



BRAND NEW CONSTRUCTION RESTAURANT/COFFEE SHOP FOR LEASE

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



Lease Rate: \$38/SFT/NNN
Tenant Improvements: \$75/SFT
RSFT: 1,316 SFT

- Building SFT: 7,363 SFT
- Breaking Ground: May 2026
- Est. Delivery: Spring 2027

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

STEVEN DAINES
SETH PETERSON

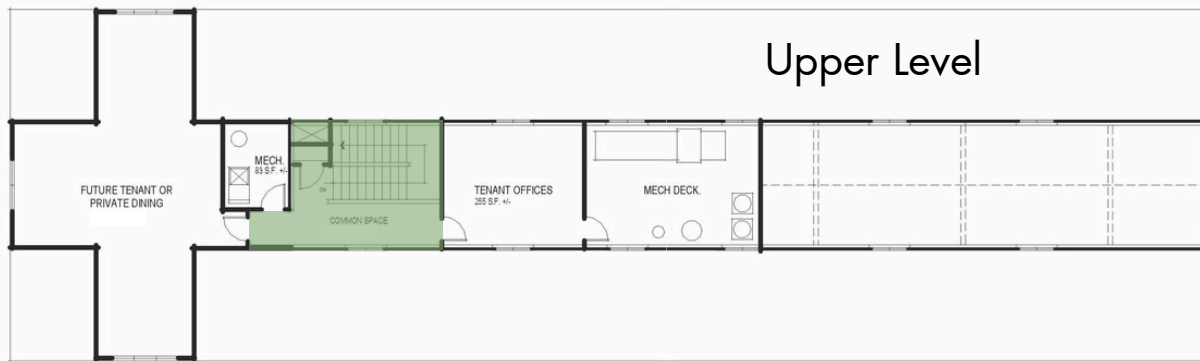
• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

BRAND NEW CONSTRUCTION FOR LEASE

RESTAURANT/RETAIL SPACE

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



-  : Restaurant Space (Ideal for Coffee, Ice Cream, or Donut Shop)
-  : Common Space (Stairs & Storage)

- Restaurant Main Level : 1,316 SFT
 - Lobby : 1,018 SFT
 - Back of House : 298 SFT
- Outdoor Seating Available
- Elevator is not available

