

**FOR SALE**

# Prime Drive-Thru at The Crossroads W/ Additional Pad

**1423 W APPLEWAY AVE**

Coeur d' Alene, ID 83814

**PRESENTED BY:**

**GUY D. BYRD**  
Designated Broker  
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,700,000
BUILDING SIZE:	2,884 SF
PAD SIZE:	7,100 SF Can Build Up to 2,500 SF
LOT SIZE:	1.19 Acres
PRICE / SF:	\$52.09
YEAR BUILT:	2016

PROPERTY OVERVIEW

This is a rare opportunity to acquire a **2,884 SF fast-food building** with a fully operational **drive-thru**, **along with** the last available **retail pad** in the thriving Crossroads Retail Shopping Center, anchored by WinCo Foods.

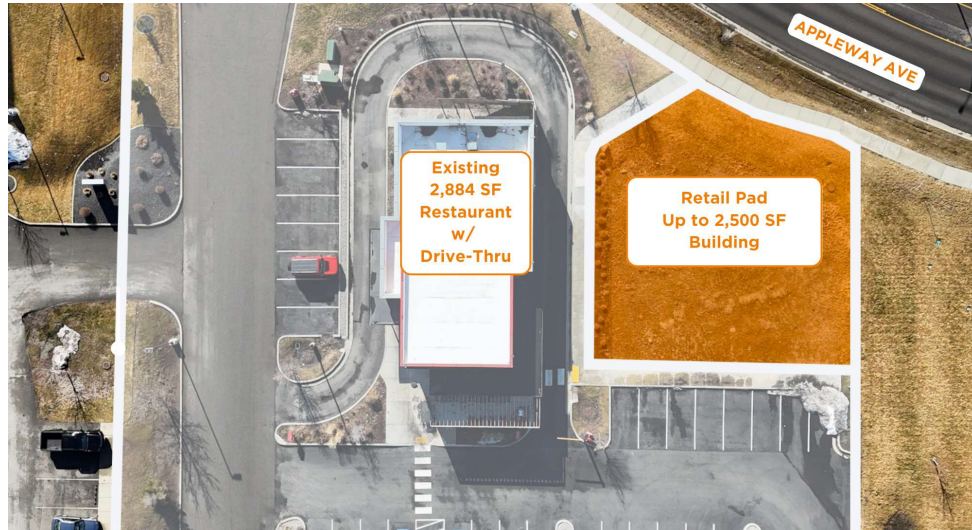
PROPERTY HIGHLIGHTS

- **Available for an owner operator.** Current Tennant Chicken Shanty lease can be terminated CLA
- **Development-Ready Pad:** The last retail pad available, with existing parking, curbs, sidewalks, and landscaping—plus drive-thru potential.
- **Strong Retail Mix:** Join a high-traffic tenant lineup including **WinCo, Starbucks, Subway, MOD Pizza, Jack in the Box, Indigo Urgent Care**, and more.
- **High Visibility & Accessibility:** Excellent exposure from N Ramsey Rd (32,000 daily vehicles) and N Appleway Ave (12,000 daily vehicles).
- **Growing Market:** Coeur d'Alene's population is increasing at 1.88% per year, fueling retail demand.
- **Ample Parking:** Shared parking with 46 reciprocal spaces within the center.

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## EXTERIOR PHOTOS



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## SEATING



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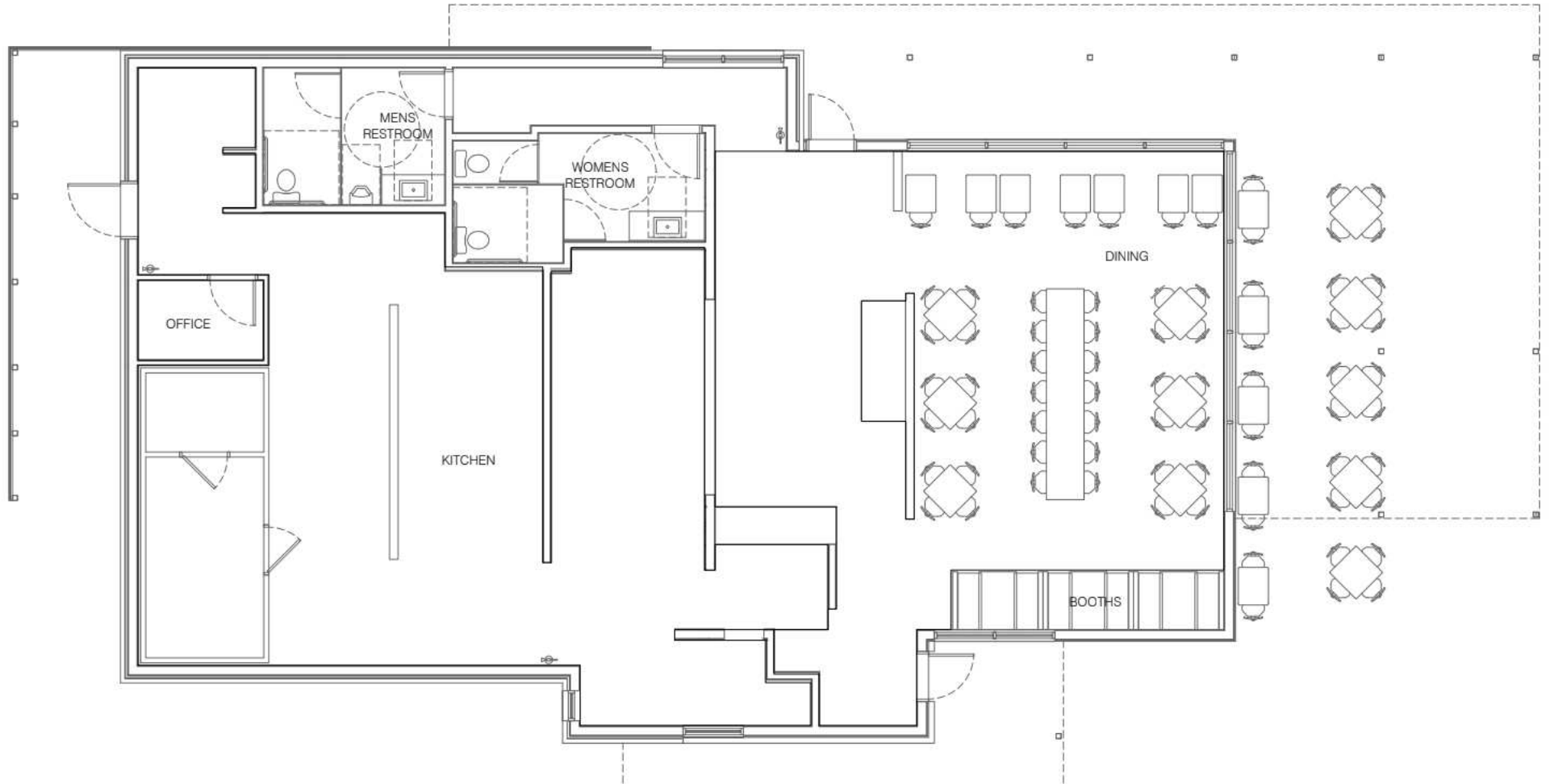


