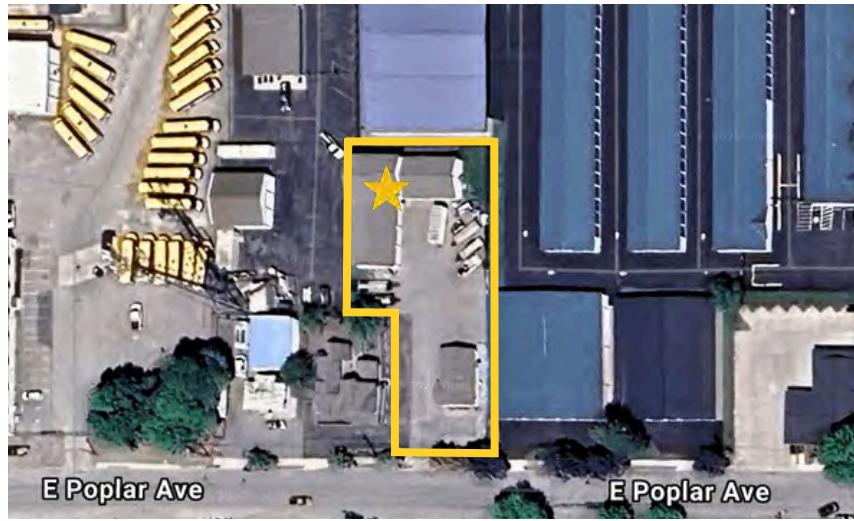


# FOR LEASE



## Midtown CDA Warehouse with 5 OH Doors

131 E Popular Avenue  
Coeur d'Alene, ID 83814



### REDUCED LEASE RATE

~~\$12.00 PSF/YR~~  
~~\$10.80 PSF / YR~~  
~~(\$4,374 / MO)~~

### LEASE TYPE

Modified Gross

### BUILDING SIZE

±4,860 SF

### LOT SIZE

±0.48 AC

### PARCEL

C74450010020

### ZONING

CDA -C-17 Commercial

### PAT EBERLIN

208.215.1375

[pat.eberlin@kiemlehagood.com](mailto:pat.eberlin@kiemlehagood.com)

