

FOR LEASE

Village at Riverstone
Coeur d'Alene, ID 83814



**Asking Lease Rate:
\$12 - \$16/SF/YR, NNN**

- Coeur d'Alene's newest lifestyle center
- Suites from roughly 1,260 SF up to ±5,700 SF
- Ample surface parking and two story garage (±1,200 Spaces)
- Overall parking ratio exceeds 5:1
- Close access to I-90 and Northwest Blvd at the heart of Coeur d'Alene
- Join Regal Cinemas, Starbucks, Zumiez, Buckle, Azteca, Red Robin, Bardenay, Le Peep, Well-Read Moose, Sola Salon, Culinary Stone, Paint Buzz, Tiffany Blue, and McDonald's



For more information or property tour, Contact:

Casey Brazil
Chris Schreiber
Pat Eberlin
(208) 770.2590



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khco.com



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The Village at Riverstone



Riverstone is home to 132 Village Condos & 58 Waterfront Condos; 200+ Apartments; Hampton Inn; Springhill Suites; Holiday Inn Express; 12+ Class A Office Buildings; City Park; and The Centennial Trail.... and nearly every parcel in the master planned project is spoken for!



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Availability As of Feb -16					Asking Lease Rates		
Bldg	Reference	Frontage	Sqft	Status	Lease Rate/SF	NNN/SF	Total Monthly
A	West End	None	1,665	Avail.	\$12	\$6.00	\$2,498
A	Prime Corner	Main & Beebe	1,900	Avail.	\$16	\$6.00	\$3,483
A	Main Street	Main Street	1,800	Avail.	\$16	\$6.00	\$3,300
A	Beebe Drive	Beebe Drive	2,000	Avail.	\$12	\$6.00	\$3,000
B	2169	Main Street	4,800	Avail.	\$12	\$6.00	\$7,200
B	2037	Main Street	3,254	Avail.	\$12	\$6.00	\$4,881
C	2076	Main Street	1,260	Avail.	\$12	\$6.00	\$1,890

*Final address and square footage subject to city permitting, architect measurements and final floor plan

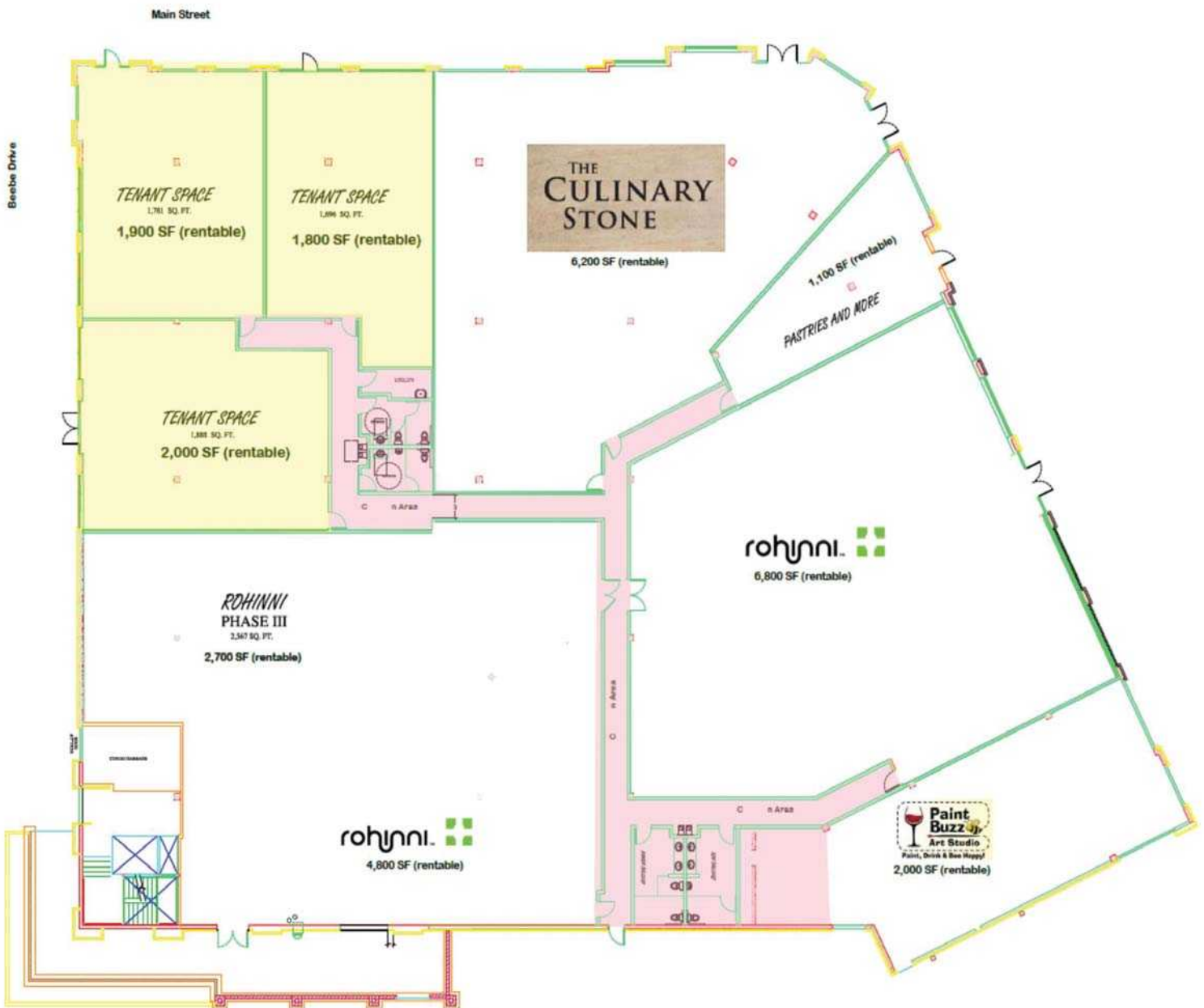
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BUILDING A100

