



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: 988 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

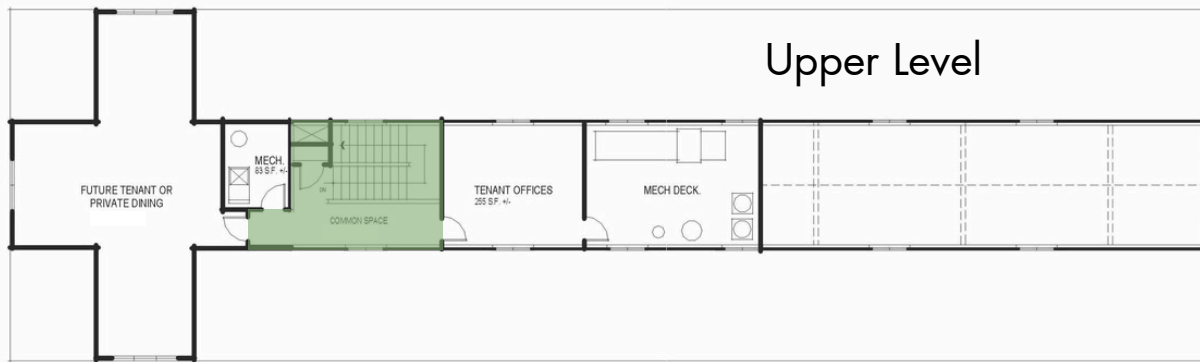
• 509.209.4920 • SETH@DAINESCAPITAL.COM

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BRAND NEW CONSTRUCTION FOR LEASE

OFFICE SPACE

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



-  : Retail Space (Ideal for Hair/Nail Salon, Sweets Shop, or Executive Offices)
-  : Common Space (Stairs & Storage)

- Retail Main Level : 988 SFT
- Elevator is not available

Main Level



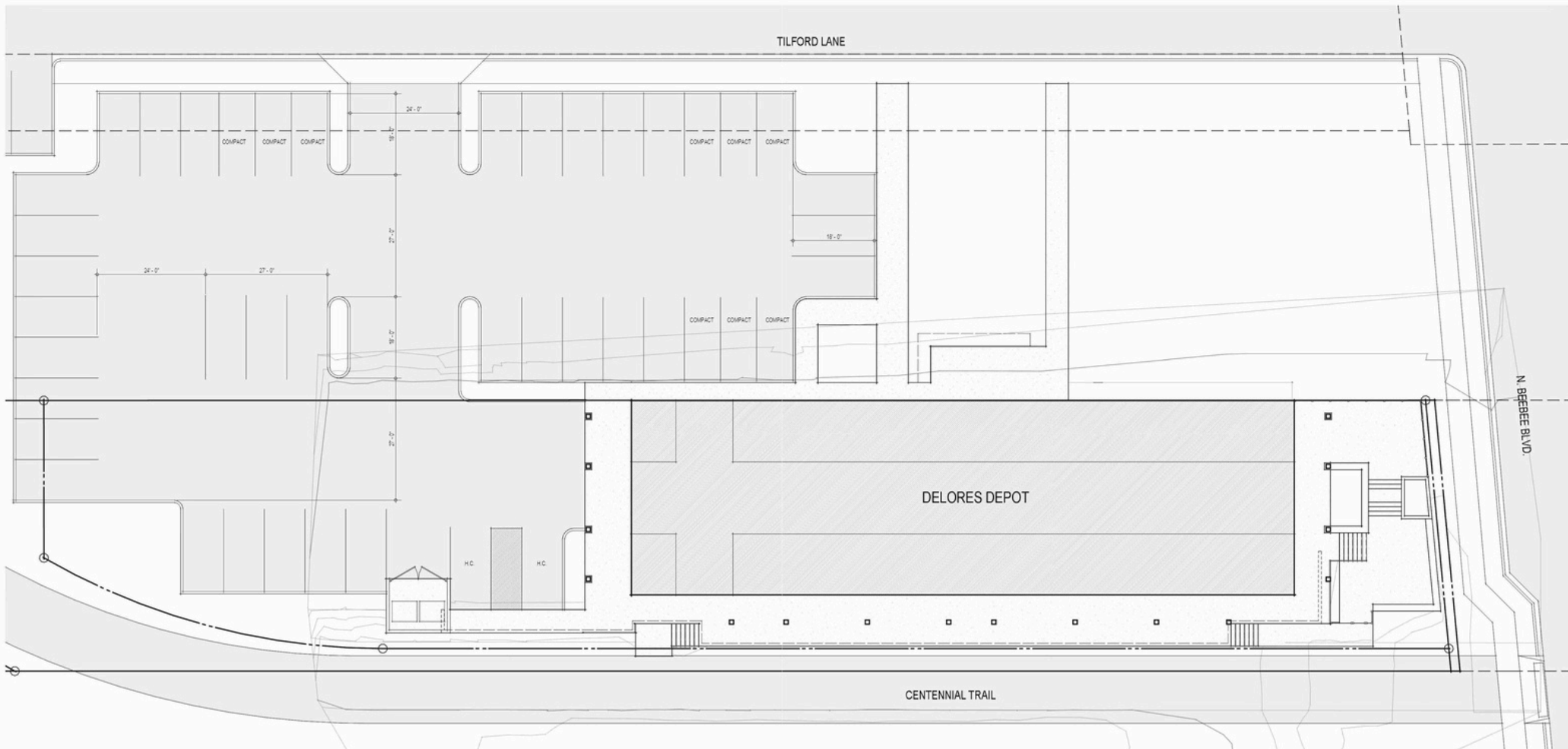
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PARKING - 43 STALLS



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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.



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