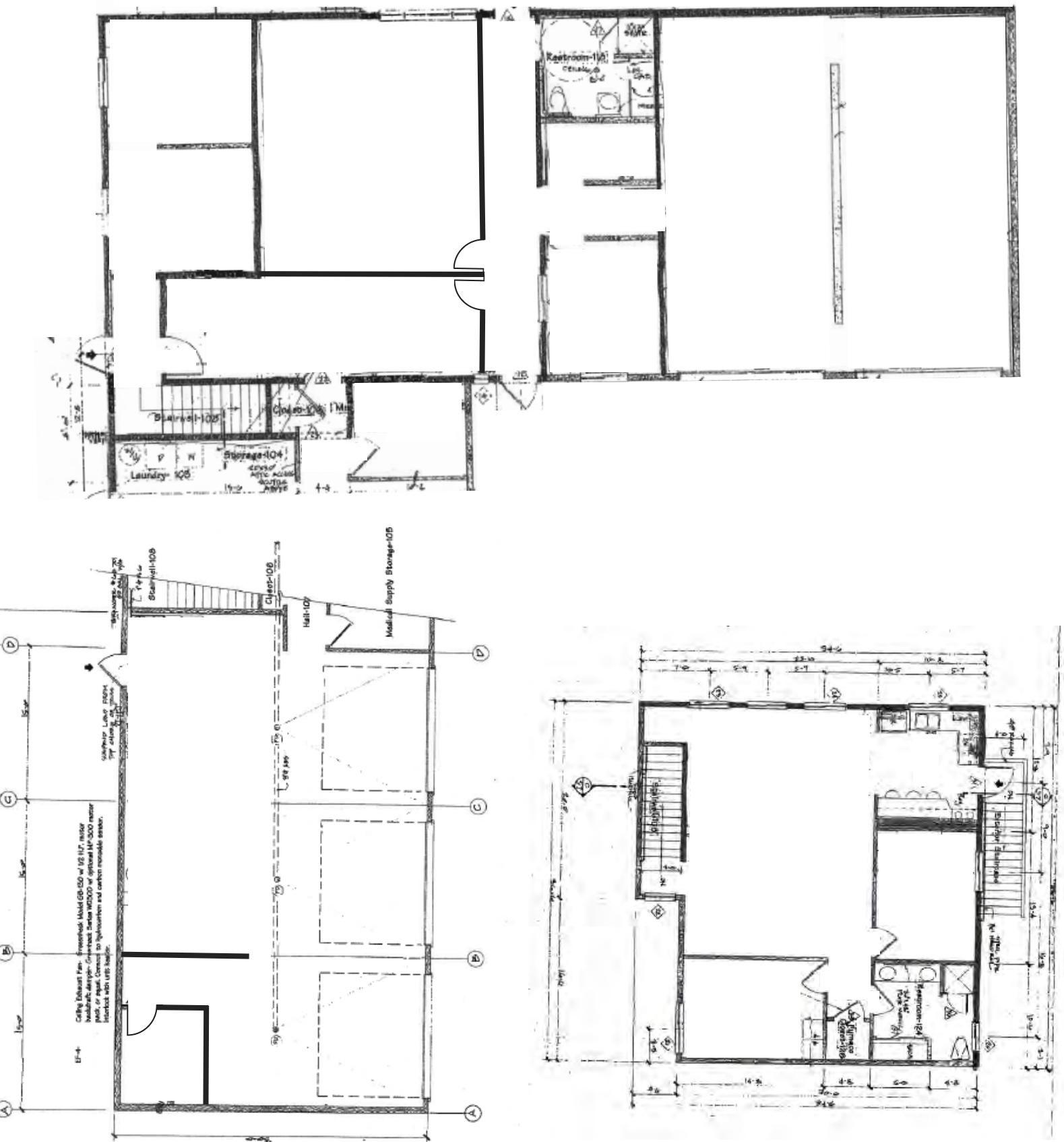
### MARY KIENBAUM

208.770.2589

[mary.kienbaum@kiemlehagood.com](mailto:mary.kienbaum@kiemlehagood.com)

