

BRAND NEW CONSTRUCTION RETAIL SPACE FOR LEASE

1570 W. Tilford Ln. Coeur d'Alene, ID 83814



Lease Rate: \$30/SFT/NNN

Tenant Improvements: \$20/SFT

RSFT: +/- 1,000 SFT

- Building SFT: +/- 7,500 SFT
- Breaking Ground: Mar. 2026
- Est. Delivery: Dec. 2026

- APN: CL8200010010
- Land Area: 0.38 AC
- Zoning: C-17 PUD

STEVEN DAINES
SETH PETERSON

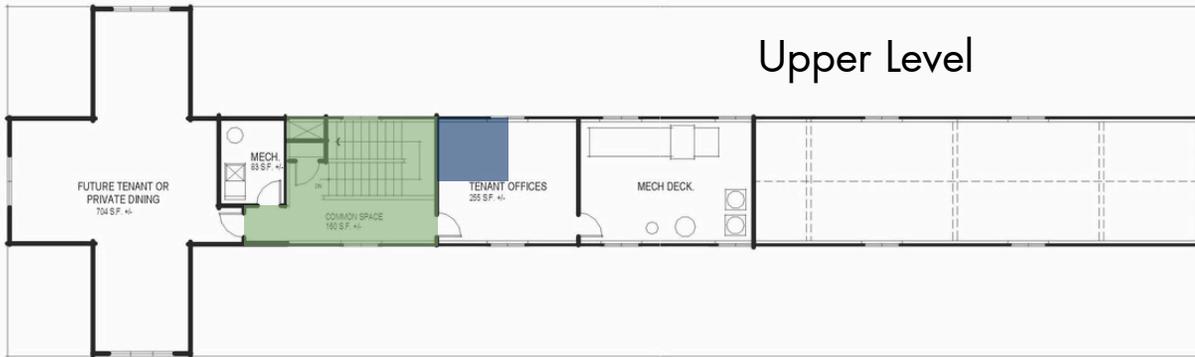
• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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OFFICE SPACE

1570 W. TILFORD LN.
COEUR D'ALENE, ID



Upper Level

● : Retail Space (Ideal for Hair/Nail Salon, Sweets Shop, or Executive Offices)

● : Common Space (Stairs & Storage)

- Retail Main Level : +/- 1,000 SFT
- Second Floor Office Space Included
- Elevator is not available

Main Level



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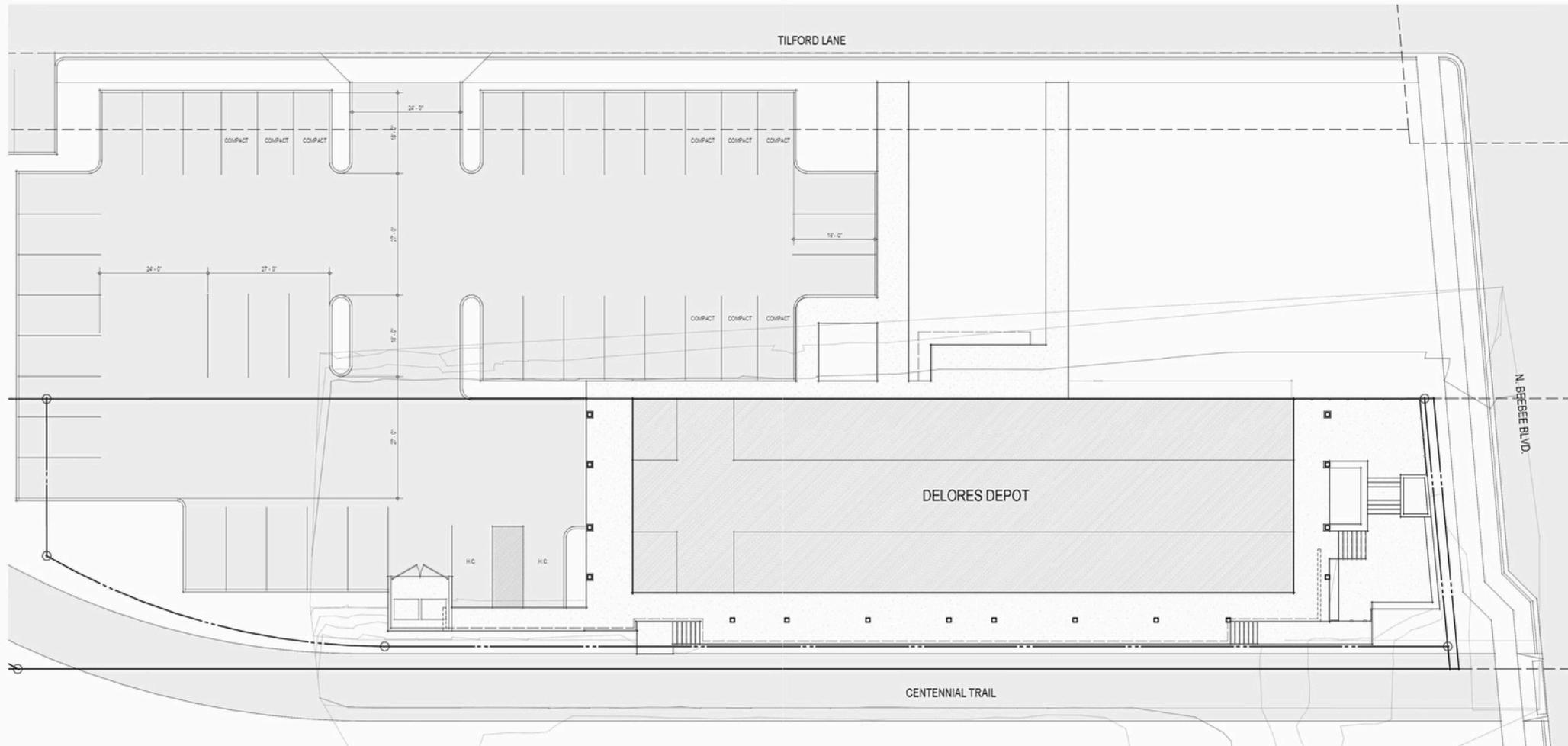
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DAINES CAPITAL
COMMERCIAL REAL ESTATE

