



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 12 EACH ± 1,500 SUITES
- CENTER OF KOOTENAI COUNTY
- KOOTENAI HEALTH CAMPUS ADJACENT
- NATIONAL MEDICAL AND RETAIL TENANTS IN JACKLIN RANCH AND ADJACENT DEVELOPMENT
- PART OF THE LARGEST MIXED-USE DEVELOPMENT IN POST FALLS
- 120,000 + PEOPLE WITHIN 5 MILES
- EASY ACCESS TO 4 CITIES
- TI ALLOWANCE AVAILABLE
- MULTIPLE ANCHOR BUSINESSES
- CLOSE TO SIGNALIZED HWY 41 & PRAIRIE

[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)



## PROPERTY DETAILS

|                   |                   |
|-------------------|-------------------|
| LEASE RATE:       | \$28-\$32/SF, NNN |
| TYPE:             | RETAIL/OFFICE     |
| NNN ESTIMATE:     | .71-.79/SF/MONTH  |
| BUILDING A:       | 13,600 SF         |
| BUILDING B:       | 4,400 SF          |
| ZONING:           | CCS               |
| YEAR BUILT:       | WINTER 2026/27    |
| DEVELOPMENT TYPE: | MIXED-USE         |

## AVAILABLE SUITES

|                  |            |                 |
|------------------|------------|-----------------|
| BLDG A - SUITE A | ± 1,538 SF | <b>PENDING</b>  |
| BLDG A - SUITE B | ± 1,516 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE C | ± 1,493 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE D | ± 1,516 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE E | ± 1,526 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE F | ± 1,516 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE G | ± 1,445 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE H | ± 1,516 SF | ± 28.00/SF, NNN |
| BLDG A - SUITE J | ± 1,538 SF | ± 28.00/SF, NNN |
| BLDG B - SUITE A | ± 1,464 SF | <b>PENDING</b>  |
| BLDG B - SUITE B | ± 1,526 SF | <b>PENDING</b>  |
| BLDG B - SUITE C | ± 1,513 SF | ± 28.00/SF, NNN |

## Property Overview

### Excellent Location in Post Falls, ID

Located in the heart of Kootenai County, Jacklin Ranch Commercial Park offers exceptional opportunities for the first two phases of the area's largest development for retail, office, and mixed-use projects. The Park is situated just east of the intersection of Prairie Avenue and four-lane divided Highway 41, providing unparalleled visibility and accessibility in one of Post Falls' fastest-growing commercial corridors. Kootenai Health announced a 30-acre campus across from Jacklin Ranch at the corner of Highway 41 and Prairie.

## Leasing Opportunities

### Prime Retail Lease Space & Restaurant Pad Site

This modern strip mall includes a 13,600 SF building featuring nine ±1,500 SF suites, and a 4,400 SF building with three ±1,500 SF suites, offering a variety of flexible leasing options to suit your business needs. \* Delivery date of buildings is subject to change.

## Location Highlights

### Strategic Location in a Booming Market

Post Falls, positioned just 10 minutes from Coeur d'Alene and 25 minutes from Spokane, is experiencing rapid population and economic growth. With a well-educated, high-income population in close proximity, these pad sites are perfectly suited for businesses aiming to capture the increasing demand for retail, office, and lifestyle amenities.

- **Traffic Counts:** Close to 20,000 vehicles per day on Highway 41
- **Accessibility:** Easy access to I-90 and key regional commercial hubs
- **Prime Location:** Located in the path of growth with national retailers and restaurants in close proximity. Highway 41 was recently expanded to four lanes.

## Development Advantages

- **High Visibility:** Located near the bustling intersection of Highway 41 and Prairie Avenue ensuring excellent exposure and vehicle traffic.
- **Ready for Development:** Utilities are already in place, and flexible CCS zoning supports a variety of retail, office, and mixed-use developments.
- **Long-Term Growth Potential:** As one of Idaho's fastest-growing cities, Post Falls offers excellent long-term investment potential, making these pad sites a prime opportunity for forward-thinking users and investors.