**KIEMLE  
HAGOOD**

# FLOOR PLAN



## INTERIOR PHOTOS

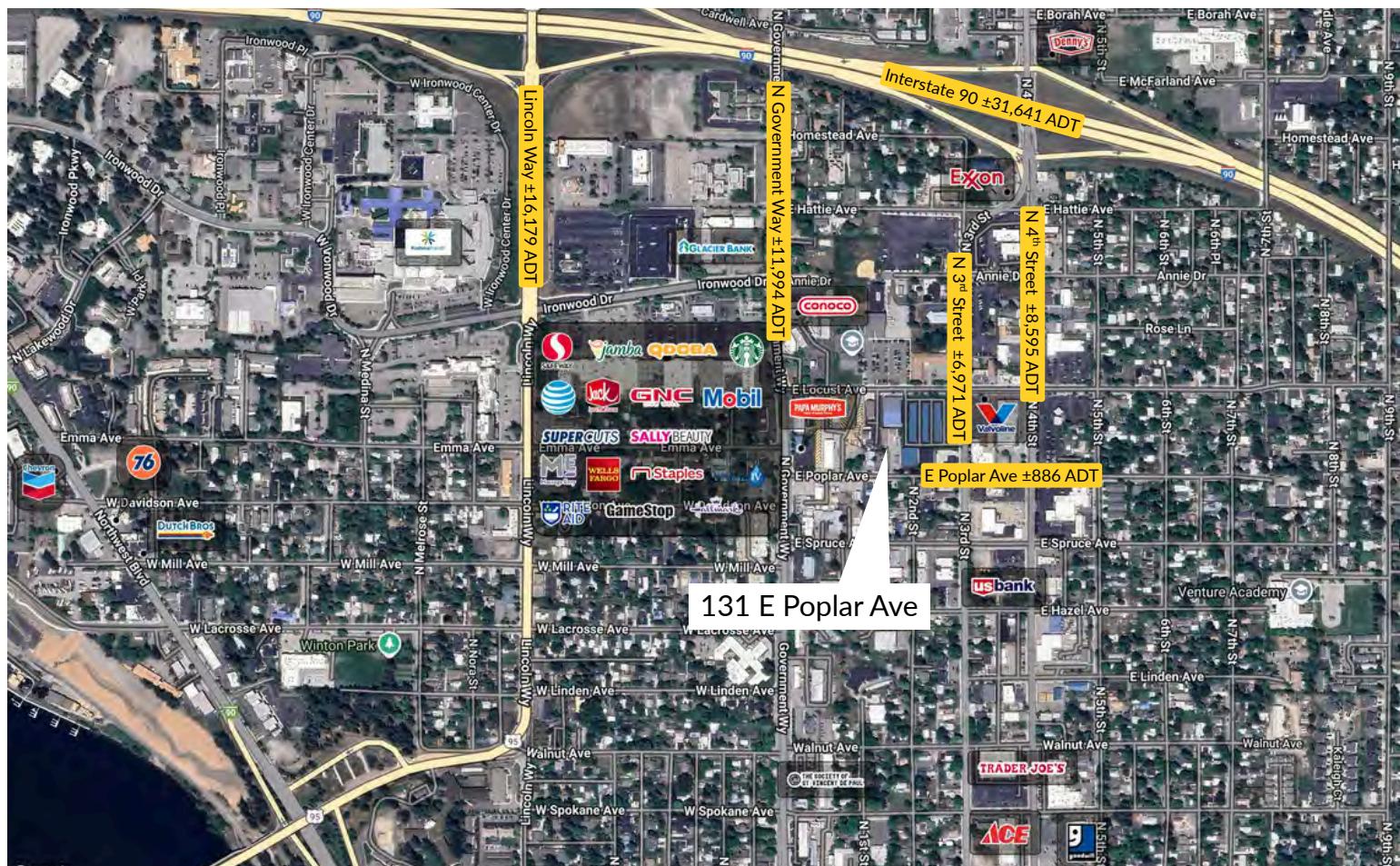


## PROPERTY DETAILS

Industrial/warehouse space available for lease in mid-town. This  $\pm 4,860$  SF building features five 10'x10' overhead doors, a front office area with seven private offices, open work space, two restrooms, and a kitchenette. Warehouse space includes water and drainage access. Box building signage is available, and parking is shared with other onsite tenants.

\*Use restrictions apply – please contact the list agent(s) for details.

\*Expense responsibility: Tenant is responsible for electricity/gas, internet/data/cable, janitorial, repairs and maintenance.