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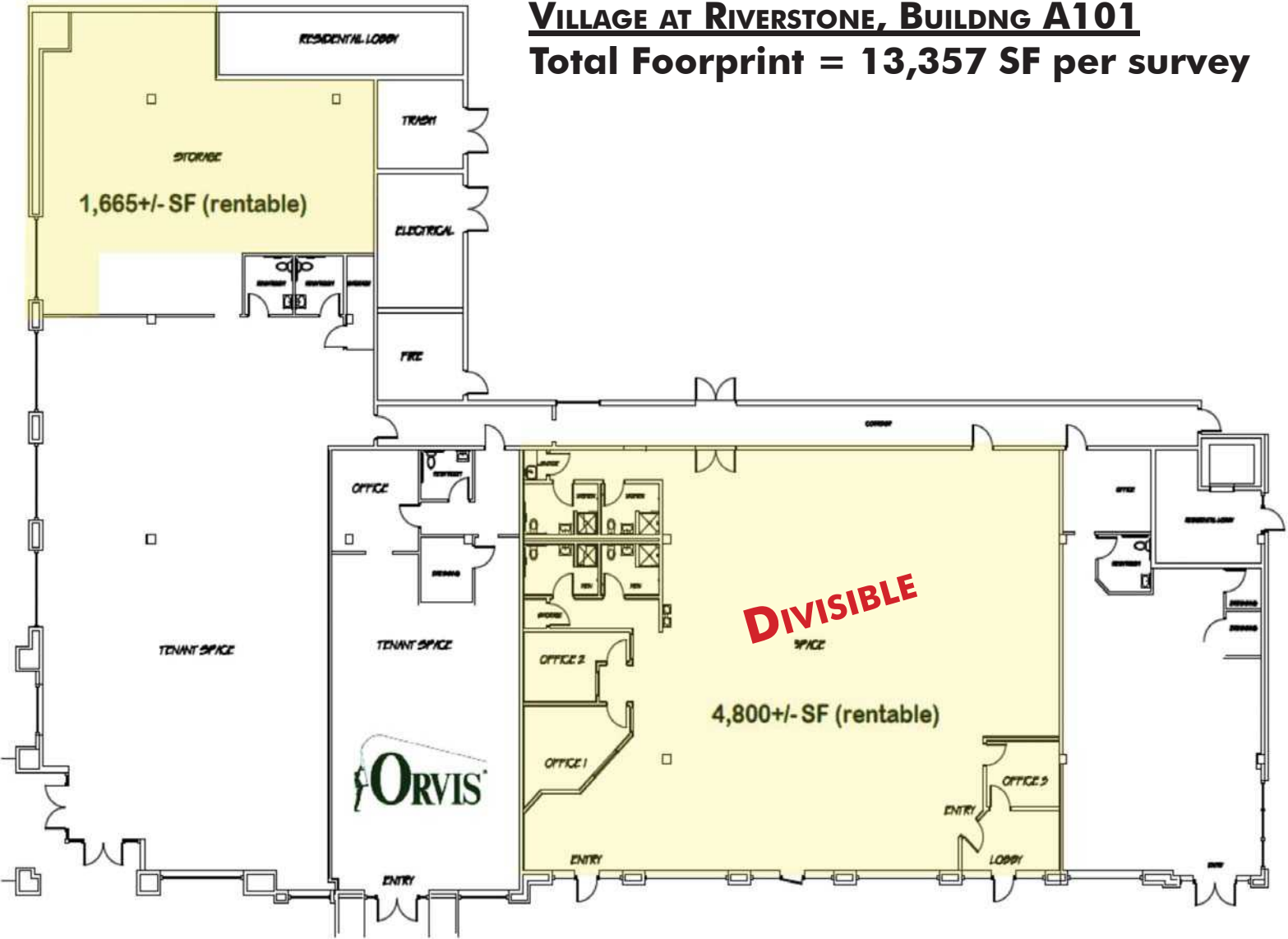
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VILLAGE AT RIVERSTONE, BUILDING A101
Total Footprint = 13,357 SF per survey



