

THE DRIFT

FOR LEASE

RESTAURANT/RETAIL

PIN: CL708012001A | COEUR D'ALENE, ID



WEBSITE
CLICK HERE!



BRENNEN CRAWFORD

208.755.0920 | brennen@tokcommercial.com



COMMERCIAL
REAL ESTATE

DON CRAWFORD

208.660.1207 | don@tokcommercial.com



HIGHLIGHTS

- Rare waterfront restaurant/retail opportunity within the highly sought-after Atlas Waterfront development.
- Excellent accessibility from Seltice Avenue with high traffic counts.
- New construction in shell condition, offering flexibility for tenant buildout and floorplan design.
- Generous tenant improvement allowance of \$65.00/SF.
- Limited restaurant and commercial competition within the immediate area.
- 3,600 SF restaurant/retail space plus an expansive 1,200 SF covered outdoor patio.
- Built-in customer base from surrounding luxury residential developments.

UPDATED: 8.13.2026

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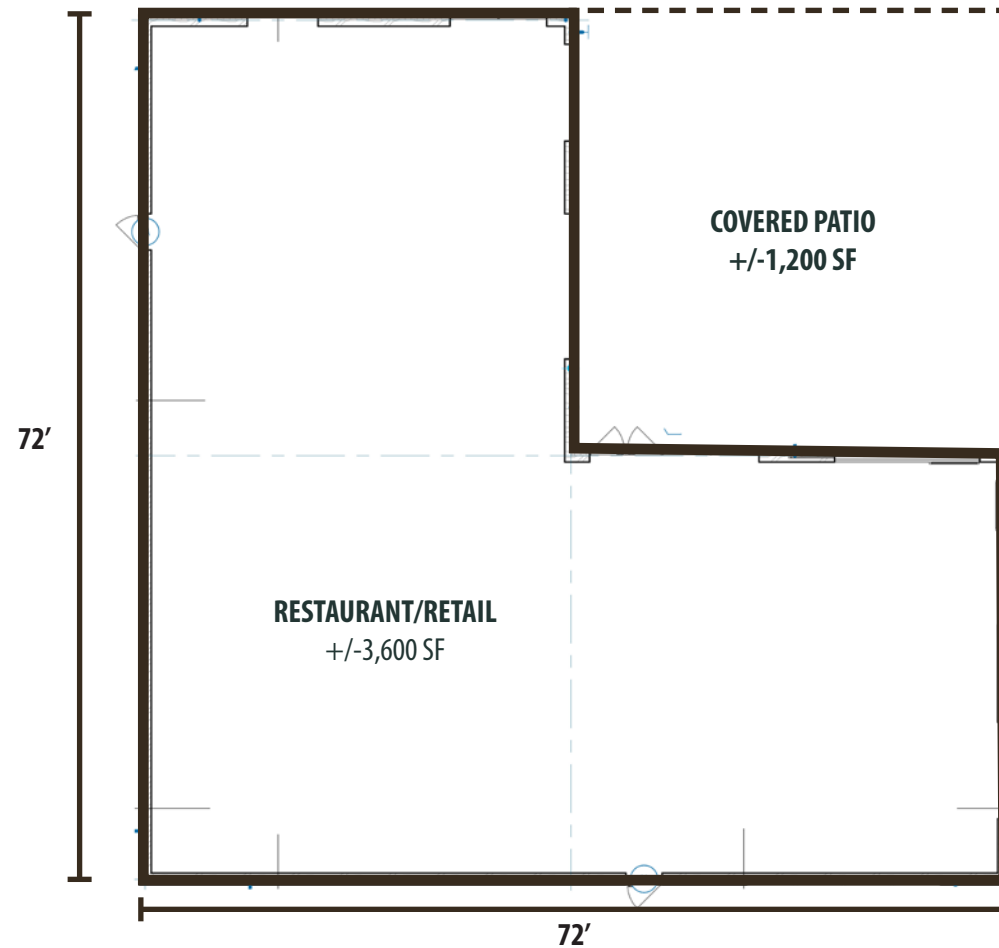
Property Type:	Restaurant Retail
Available Size:	3,600 SF + 1,200 SF Patio
Lease Rate:	\$35.00/SF, NNN
Lease Type:	NNN
Est. NNN's:	\$8.30/SF
T.I. Allowance:	\$65.00/SF
Project Size:	23 unit, mixed-use project at Atlas Mill
Parking:	Street Parking
Submarket:	River