## KITCHEN PHOTOS



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## FLOOR PLANS



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## PAD SITE

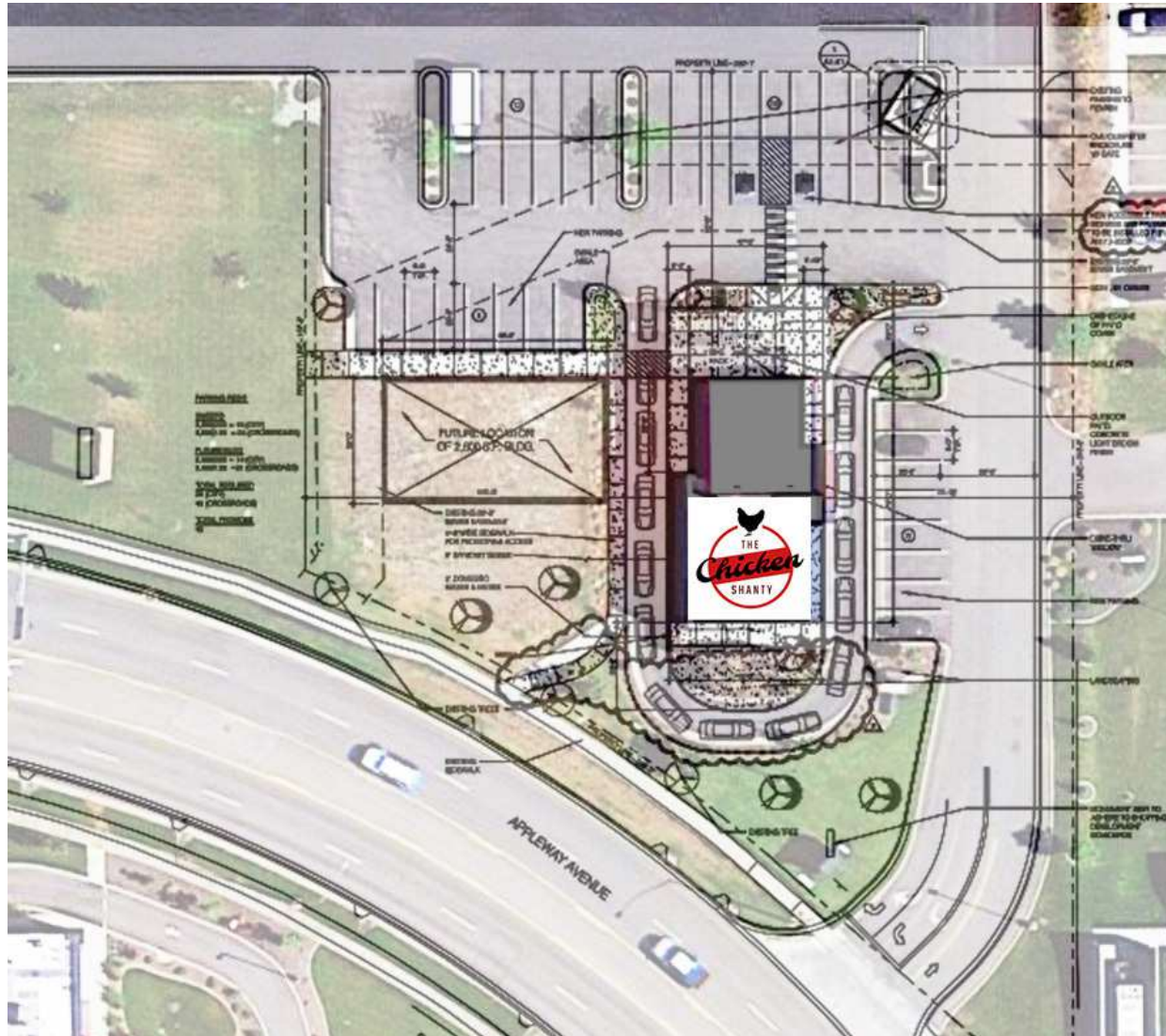


Retail Pad  
Up to 2,500 SF  
Building

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# SITE PLAN



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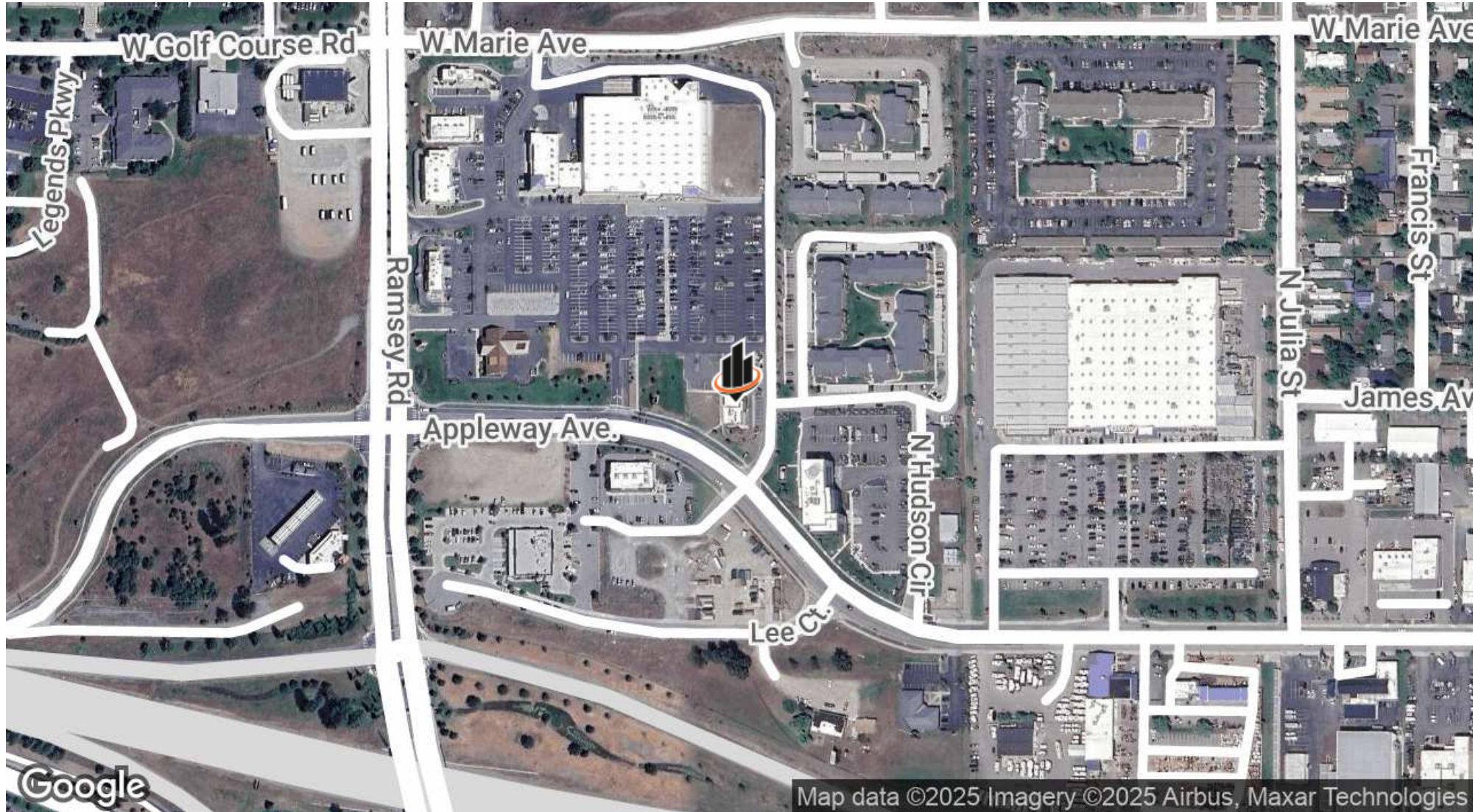
## RETAILER MAP