## Key Metrics

### Rapid Population Growth

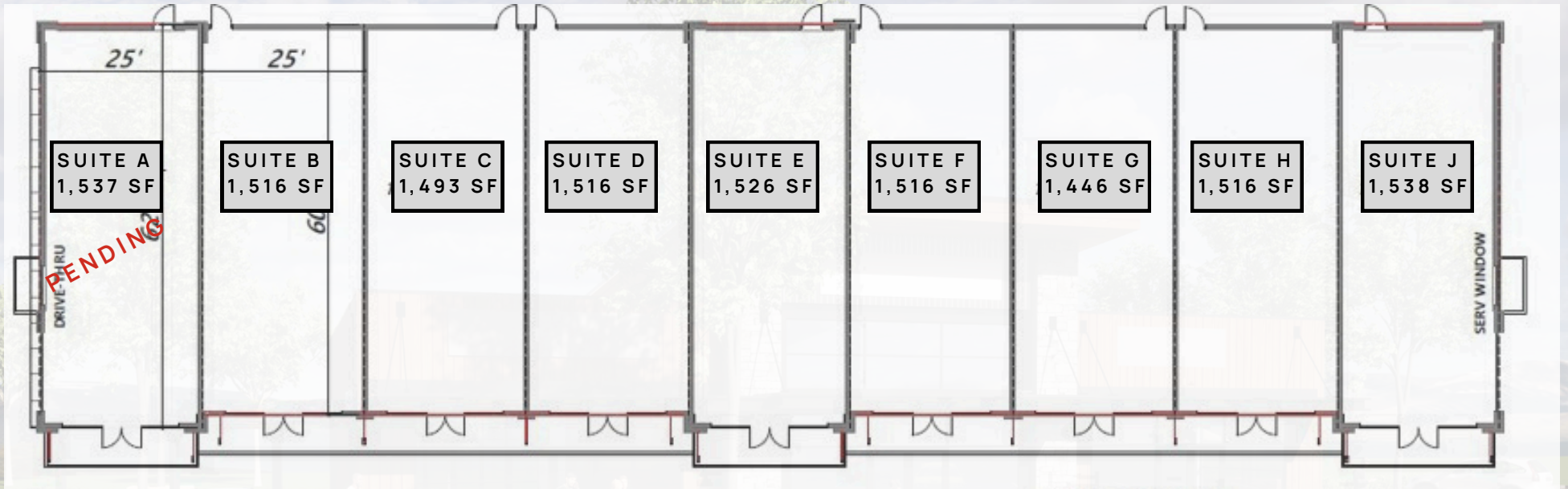
The area has seen substantial population growth over the past two decades, reflecting the area's increasing attractiveness for businesses and residents alike.

- In 2020, the 5-mile radius population was 89,835, and by 2024 it had risen to 102,500—an increase of 14.1%.
- Projections indicate that by 2029, the population will grow further to 113,377, marking an additional 10.6% increase.
- This steady growth trend underscores the strong demand for commercial space and services in the region.

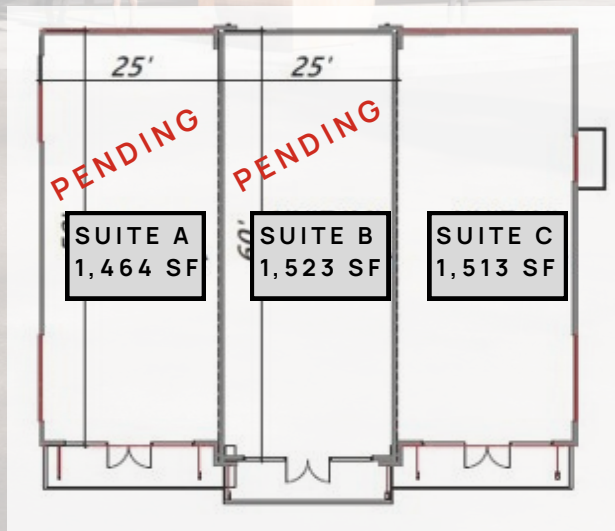
## Ideal for Growing Businesses

With its prime location, high visibility, and growing market, Jacklin Ranch Commercial Park is an excellent opportunity for users and investors seeking to capitalize on the region's booming economy and strong demographics.