BUILDING A101

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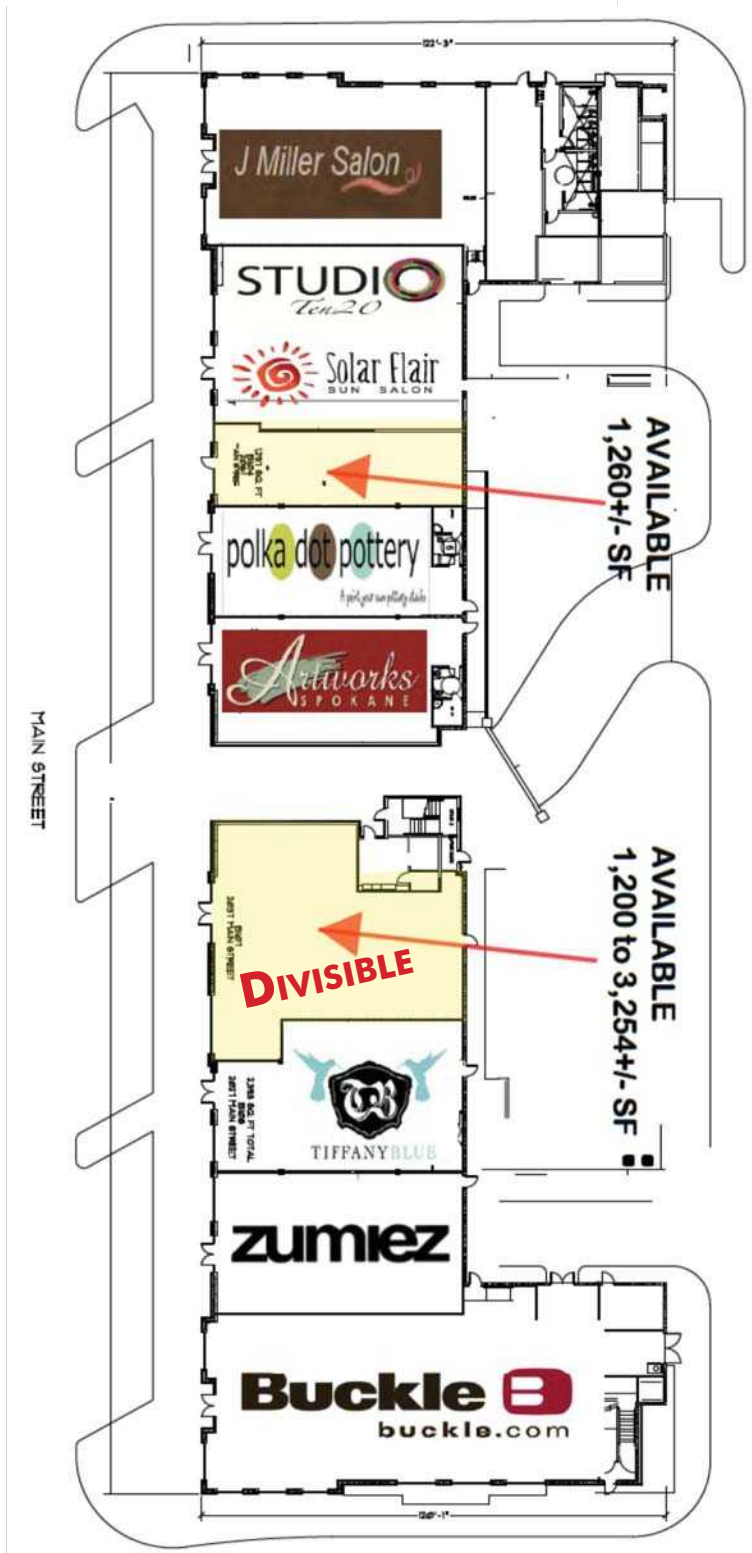


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FOR LEASE
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BUILDING B



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DEMOGRAPHICS

	3 Mi	5 Mi	10 Mi
2015 Population	46,133	79,338	127,126
2020 Proj Population	49,144	84,716	135,872
2015 Ave HHI	\$55,069	\$60,152	\$61,883
2015 Med HHI	\$44,651	\$48,951	\$50,602

Total Expenditures - 3 Miles:	\$914,000,000
5 Miles:	\$1,620,000,000
10 Miles:	\$2,570,000,000

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1.
Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

TRAFFIC COUNTS

NW Blvd @ Riverstone: ±22,000 ADT
I-90 @ NW Blvd: ±50,000 ADT
(Digital Board Visible)
Source: IDT Highway

**The third largest industry
in Idaho is Tourism.**

**Money spent by Idaho overnight
visitors totaled over \$1.8 billion with
\$412 million in Food/Beverage and
\$333 million in Retail Purchases**

Info provided by US Travel Associations & Coeur d'Alene
Convention and Visitors Bureau

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