

# SUBLEASE



## RIVER CITY CENTER

920 N Highway 41  
Post Falls, ID 83854

### RETAIL DEVELOPMENT WITH MEDICAL OFFICE

#### RETAIL CENTER II AVAILABLE SPACE

##### **SUITE 3**

Space Size: ±5,819 SF  
Lease Rate: \$20.00 PSF/YR, NNN  
Lease Expiration: 8.31.2029

#### BUILDING DETAILS

Total Building Size: ±31,360 SF  
Lot Size: ±5.40 AC  
Parcel #: PL7100010060  
No. of Bldgs: 2  
Year Built: 2006  
Zoning: CCS (Community Commercial Services)



**VIEW  
LOCATION**



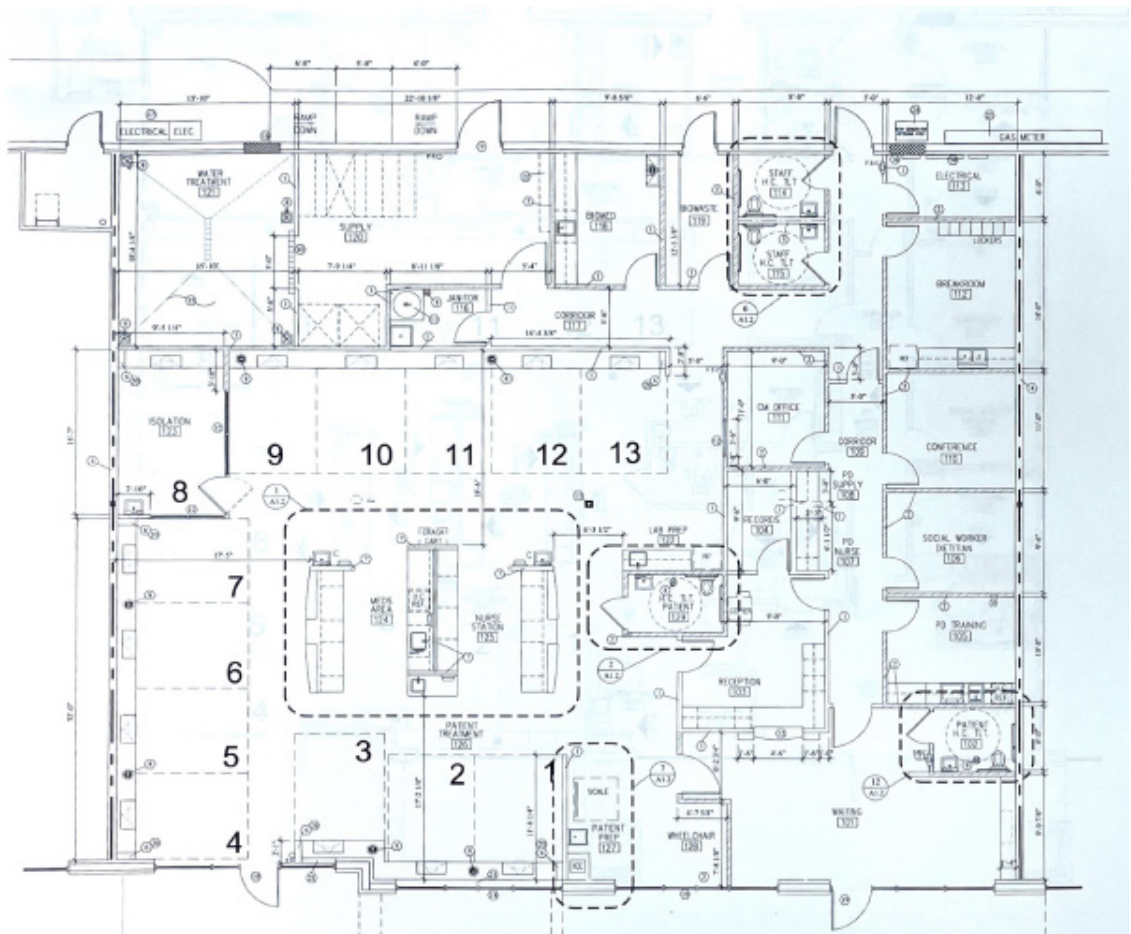
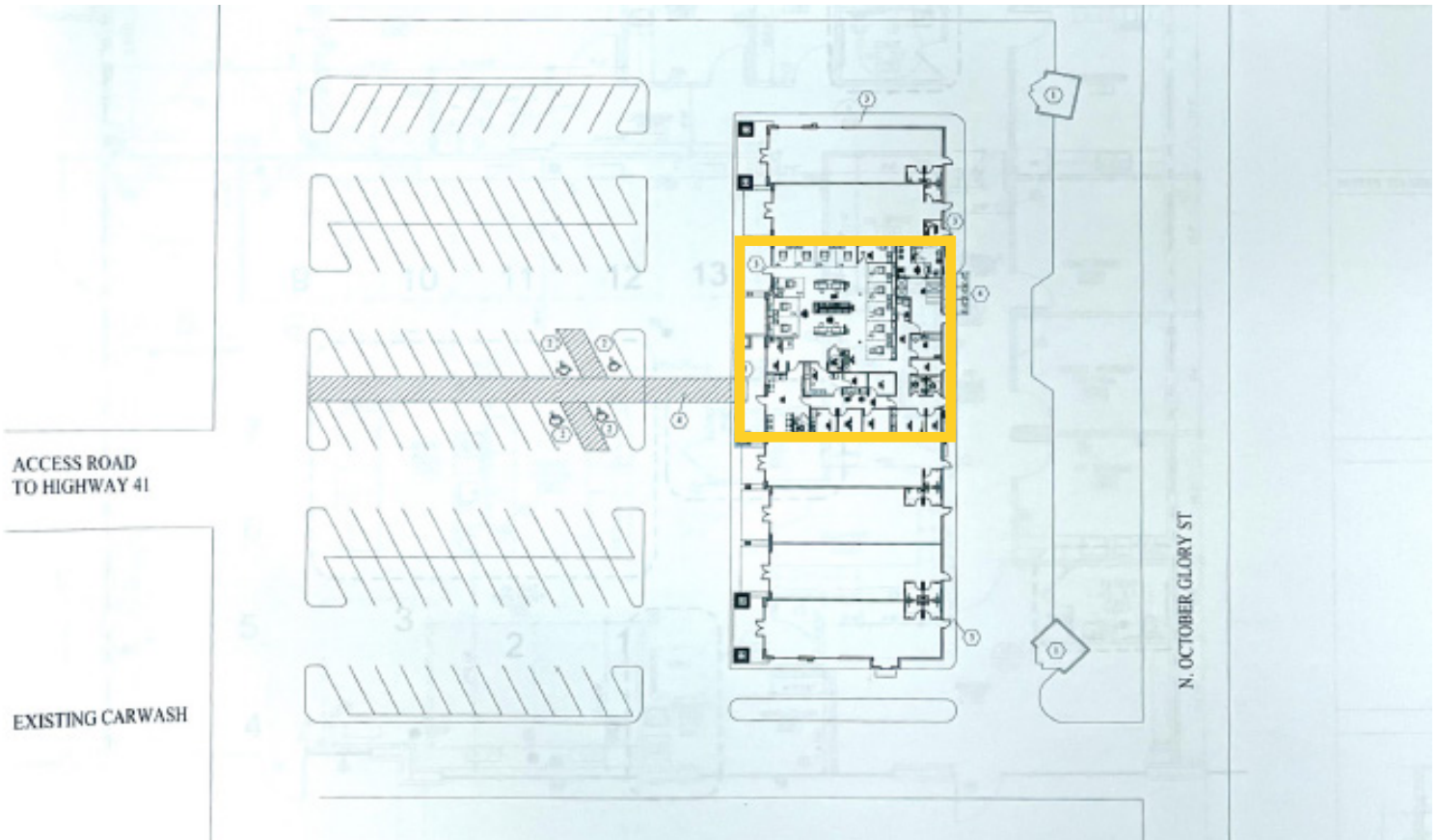
**PAT EBERLIN**  
208.215.1375  
pat.eberlin@kiemlehgagood.com