# FLOOR PLANS



**BUILDING A**



**BUILDING B**

**DZIGN GROUP**  
ARCHITECTURE

# RENDERINGS



# SITE PLAN



# SITE PICTURES



# AREA BUSINESSES

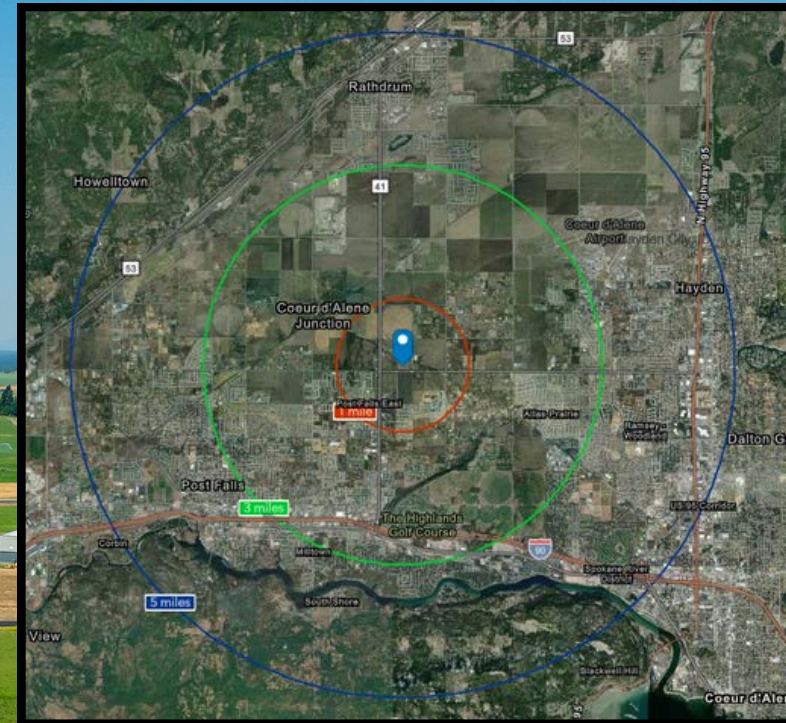




## Demographic and Income Comparison Profile

Jacklin Ranch Commercial Park  
Post Falls East, Post Falls, Idaho  
Rings: 1, 3, 5 mile radii

|                               | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------|-----------|-----------|-----------|
| <b>Census 2020 Summary</b>    |           |           |           |
| Population                    | 1,418     | 29,752    | 89,835    |
| Households                    | 543       | 11,085    | 34,527    |
| Average Household Size        | 2.61      | 2.66      | 2.58      |
| <b>2024 Summary</b>           |           |           |           |
| Population                    | 2,407     | 35,585    | 102,524   |
| Households                    | 895       | 13,351    | 39,456    |
| Families                      | 644       | 9,423     | 26,845    |
| Average Household Size        | 2.69      | 2.64      | 2.58      |
| Owner Occupied Housing Units  | 597       | 9,551     | 28,093    |
| Renter Occupied Housing Units | 298       | 3,800     | 11,363    |
| Median Age                    | 36.2      | 37.2      | 38.5      |
| Median Household Income       | \$104,418 | \$82,493  | \$78,842  |
| Average Household Income      | \$112,234 | \$97,711  | \$98,237  |
| <b>2029 Summary</b>           |           |           |           |
| Population                    | 2,488     | 38,545    | 113,377   |
| Households                    | 916       | 14,472    | 43,667    |
| Families                      | 659       | 10,156    | 29,547    |
| Average Household Size        | 2.71      | 2.64      | 2.58      |
| Owner Occupied Housing Units  | 638       | 10,670    | 31,453    |
| Renter Occupied Housing Units | 278       | 3,802     | 12,213    |
| Median Age                    | 37.4      | 38.3      | 39.6      |
| Median Household Income       | \$112,600 | \$96,078  | \$92,159  |
| Average Household Income      | \$131,938 | \$114,870 | \$116,568 |