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FLOORPLAN

AVAILABLE



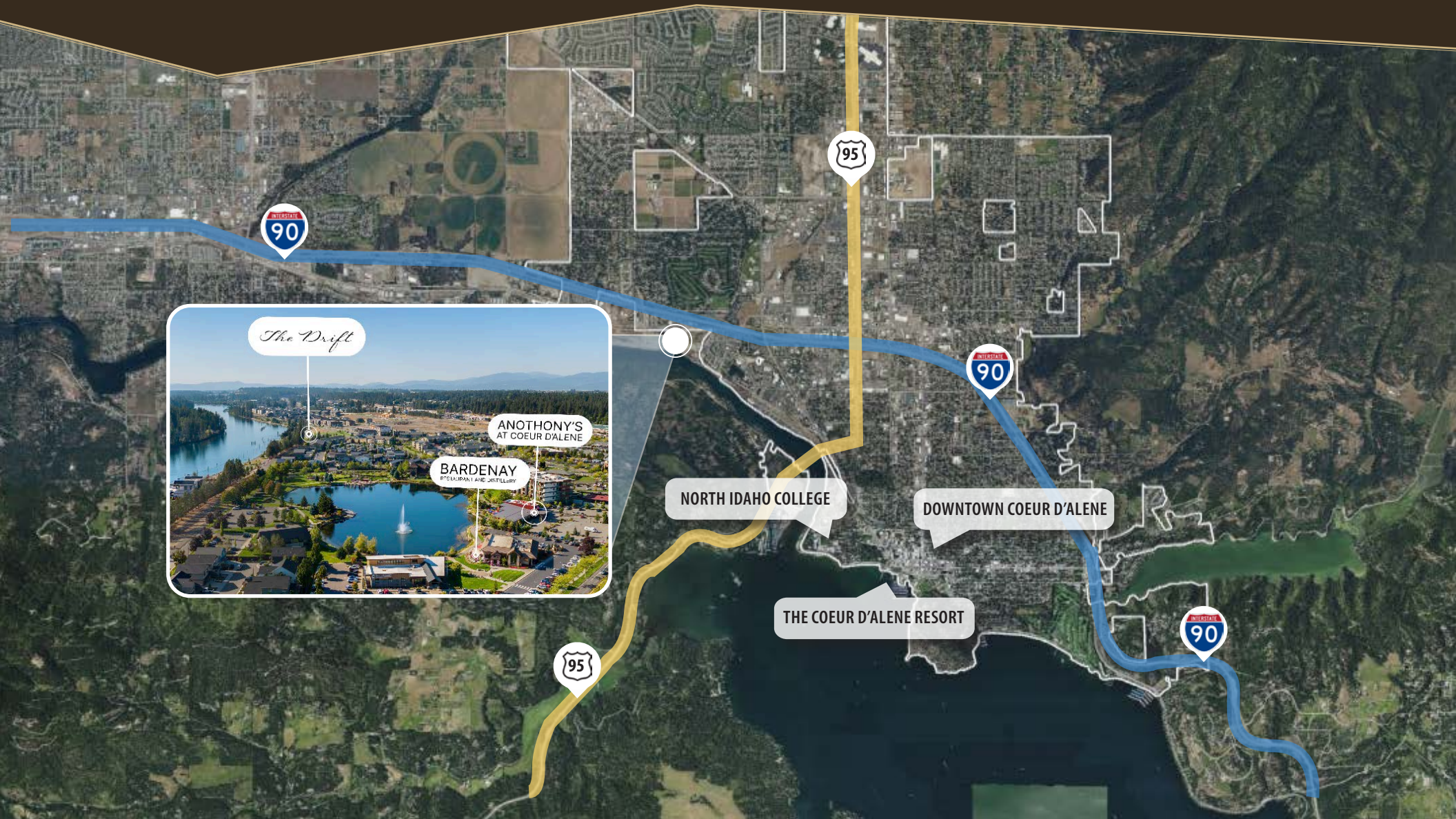
RARE RESTAURANT/RETAIL OPPORTUNITY ON THE SPOKANE RIVER



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COEUR D'ALENE RESTAURANT|RETAIL

PROMINENT LOCATION WITHIN COEUR D'ALENE'S RAPIDLY GROWING ATLAS WATERFRONT DISTRICT

74,545

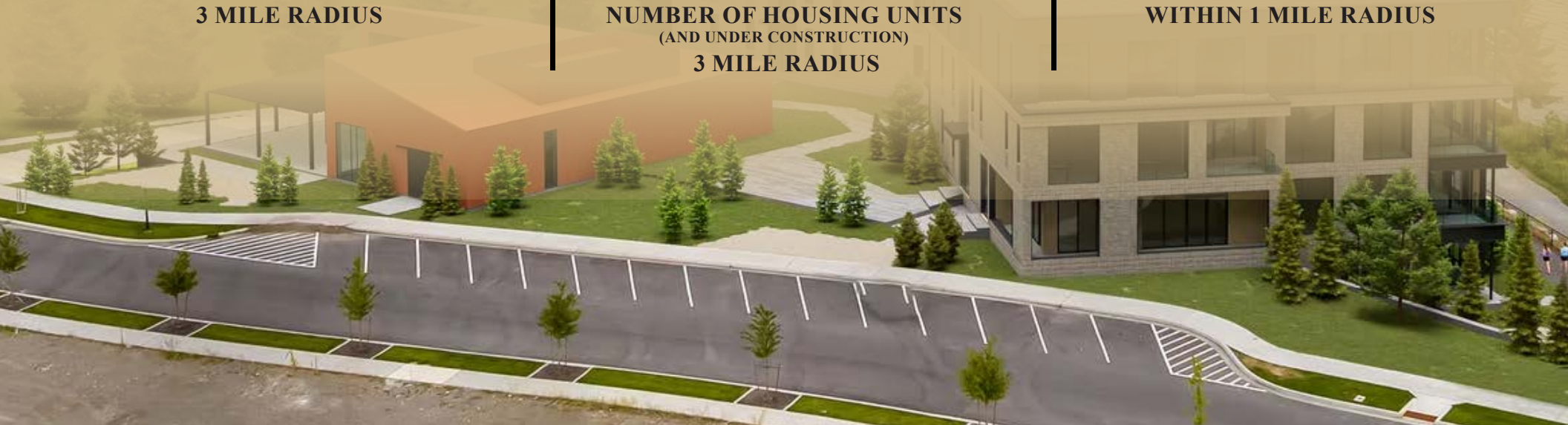
DAYTIME POPULATION
3 MILE RADIUS

21,798

2026 - PRESENT
NUMBER OF HOUSING UNITS
(AND UNDER CONSTRUCTION)
3 MILE RADIUS

10.7M

ANNUAL VISITORS
WITHIN 1 MILE RADIUS



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