**MARY KIENBAUM**  
208.770.2589  
mary.kienbaum@kiemlehgagood.com

**KIEMLE  
HAGOOD**

# RETAIL II - SUITE 3 SITE PLAN & FLOOR PLAN

RIVER CITY CENTER  
920 N Highway 41 | Post Falls, ID 83854





# RETAIL II - SUITE 3 INTERIOR PHOTOS

RIVER CITY CENTER  
920 N Highway 41 | Post Falls, ID 83854





# SURROUNDING AREA

# RIVER CITY CENTER

920 N Highway 41 | Post Falls, ID 83854



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population 2024	7,618	43,173	87,778
Proj. Population 2029	8,032	46,077	92,573
Est. Households	3,063	16,782	34,847
Average HHI	\$75,485	\$94,191	\$94,614
Median HHI	\$60,678	\$75,135	\$74,583
Daytime Demos	5,145	23,439	56,214

## CURRENT RIVER CITY CENTER TENANTS

### RETAIL II

- Westside Pizza
- Idaho State Liquor Store
- Horizon Credit Union
- Release Float Spa
- Warhorse Karate and Jui Jitsu

### RETAIL I

- Anytime Fitness
- Loft 41
- Pita Pit
- The Wellness Bar post falls
- Sterling Urgent Care

## OTHER SURROUNDING TENANTS

- Bruchi's Cheesesteaks & Burgers
- Chipotle Mexican Grill
- Del Taco
- Do It Best
- Domino's Pizza
- Dutch Bros Coffee
- Jack in the Box
- Mountain Paw Pet Supply
- Popeyes Louisiana Kitchen
- Sherwin-Williams
- Sonic
- Starbucks
- Thomas Hammer Coffee Roasters
- Wendy's







# RIVER CITY CENTER

920 N Highway 41, Post Falls, ID 83854

**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com

**MARY KIENBAUM**

208.770.2589

mary.kienbaum@kiemlehagood.com



**CO-LISTED WITH:  
ALLIE MCCrackEN**

214.292.6482 allie.mccracken@transwestern.com



**OFFICE LOCATIONS**

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



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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.



Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.