PARKING - 43 STALLS



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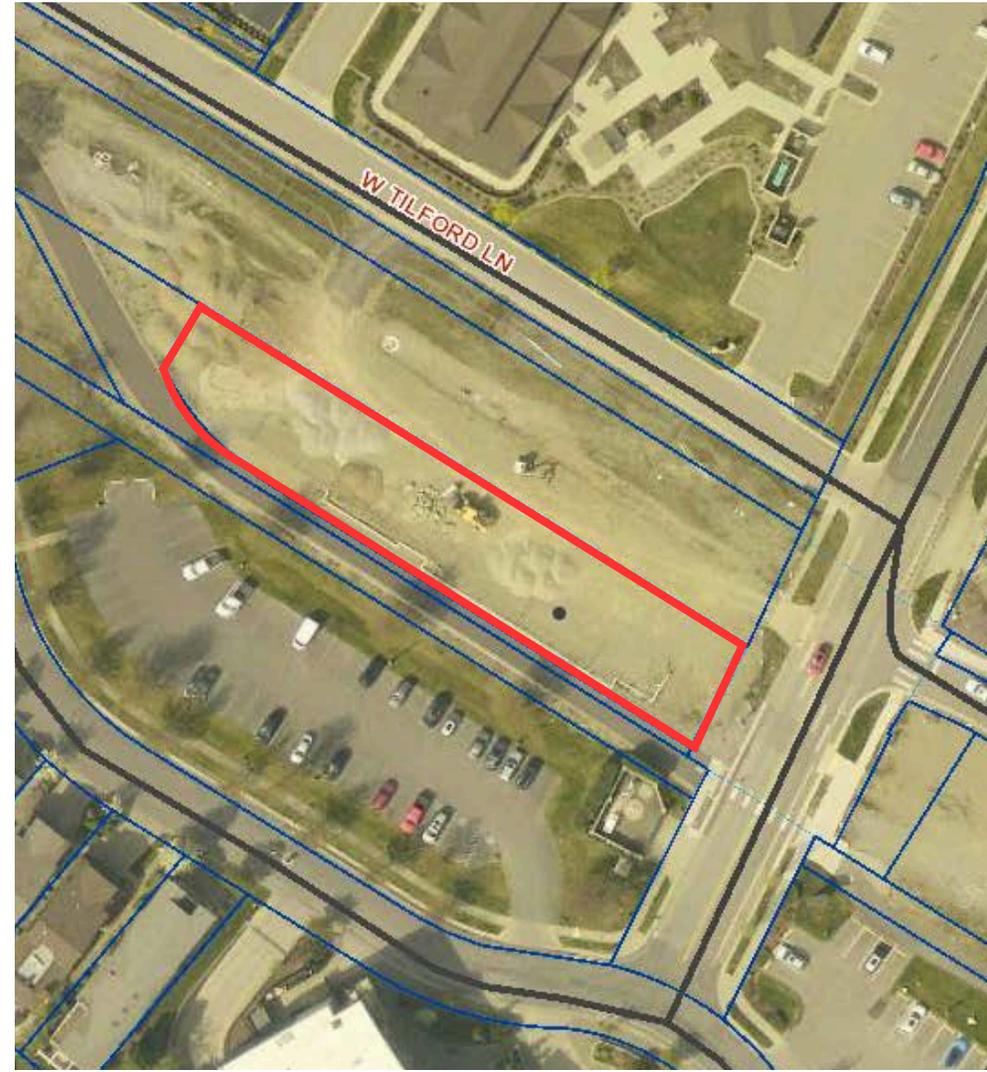
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DEMOGRAPHICS	1 MILE	3 MILE
Population	5,779	52,641
Households	2,794	22,059
Median Age	39	40
Median HH Income	\$37,542	\$60,080
Daytime Employees	16,185	42,785
Population Growth '24-'29	18.24%	18.12%
Household Growth '24-'29	17.86%	17.86%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90 Bus	I-90 N	28,971
Northwest Boulevard	N. Ramsey Rd. NW	28,290
W. Ironwood Dr.	W. Northwood Central	14,013



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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