

LISTING VIDEO



HECLA OFFICE BUILDING

6500 N Mineral Drive, Coeur d'Alene, ID 83815

[KIEMLEHAGOOD

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OFFERING DETAILS

\$205.63

Price PSF

\$1,236,000

Current Rents

\$720,000

Net Operating Income

7.5%

Capitalization Rate



FULL OFFERING PRICE
\$11,000,000

6500 N Mineral Drive | Coeur d'Alene, ID | **KIEMLEHAGOOD**



SITE DESCRIPTION

PROPERTY ADDRESS	LAND AREA (AC)	±6.02 AC	OCCUPANCY	Multi-Tenant	ZONING	Commercial (C-17)
6500 N Mineral Drive	LAND AREA (SF)	±262,231 SF	BUILDINGS	1 Building	ACCESS	Signalized Intersection
CITY, STATE, ZIP	PARCELS	2 Parcels	YEAR BUILT	1985	PARKING	168 Surface Parking Spaces
Coeur d'Alene, ID 83815	PARCEL AIN #'S	354112, 354111	BUILDING GLA SF	±53,494 SF		(with room for additional)



INVESTMENT HIGHLIGHTS

- Secure, multi-tenant asset adjacent to the U.S. Federal Courthouse
- Abundant on-site parking
- Secured building with after hours access
- Strong demographics: Projected 6.4% population growth within a 5-mile radius by 2030



PRIME LOCATION

- Close to Silver Lake Mall, Target, Macy's, Black Sheep, Ulta Beauty, Bath & Body Works, Fitness Centers, and multiple restaurants



HIGH TRAFFIC COUNTS

- Highway 95 (North & South): $\pm 39,794$ ADT
- W Hanley Avenue: $\pm 7,711$ ADT
- N Mineral Drive: ± 473 ADT
- W Canfield Avenue: $\pm 1,510$ ADT



THE HECLA BUILDING

\$9,600,000

6500 N Mineral Drive

Offering Price

Lot Size

Zoning

Parcel ID

Coeur d'Alene, ID 83815

\$9,600,000 (\$49.30 PSF)

±4.47 Acres (±194,713 SF)

C-17 (Commercial)

CL9460010020 | AIN: 354112

A rare opportunity to acquire one of Coeur d'Alene's most recognizable office assets, The Hecla Building combines architectural distinction with exceptional development potential. Situated on ±4.47 acres along N Mineral Drive, the property offers both existing improvements and surplus land, providing flexibility for future expansion or redevelopment. Zoned C-17 (Commercial), the site accommodates a wide range of uses including office, medical, hospitality, and mixed-use. The location offers immediate connectivity to U.S. Highway 95 and Interstate 90, ensuring access to downtown Coeur d'Alene, Post Falls, and Spokane. With mature landscaping and on-site parking, this property is ideal for those seeking a premier foothold in North Idaho's growing commercial corridor.



SURPLUS LAND
\$1,700,000

NNA N Mineral Drive

Offering Price

Lot Size

Zoning

Parcel ID

Coeur d'Alene, ID 83815

\$1,700,000 (±\$25.00 PSF)

±1.55 Acres (±67,518 SF)

C-17 (Commercial)