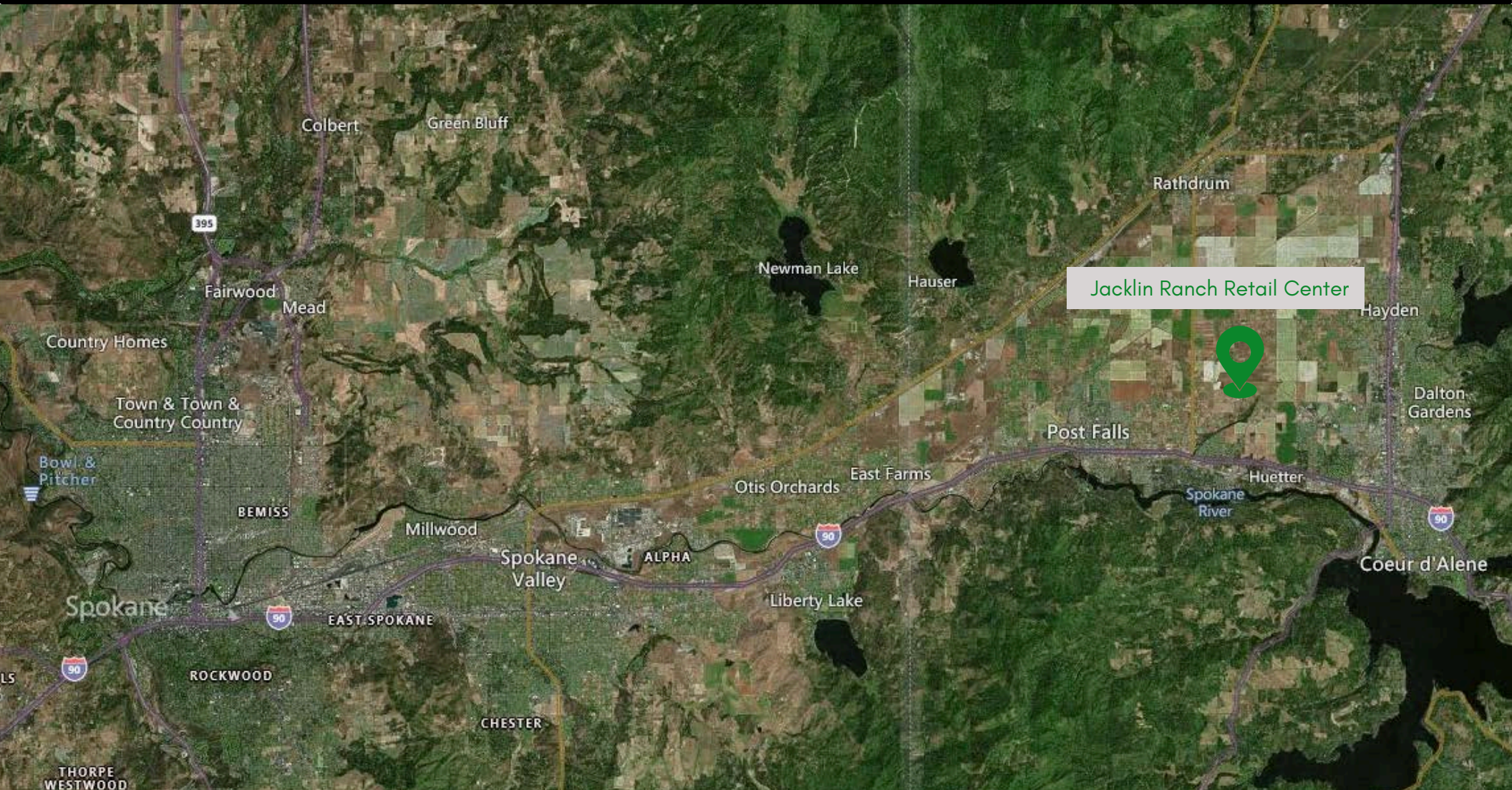
## LOCATION DESCRIPTION

Post Falls is one of North Idaho's fastest growing and most strategically positioned communities, offering direct access to rivers, mountains, and four season outdoor recreation including boating, hiking, skiing, and golf. Located along the Spokane River and minutes from Coeur d'Alene, the city combines natural beauty with everyday livability. Well planned neighborhoods, expanding retail corridors, and proximity to regional amenities make Post Falls attractive for both residents and businesses seeking room to grow. Beyond lifestyle, Post Falls continues to attract business owners and executives drawn by Idaho's favorable tax structure, business friendly regulations, and lower operating costs. The city benefits from immediate access to I 90, close proximity to Spokane's workforce and airport, and a strong sense of community without the congestion of larger metro markets. For those seeking long term stability, accessibility, and quality of life, Post Falls stands out as a place where people invest, operate, and stay.



## LOCATION DETAILS

|                                 |  |
|---------------------------------|--|
| <b>COUNTY:</b>                  | KOOTENAI   |
| <b>POPULATION GROWTH:</b>       | One of Idaho's fastest growing cities with 2% annual population growth                     |
| <b>TOURISM &amp; LIFESTYLE:</b> | Known for the Spokane River, abundant outdoor recreation, and a family-friendly community. |
| <b>ACCESSIBILITY:</b>           | Conveniently located just minutes from I-90, providing easy regional connectivity.         |

# LOCATION



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