Main Level



BRAND NEW CONSTRUCTION FOR LEASE

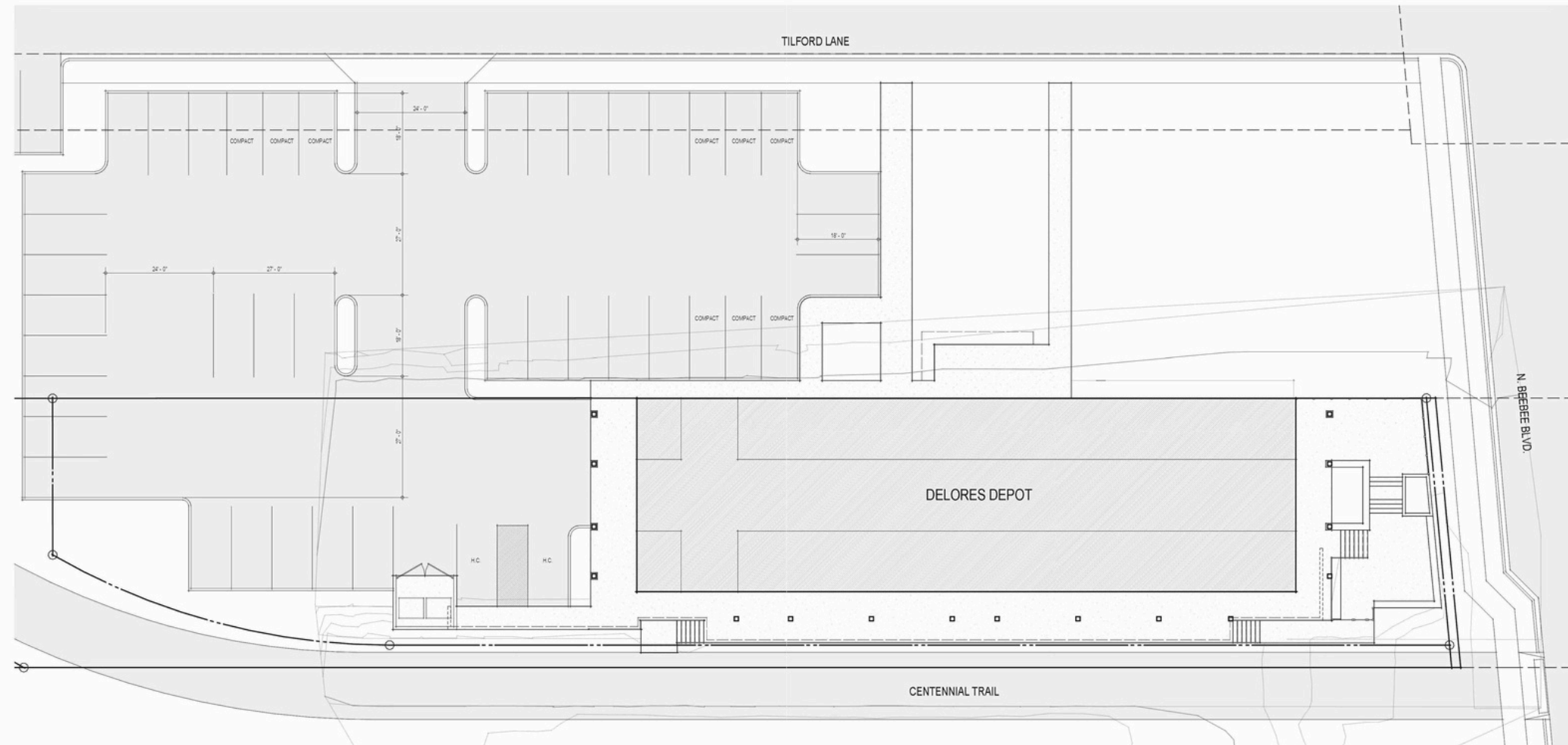
RESTAURANT/RETAIL SPACE

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



DAINES CAPITAL
COMMERCIAL REAL ESTATE

PARKING - 43 STALLS



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

BRAND NEW CONSTRUCTION FOR LEASE

RESTAURANT/RETAIL SPACE

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



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

BRAND NEW CONSTRUCTION FOR LEASE

RESTAURANT/RETAIL SPACE

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

DAINES CAPITAL
COMMERCIAL REAL ESTATE



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

RSFT: 7,363 SFT (proposed)

Lease Rate: \$38/SFT

Lease Type: NNN

Land Area: 0.38 AC

Year Built: Est. 2026



7015 N. ARGONNE RD. SPOKANE, WA

RSFT : 722 SFT

Lease Rate: \$46.56/SFT

Lease Type: FS

Land Area: 16.83 AC

Built: 2005



5020 E. SPRAGUE AVE. SPOKANE VALLEY, WA

RSFT: 1,751 SFT

Lease Rate: \$35/SFT

Lease Type: NNN

Land Area: 1.26 AC

Built: 2012



4093 E. POELINE AVE. POST FALLS, ID

RSFT : 1,800 SFT (proposed)

Lease Rate: \$39/SFT

Lease Type: NNN

Land Area: 1.41 AC

Built: TBD

BRAND NEW CONSTRUCTION FOR LEASE

RESTAURANT/RETAIL SPACE

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



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

BRAND NEW CONSTRUCTION FOR LEASE

RESTAURANT/RETAIL SPACE

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



DEMOGRAPHICS

1 MILE

3 MILE

Population	5,286	50,706
Households	2,579	21,370
Median Age	39	41
Median HH Income	\$41,985	\$63,946
Daytime Employees	16,274	41,892
Population Growth '25 - '30	4.73%	4.41%
Household Growth '25 - '30	4.81%	4.55%

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.



**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM