

FOR LEASE



DOWNTOWN COEUR D'ALENE FLEX SPACE

216 E Coeur d'Alene Ave | Coeur d'Alene, ID 83814

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOOD**



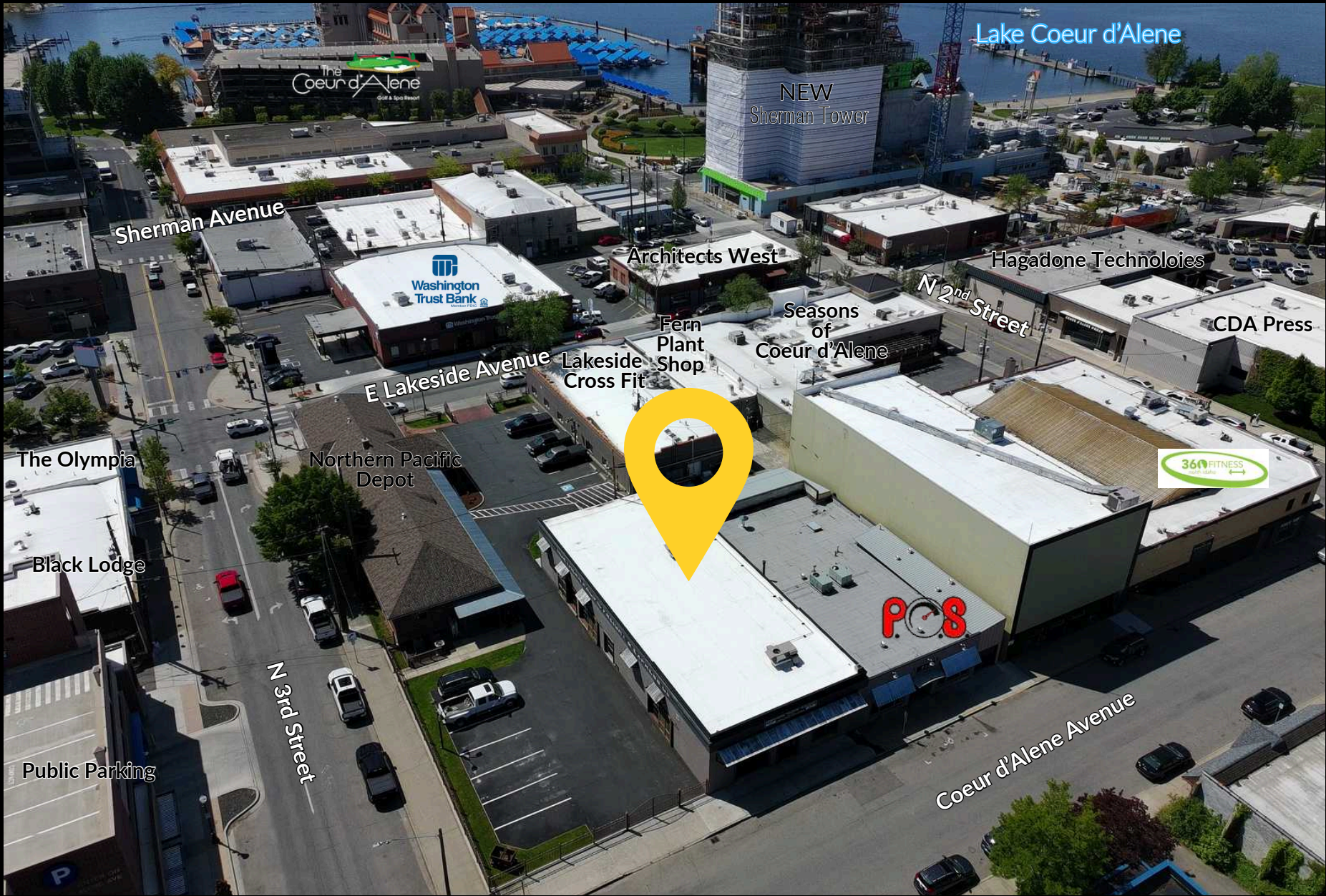
PROPERTY OVERVIEW

Versatile flex, retail, or office opportunity formerly occupied by Continuous Composites, offering a functional layout ideal for a variety of commercial uses. The space features an open floor plan with mezzanine area, open kitchenette, ADA-compliant restrooms, and four overhead doors for convenient loading and operational flexibility. Equipped with a sprinkler system and 3-phase power (200 amp, 277/480v), the property is well-suited for a showroom, creative office, or technology users. Positioned with frontage along Coeur d'Alene Avenue, the property benefits from strong visibility and easy access within a central commercial corridor.