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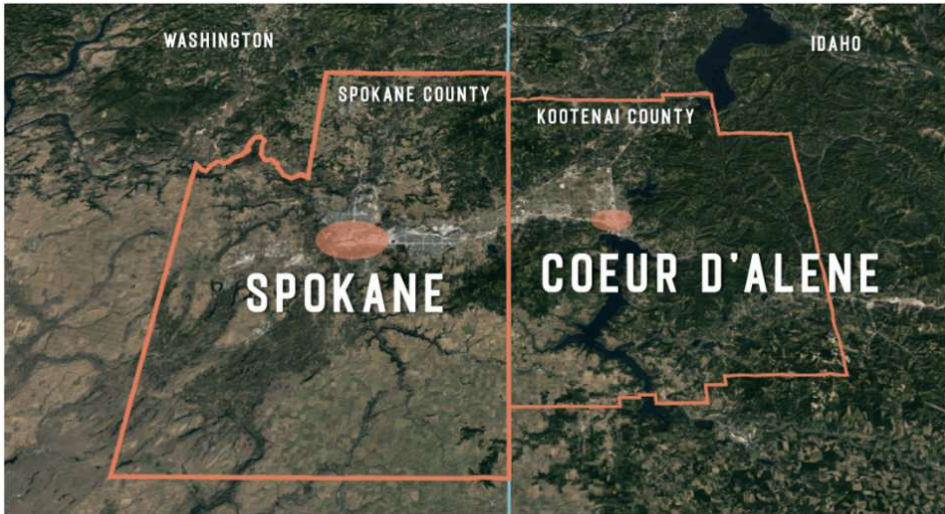
## LOCATION MAP



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CITY INFORMATION



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LOCATION DESCRIPTION

Coeur d'Alene (CDA), Idaho, is a picturesque city located in Kootenai County in the northern part of the state. Known as the "Lake City," it is situated on the northern shore of the 25-mile-long Lake Coeur d'Alene and is surrounded by forested mountains, offering residents and visitors a blend of natural beauty and modern amenities.

As of the 2020 census, Coeur d'Alene has a population of 54,628 residents. The city is part of the Coeur d'Alene Metropolitan Statistical Area, which, along with neighboring Spokane, Washington, forms the Spokane-Coeur d'Alene Combined Statistical Area. This combined area had a population of 745,213 in 2020. The city has experienced significant growth, attracting new residents with its natural beauty, recreational opportunities, and quality of life.

LOCATION DETAILS

COUNTY:	Kootenai
POPULATION GROWTH:	One of Idaho's fastest-growing cities with 1.88% annual population growth.
TOURISM & LIFESTYLE:	Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district.
ACCESSIBILITY:	Conveniently located near I-90 and Highway 95, connecting to Spokane, Post Falls, and regional destinations.

