

FOR SALE: THE CROSSROADS SHOPPING MALL

GROCERY-ANCHORED SMALL SHOP RETAIL | RAMSEY & APPLEWAY

2834 N RAMSEY RD, COEUR D'ALENE, ID 82815

SALE PRICE \$5,500,000 5.6% CAP RATE

Contact Broker For Full Offering Memorandum



EXPERIENCE THE PROPERTY FROM ABOVE

NAI Black

PROPERTY OVERVIEW



FINANCIAL

LIST PRICE **\$5,500,000.00**

Cap Rate 5.6% cap

NOI \$307,761.00

BUILDING SIZE

Rentable Footage 10,320 SF +/-

Gross Building Footage 10,476 SF +/- (Per Assessor)

Occupancy 100%

Site Area 1.01 AC +/-

LOCATION

Site Address 2834 N Ramsey Rd

City, State, Zip Coeur d'Alene, ID 83815

Product Type Retail

Zoning Commercial District

BUILDING FEATURES

Year Built 2014

Parking Stalls 44 Onsite + Shared Lot

Parking Ratio 4.26 / 1,000 SF

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FOR MORE INFORMATION

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I.

EXECUTIVE OVERVIEW

- EXECUTIVE SUMMARY
- OFFERING OVERVIEW

EXECUTIVE SUMMARY



2834 N Ramsey Rd, Coeur d'Alene, ID is a 2014-built, 10,476 SF (per assessor) multi-tenant retail strip situated on roughly 1.01 acres and directly attached to WinCo Foods. The property benefits from grocery-anchored foot traffic, deep shared parking, and multiple signalized access points at the Ramsey/Appleyway corridor with immediate connectivity to I-90. Storefronts feature modern glass facades, efficient bay depths, and rear service access, supporting a healthy mix of daily-needs tenants.

Strategically located in Coeur d'Alene, in one of the most sought after real estate markets in the United States, the asset offers durable, e-commerce-resistant cash flow driven by food, personal services, and medical/dental - tenant categories that draw frequent visits and demonstrate strong retention. Income risk is further mitigated by multi-tenant diversification and the property's modern construction and systems, which help keep near-term capital expenditures predictable.

Value levers include potential mark-to-market on below-market suites upon rollover. The location's sustained retail gravity - anchored by WinCo and complemented by surrounding pads and service retail - supports exit liquidity to private buyers and 1031 investors seeking stabilized grocery shadow opportunities.

- SITE: 43,803 +/- SF
- 33,500+ VPD
- BUILT IN 2014
- CLASS A BUILDING



LAKE CDA

KootenaiHealth

RIVERSTONE DEVELOPMENT

LOWE'S

I-90

Cascadia PIZZA CO.

CRACKER BARREL
Old Country Store

THE CHICKEN SHAWBY

APPLEWAY AVE

stcu

WinCo FOODS

Jack In the box

THE OFFERING

RAMSEY RD



MOD PIZZA
— SUPER FAST —

W MARIE AVE

Starbucks

indigo
MultiCare

N RAMSEY RD
33,500+ VPD

II.

PROPERTY SUMMARY

- INVESTMENT HIGHLIGHTS
- FEATURED TENANTS

INVESTMENT HIGHLIGHTS



GROCERY-ANCHORED LOCATION

Inline to 69,400 +/- SF WinCo Foods, regional draw and strong daily trips.



HIGH-VISIBILITY CORRIDOR

Signals at Ramsey & Appleway / Golf Course Rd - multiple left turn ingress/egress points; quick access to I-90



ESTABLISHED TENANCY MIX

Historic suite plan shows food service, salon, employment services, dental/medical, nutrition - diversified and sticky uses.

INVESTMENT HIGHLIGHTS



DEMOGRAPHIC GROWTH

The latest 2025 Census estimate puts the city of CDA at an estimate of 57,355 (+5.0% since 2020) and (+23.8% since 2010).



GENEROUS PARKING SPACES

Shared surface lot within the WinCo anchored center provides front door convenience, ADA stalls at the storefronts, and multiple access points off Ramsey / Appleway for smooth circulation.



DENSE RETAIL NODE

Surroundings include Lowes, Walgreens, STCU, Hotels, Starbucks, Kroc Center to the North, and Riverstone Country Club to the West.

FEATURED TENANTS



**PATRIOT
SUPPLEMENTS**

| | |
|---------------------|-------|
| Occupied SF | 1,500 |
| Number of Locations | Two |
| Founded | 2016 |



**FILIP ORBAN,
DDS**

| | |
|---------------------|-------|
| Occupied SF | 4,215 |
| Number of Locations | One |
| Founded | 2016 |



SUBWAY

| | |
|---------------------|--------|
| Occupied SF | 1,485 |
| Number of Locations | 37,000 |
| Founded | 1965 |

FEATURED TENANTS



SUPERCUTS

SUPERCUTS

| | |
|---------------------|-------|
| Occupied SF | 1,120 |
| Number of Locations | 1,774 |
| Founded | 1975 |



CDA NAILS

| | |
|---------------------|-------|
| Occupied SF | 1,000 |
| Number of Locations | One |
| Founded | NA |



TDS METROCOM

| | |
|---------------------|-------|
| Occupied SF | 1,000 |
| Number of Locations | 900 |
| Founded | 1969 |

III.

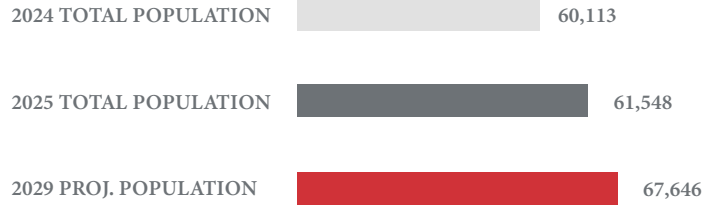
MARKET OVERVIEW

- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- NEARBY ATTRACTIONS
- MSA OVERVIEW
- REGIONAL MAP

LOCAL DEMOGRAPHICS - 5 MILE RADIUS



POPULATION



HOUSEHOLDS

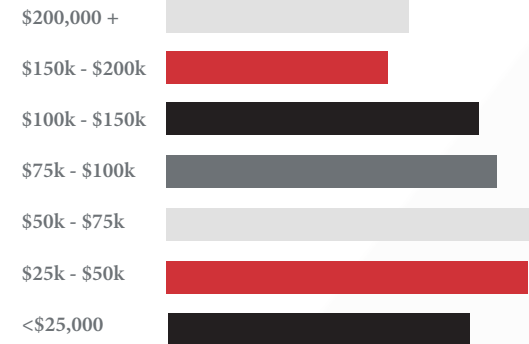


INVESTOR INSIGHT

This asset sits in the heart of Coeur d'Alene's Ramsey/Appleway retail hub. An established, grocery-shadow micro-market where WinCo's daily trip engine and a ring of national pads create reliable cross-shopping and high small-shop capture. The node's signalized access and I-90 proximity widen the trade area beyond CDA proper to commuters and regional shoppers, supporting strong sales productivity for food, beauty/health, and medical uses.



INCOME BY HOUSEHOLD



\$99,000
AVG HH
INCOME

\$73,240
MEDIAN
HH INCOME

\$41,200
PER CAPITA
INCOME



AGE



NEARBY ATTRACTIONS

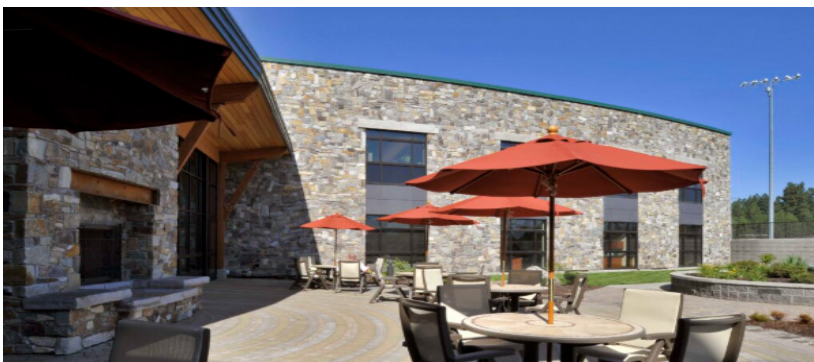


THE SALVATION ARMY KROC CENTER

- Opened in 2009
- 19,000 + members
- Full Community recreation complex with competition and family pools (slides), fitness/wellness center, climbing wall, and classes.
- 1765 W Golf Course Rd, Coeur d'Alene, ID 83815



1-2 MIN SW | 0.3 MILES
FROM THE OFFERING



NEARBY ATTRACTIONS



RIVERSTONE PARK

- Opened in 2005
- Public Restroom, Dogs allowed, Picnic Tables
- 10 acre lakeside park with amphitheater (hosts the Riverstone Summer Concert Series), trails, and open lawn.
- 1805 Tilford Lane, Coeur d'Alene, ID 83815



6-9 MIN SW | 3.0 MILES
FROM THE OFFERING



MSA OVERVIEW: CITY OF COEUR D'ALENE

MEDICAL

1.1M SF In Inventory

5-7% Vacancy Rate

50-70K Vacant SF

16% Rental Growth (5 Years)

RETAIL

10.2M SF In Inventory

2.1% Vacancy Rate

140-215K Vacant SF

10% Rental Growth (5 Years)

REGIONAL MAP & DRIVE TIMES



INVESTOR INSIGHT

Set squarely in Coeur d'Alene's Ramsey/Appleway core, the asset rides a classic grocery-shadow dynamic. WinCo's constant trip engine plus a ring of national pads fuels cross-shopping and high small-shop conversion. Multiple signals and near instant I-90 access stretch the trade area to Hayden, Dalton Gardens, and Post Falls, supporting strong sales throughput for food, beauty/health, and medical users.