CL9460010010 | AIN: 354111

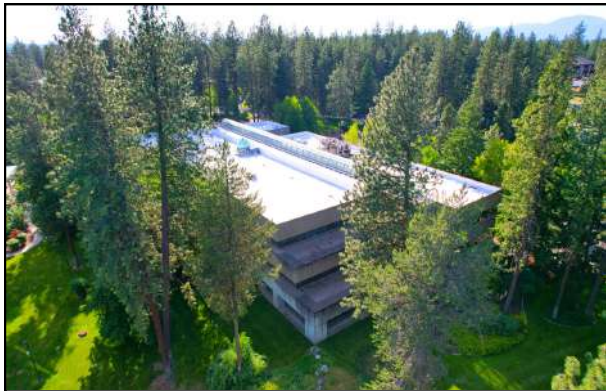
A prime development opportunity featuring over 340 feet of direct Highway 95 frontage, this ±1.55-acre parcel offers exceptional visibility and accessibility in one of Coeur d'Alene's most active commercial corridors. Zoned C-17 (Commercial), the property is ideal for office, medical, or mixed-use development, catering to users seeking a high-identity location with established infrastructure and flexible design potential. The seller will consider sale, build-to-suit, or ground lease options, providing versatility for both investors and owner-users. Vehicular access from Mineral Drive ensures smooth ingress and egress, while the signalized intersection at Highway 95 and Hanley Avenue enhances connectivity to surrounding neighborhoods, retail centers, and regional destinations.

ADDITIONAL LOT

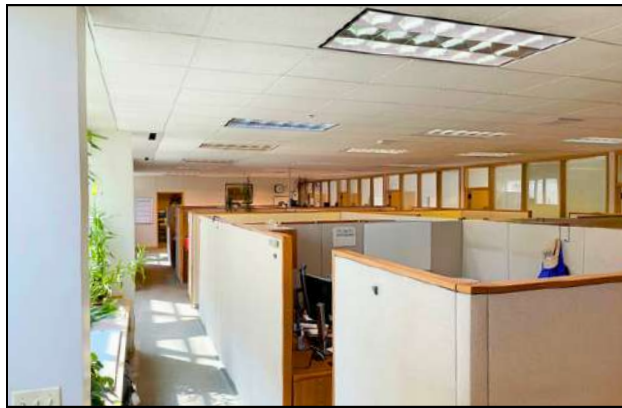
- ±1.55 Acre, Highway 95 Building Site
- Lot 1, Block 1 of Silver Park 3rd Addition
- Over 340' of direct frontage on Highway 95
- Creative seller will consider sale, build-to-suit, ground lease
- Directly across from Silver Lake Mall, north of Hanley & South of Canfield
- Vehicular access from Mineral Drive
- Adjacent to US Courthouse
- Potential uses include office, medical, and similar uses looking for an extremely visible and high value identity location!
- Section 26, Township 51 North, Range 04 West
- Offered at \$1,700,000 (±\$25.00 PSF)