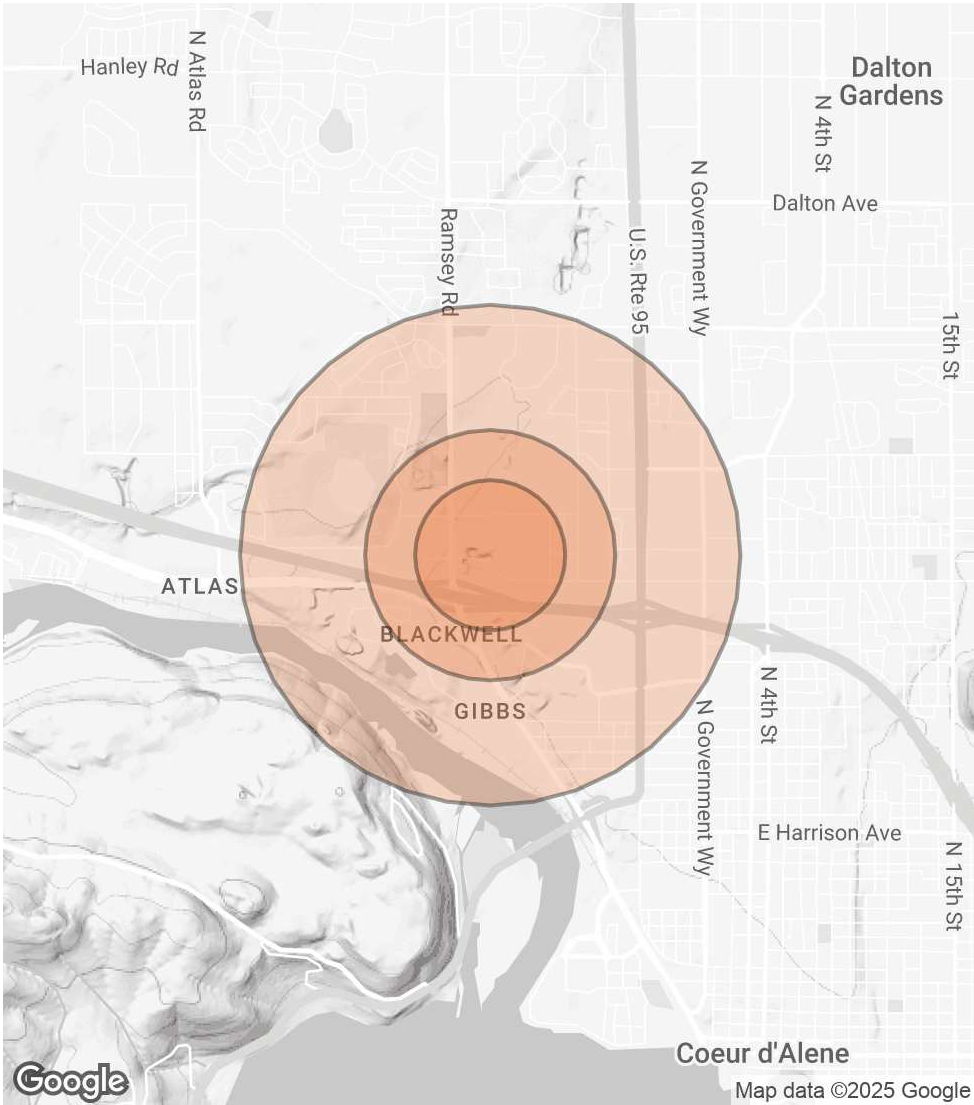


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	770	2,569	8,079
AVERAGE AGE	37	39	43
AVERAGE AGE (MALE)	34	36	40
AVERAGE AGE (FEMALE)	39	41	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	358	1,225	3,948
# OF PERSONS PER HH	2.2	2.1	2
AVERAGE HH INCOME	\$49,228	\$52,927	\$62,960
AVERAGE HOUSE VALUE	\$326,463	\$428,030	\$541,773

Demographics data derived from AlphaMap



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a premier full-service firm in Spokane, Washington. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. In 2015, he launched a strategic partnership with SVN International, founding SVN Cornerstone and establishing it as a top-tier provider in commercial real estate services and development.

As Managing Director, Guy has built a collaborative, high-achieving team culture dedicated to delivering exceptional results for SVN Cornerstone’s clients. While the firm primarily serves Washington and Idaho, Guy’s extensive connections with SVN brokers nationwide allow him to meet the needs of sophisticated clients across the United States. Supported by SVN International’s resources, his team is equipped to deliver unmatched value.

With over 38 years of commercial real estate experience, Guy has closed more than \$500 million in transaction value. He remains active in property development on behalf of industrial and retail clients, bringing his expertise to diverse commercial projects. He is a multi-year recipient of SVN International’s President’s Circle Award and has earned the prestigious Partner’s Circle Award multiple times. His commitment to client success has led him to represent national clients, including Caliber, McKinstry, Par Pacific, Armbrust Aviation, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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