### TRAFFIC

#### Downtown Coeur d'Alene, ID:

$\pm 1.4$  Miles,  $\pm 5$  Minutes

#### Hayden Lake, ID:

$\pm 5.9$  Miles,  $\pm 17$  Minutes

#### Sandpoint, ID:

$\pm 44$  Miles,  $\pm 57$  Minutes

#### Post Falls, ID:

$\pm 9$  Miles,  $\pm 15$  Minutes

#### Spokane WA:

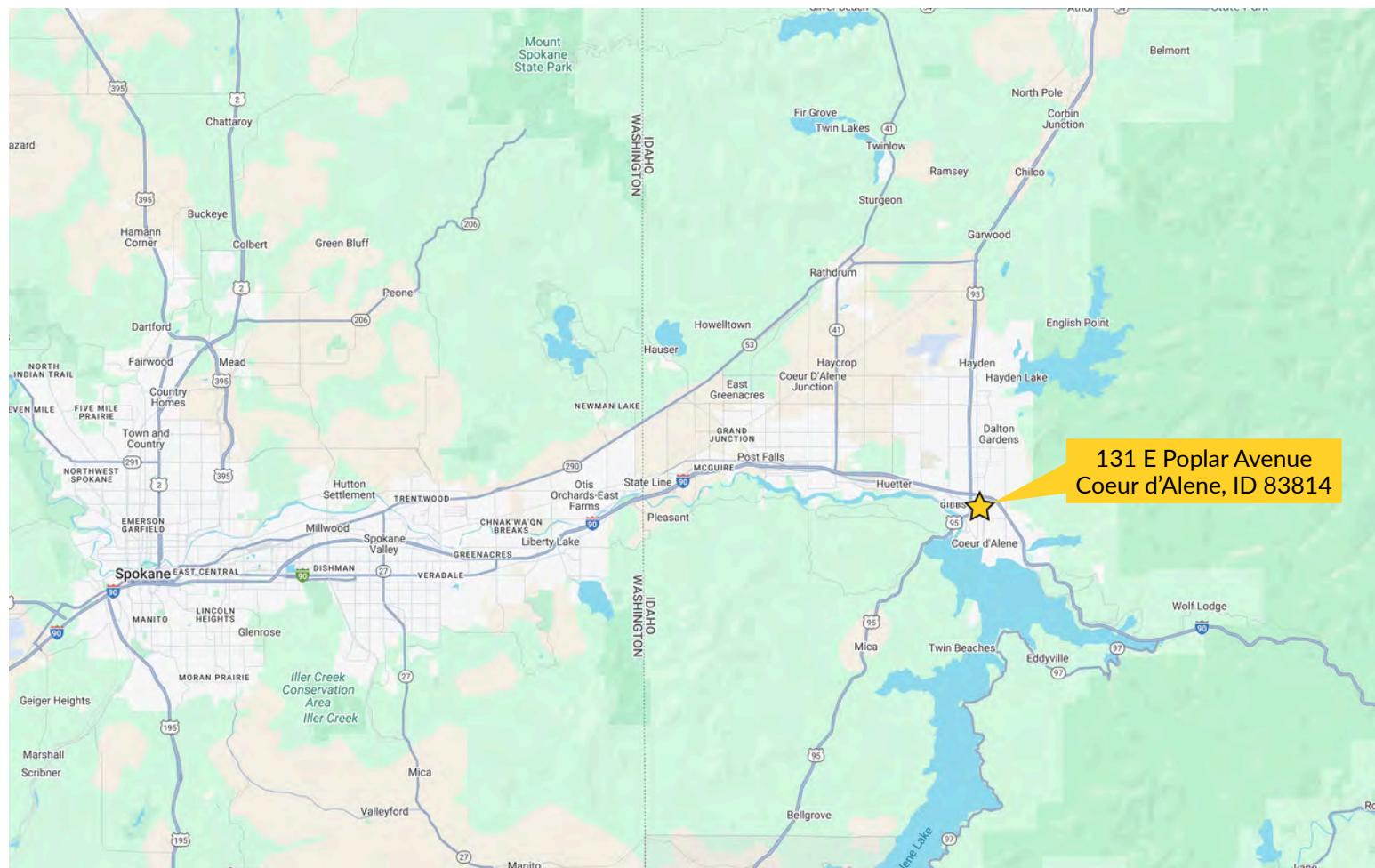
$\pm 32$  Miles, 39 Minutes



### DEMOGRAPHICS

1 MI      3 MI      5 MI

EST POPULATION 2025	11,585	46,969	81,758
PROJ. POPULATION 2030	12,048	49,541	86,836
PROJ. ANN GROWTH	3.99%	5.48%	6.21%
2025 AVERAGE HHI	\$80,632	\$95,568	\$104,339
2025 MEDIAN HHI	\$59,234	\$70,526	\$78,411



## Midtown CDA Warehouse with 5 OH Doors

[VIEW LOCATION](#)

131 E Popular Avenue  
Coeur d'Alene, ID 83814

**PAT EBERLIN**

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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814