REGIONAL ECONOMIC DRIVERS

HEALTHCARE, EDUCATION & RECREATION



KOOTENAI HEALTH

- 4,500+ employees across hospital and clinics
- 381 bed hospital
- Level II ACS verified trauma center



5-6 MIN SW | 1.2 MILES
FROM THE OFFERING



NORTH IDAHO COLLEGE

- Contributes \$273.2M annually to the regional economy
- Supports 4,000+ jobs
- 2025 enrollment up to 4,585



6-9 MIN SW | 2.4 MILES
FROM THE OFFERING



OUTDOOR RECREATION

- North Idaho generates \$1.25B in direct travel spending in 2024
- North Idaho generated 13,110 Jobs in 2024
- Coeur d'Alene Resort is adding a 139 room tower in May 2027



6-9 MIN SW | 2.6 MILES
FROM THE OFFERING

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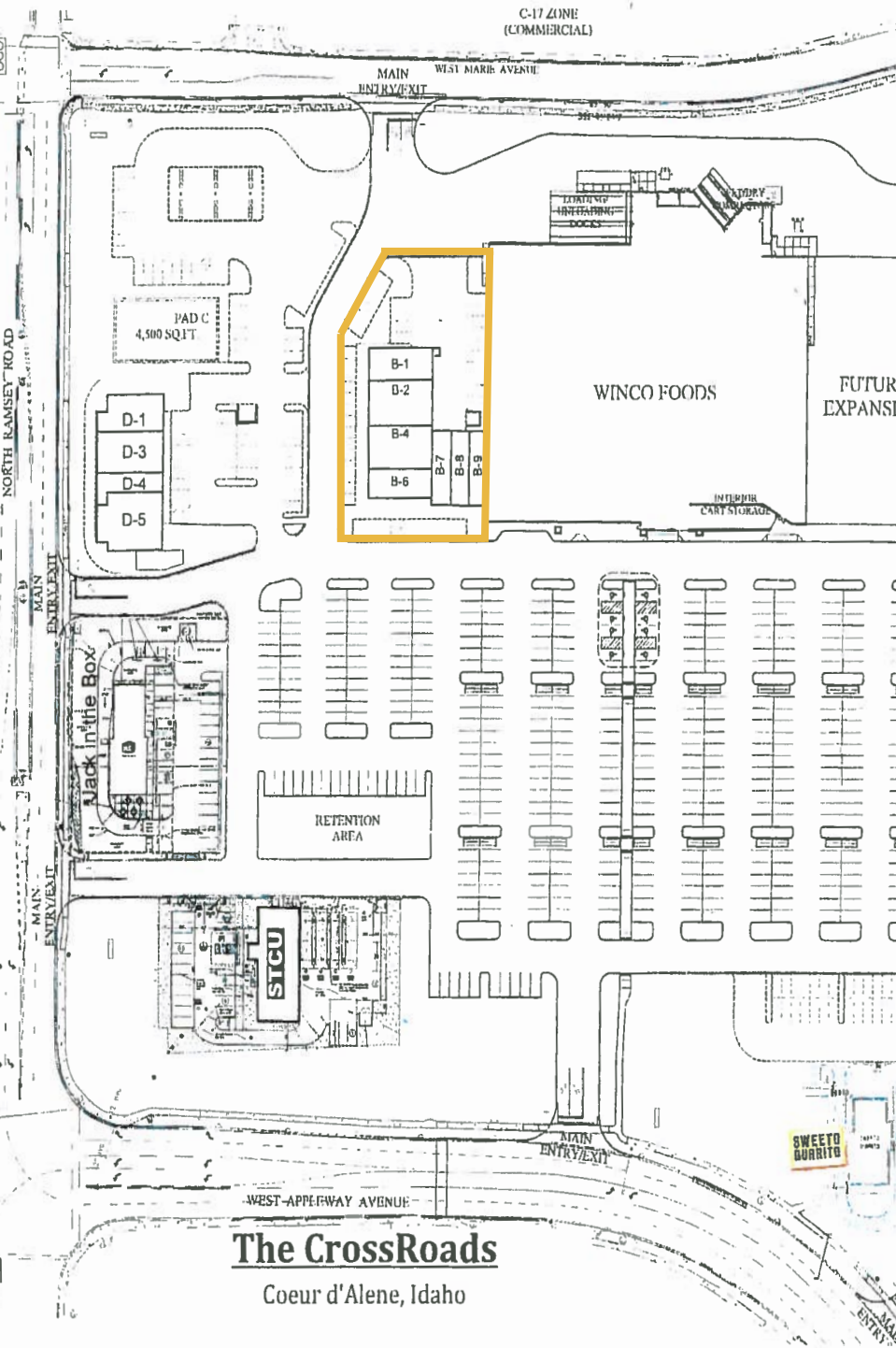
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The CrossRoads
Coeur d'Alene, Idaho