LEASE RATE	\$15.00 PSF /YR
EST. NNN 2026	\$1.70 PSF /YR (taxes & insurance)
BUILDING SIZE	±5,500 SF
SPACE AVAILABLE	July 1, 2026
YEAR BUILT	1956
PARCEL NUMBER	C180000G005A
LOT SIZE	±0.1378 AC (±6,003 SF)
ZONING	CDA - DC Downtown Core District



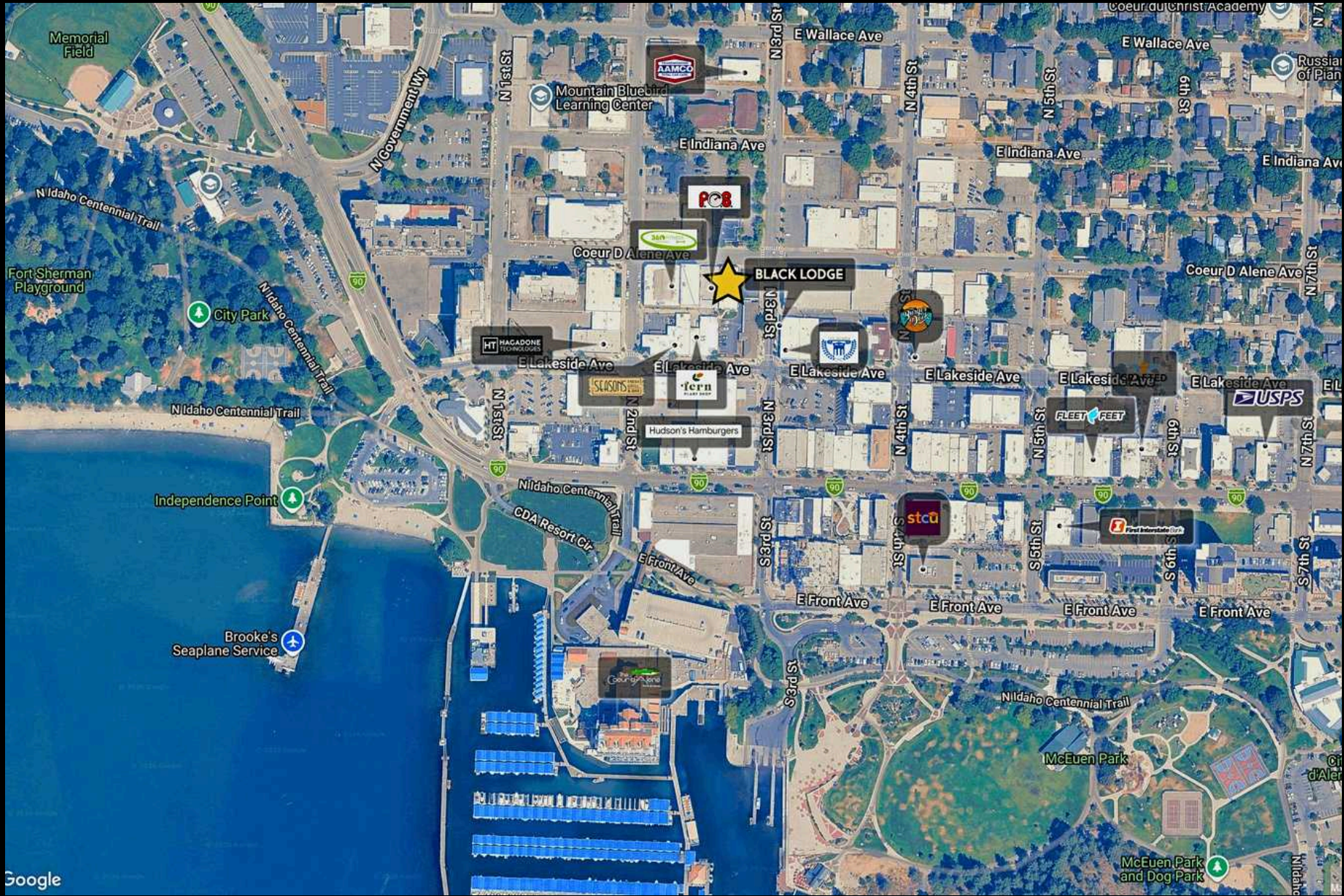
SURROUNDING AREA



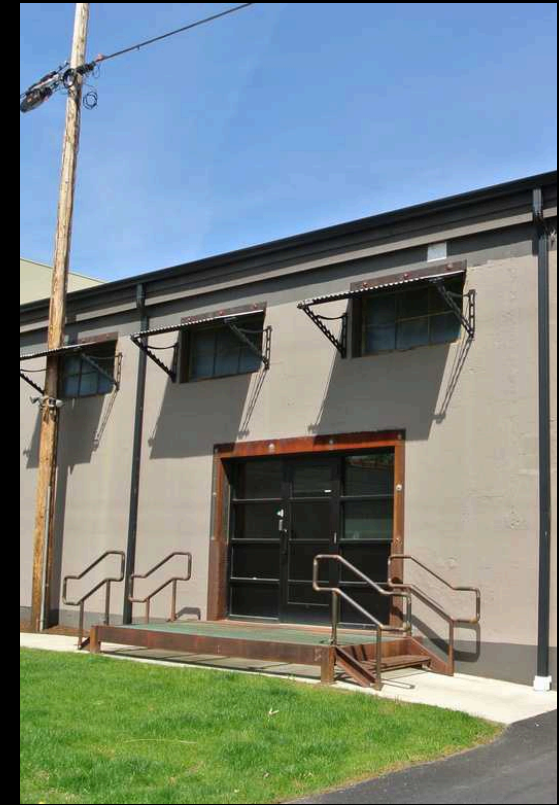
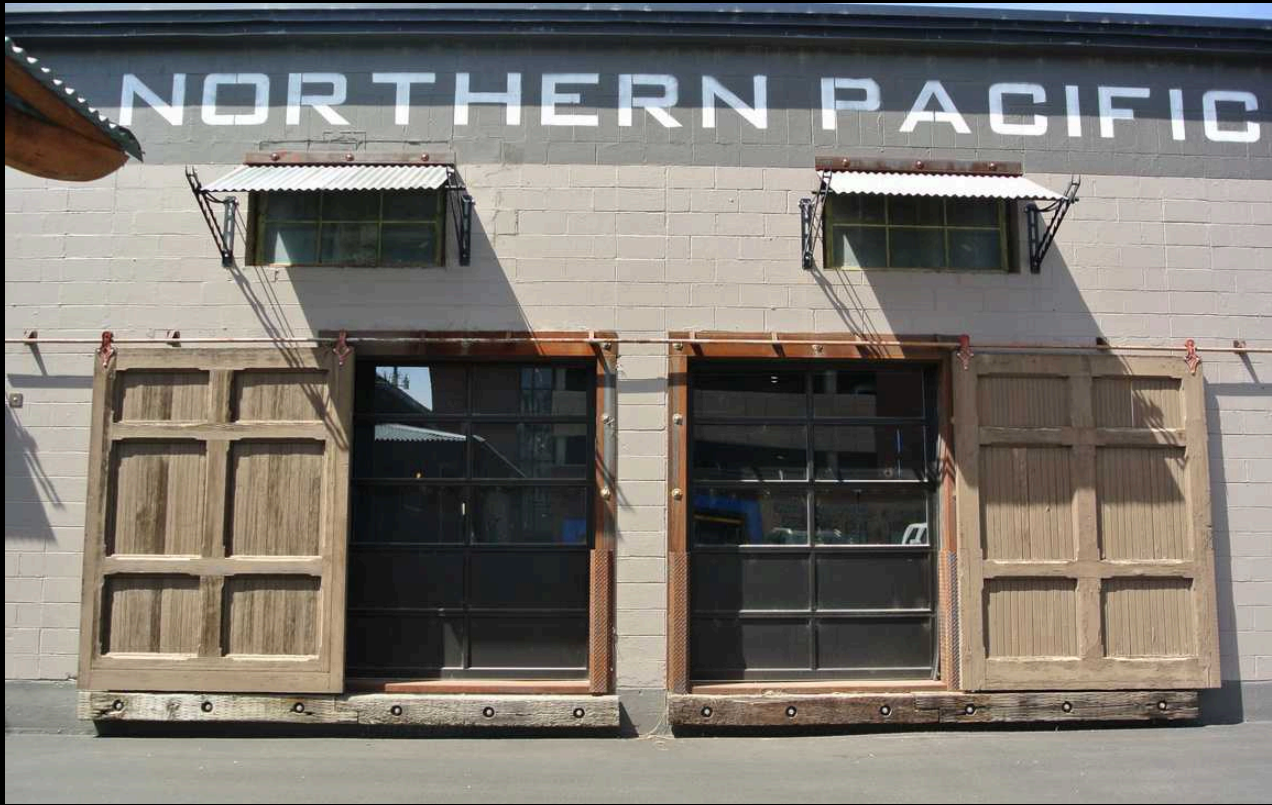
INTERIOR PHOTOS



SURROUNDING AREA RETAILERS



DEMOGRAPHICS



2025 DEMOGRAPHICS

2025 Estimate Population
2030 Projected Population
2025 Estimated Households
2025 Estimated Average Household Income
2025 Estimated Median Household Income
Median Age
2025 Annual Household Expenditure

1 MILE RADIUS

8,044
8,160
3,786
\$100,829
\$66,385
39.2
\$350.96 M

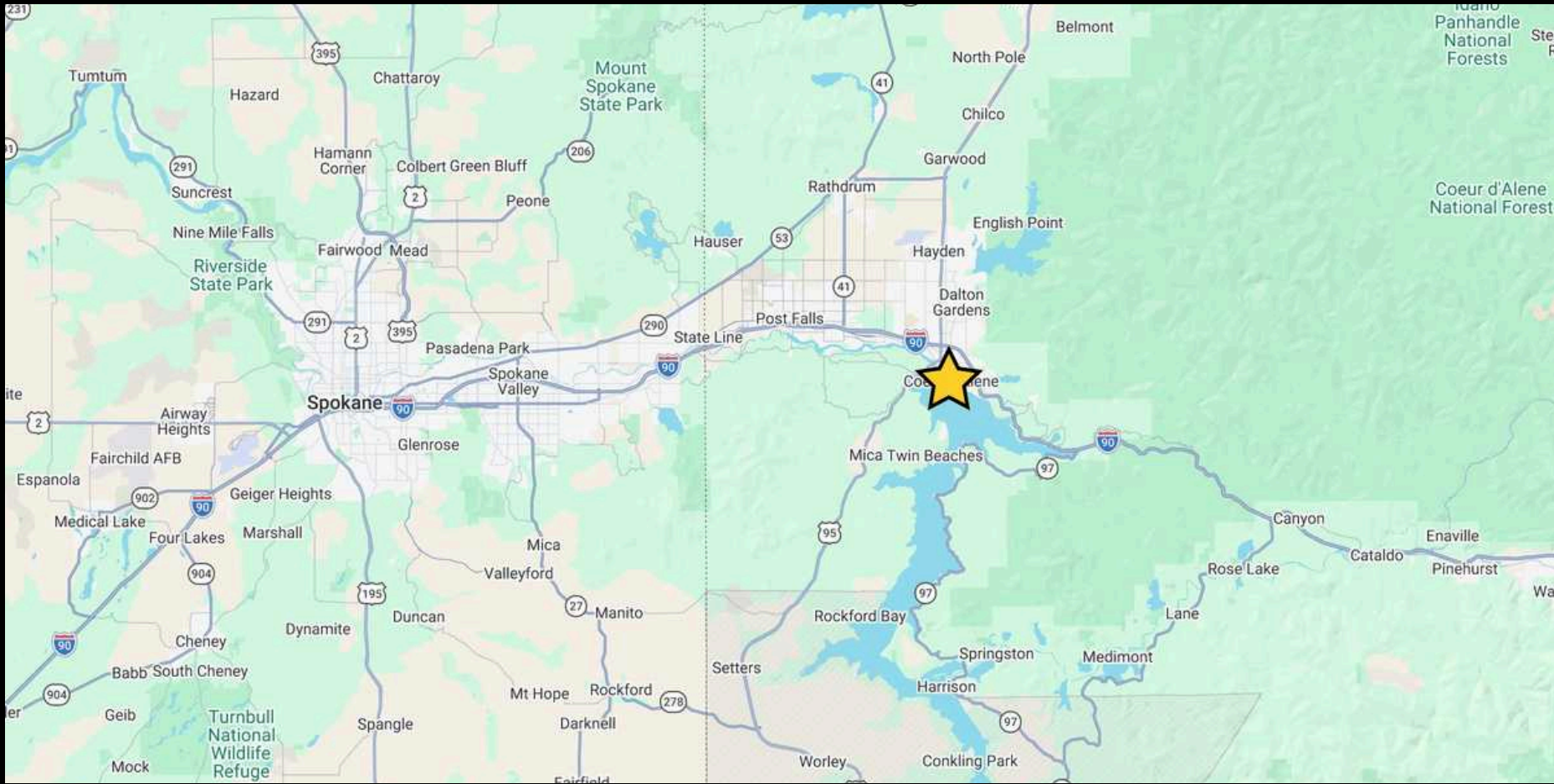
3 MILE RADIUS

35,084
36,482
15,950
\$96,781
\$69,541
39.3
\$1.48 B

5 MILE RADIUS

64,951
68,259
27,807
\$105,996
\$78,634
40.5
\$2.75 B

PROPERTY LOCATION



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