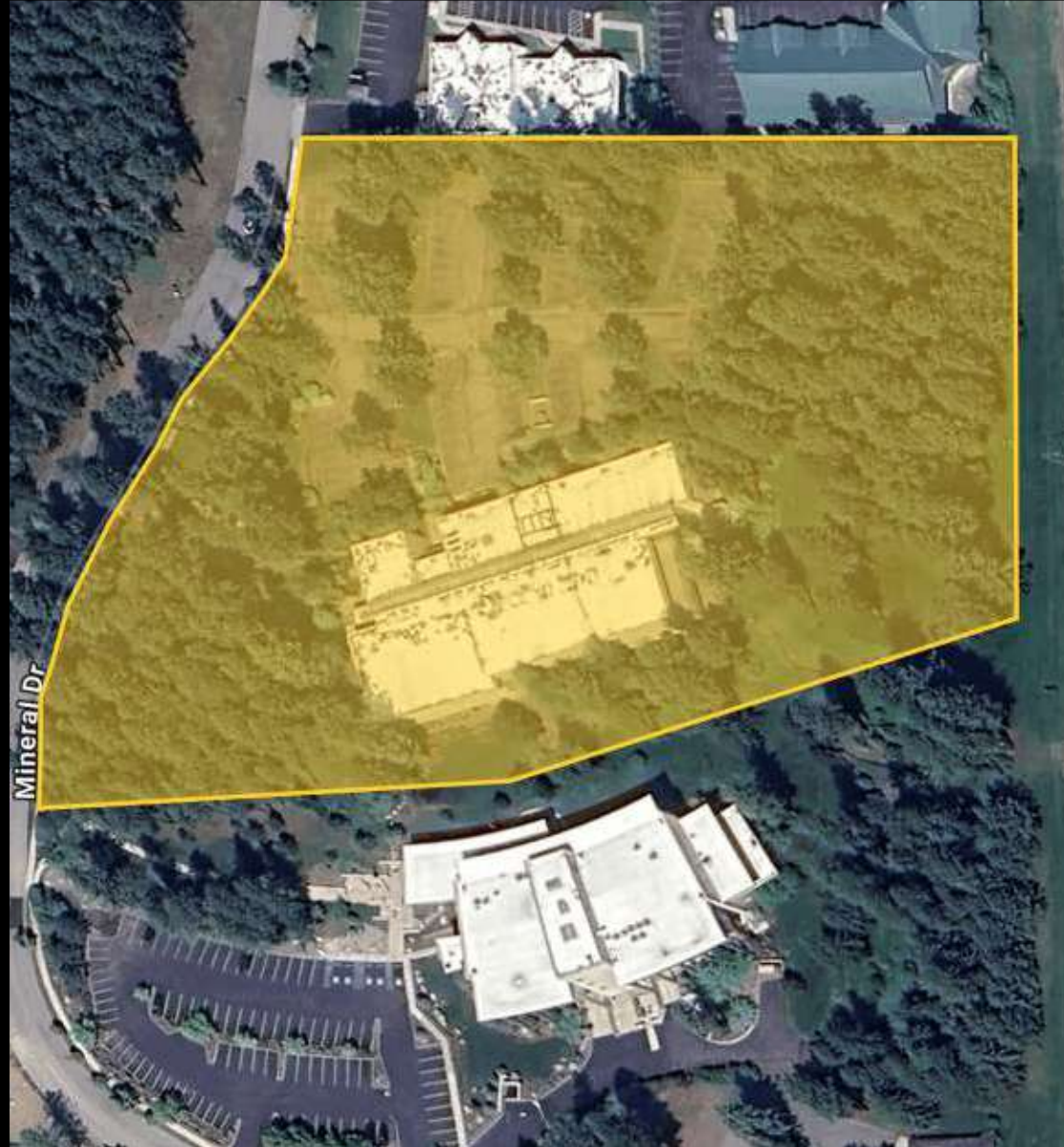
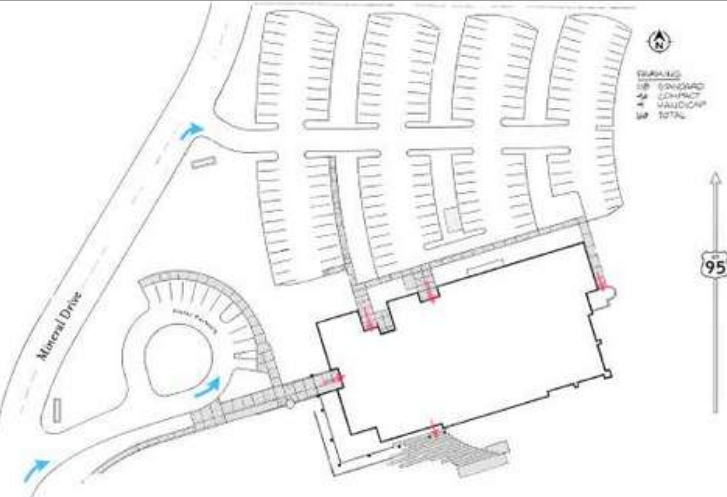
EXTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN



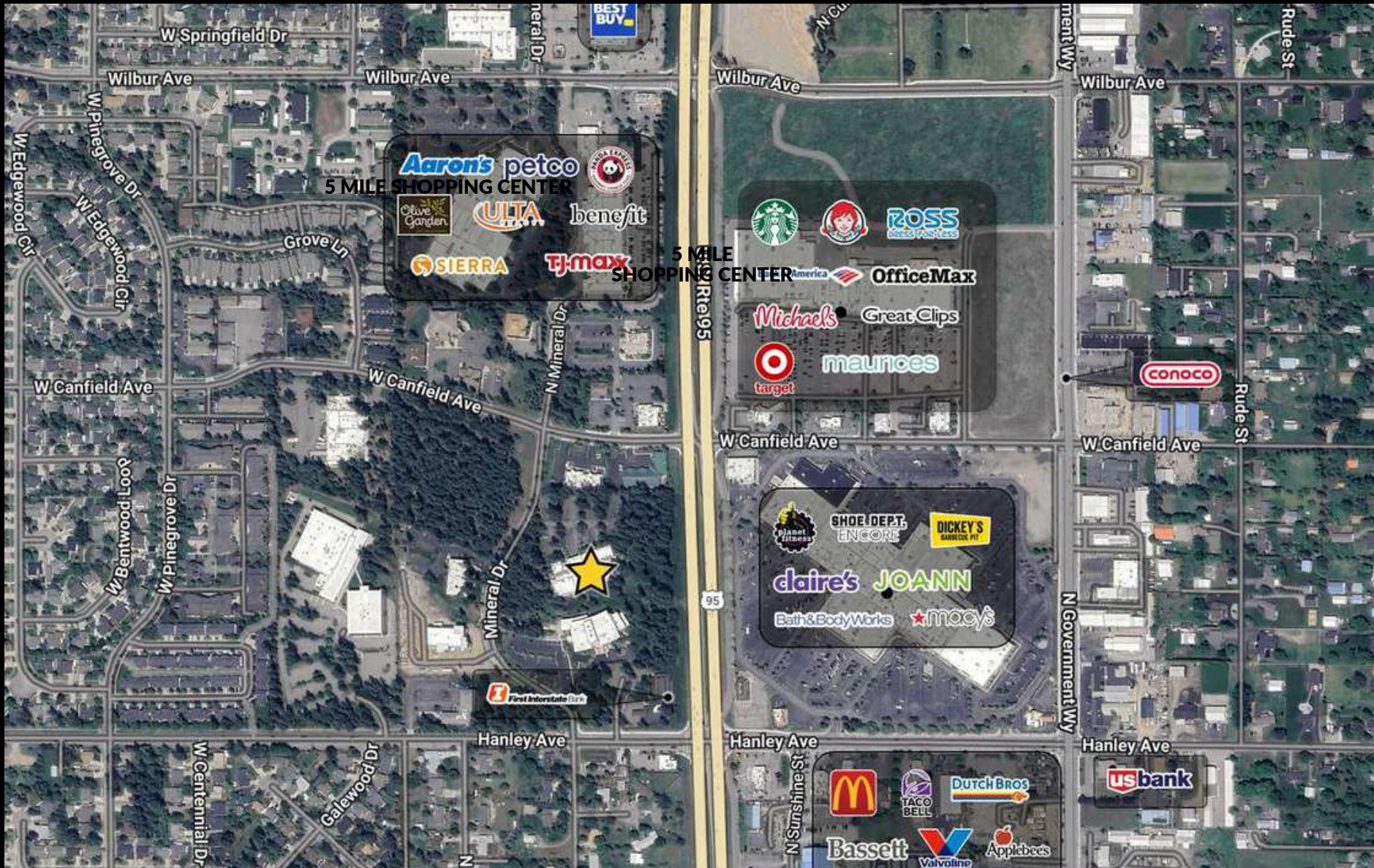
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2025 DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
2025 Estimate Population	6,826	62,144	95,467	161,118
2030 Projected Population	6,900	65,984	101,571	173,477
2025 - 2030 Projected Annual Growth	1.08%	6.18%	6.39%	7.67%
2025 Estimated Daytime Population	9,082	47,755	72,912	108,757
2025 Estimated Average Household Income	\$106,390	\$98,074	\$104,383	\$105,782
2025 Estimated Median Household Income	\$86,171	\$77,991	\$79,609	\$82,257



SURROUNDING RETAILERS



PROPERTY LOCATION



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