SVN CORNERSTONE COMMERCIAL

FOR LEASE

Prime Drive-Thru at The Crossroads

1423 W APPLEWAY AVE

Coeur d' Alene, ID 83814

PRESENTED BY:

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	$11,000/MO/NNN $45.77/SF/YR/NNN Percentage Rent TBD
BUILDING SIZE:	2,884 SF
LOT SIZE:	1.19 Acres
YEAR BUILT:	2016
PARKING:	46 dedicated spaces with reciprocal parking
ZONING:	C
VIDEO:	View Here

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

PROPERTY OVERVIEW

This 2,884 SF fast-food building features a fully operational drive-thru and is ideally located in The Crossroads Retail Center, anchored by WinCo Foods. Situated on West Appleway Avenue, the property benefits from easy access to I-90 and Highway 95.

PROPERTY HIGHLIGHTS

- Owner-Operator Opportunity: The current Chicken Shanty lease can be terminated, making this ideal for an owner-operator.
- Development-Ready Pad: This is the last retail pad available, complete with existing parking, curbs, sidewalks, and landscaping. It offers drive-thru potential.
- Prime Retail Location: Surrounded by national brands like WinCo, Starbucks, Subway, MOD Pizza, Jack in the Box, Indigo Urgent Care, and more.
- High Visibility & Accessibility: Enjoy excellent exposure from N Ramsey Rd (32,000+ daily vehicles) and N Appleway Ave (12,000+ daily vehicles).
- Growing Market: Coeur d'Alene's population is increasing at 1.88% per year, fueling strong retail demand.
- Ample Seating & Parking: Features 80 indoor and 38 outdoor seats, plus 46 dedicated on-site parking spaces with additional reciprocal parking from the adjacent shopping center

EXTERIOR PHOTOS

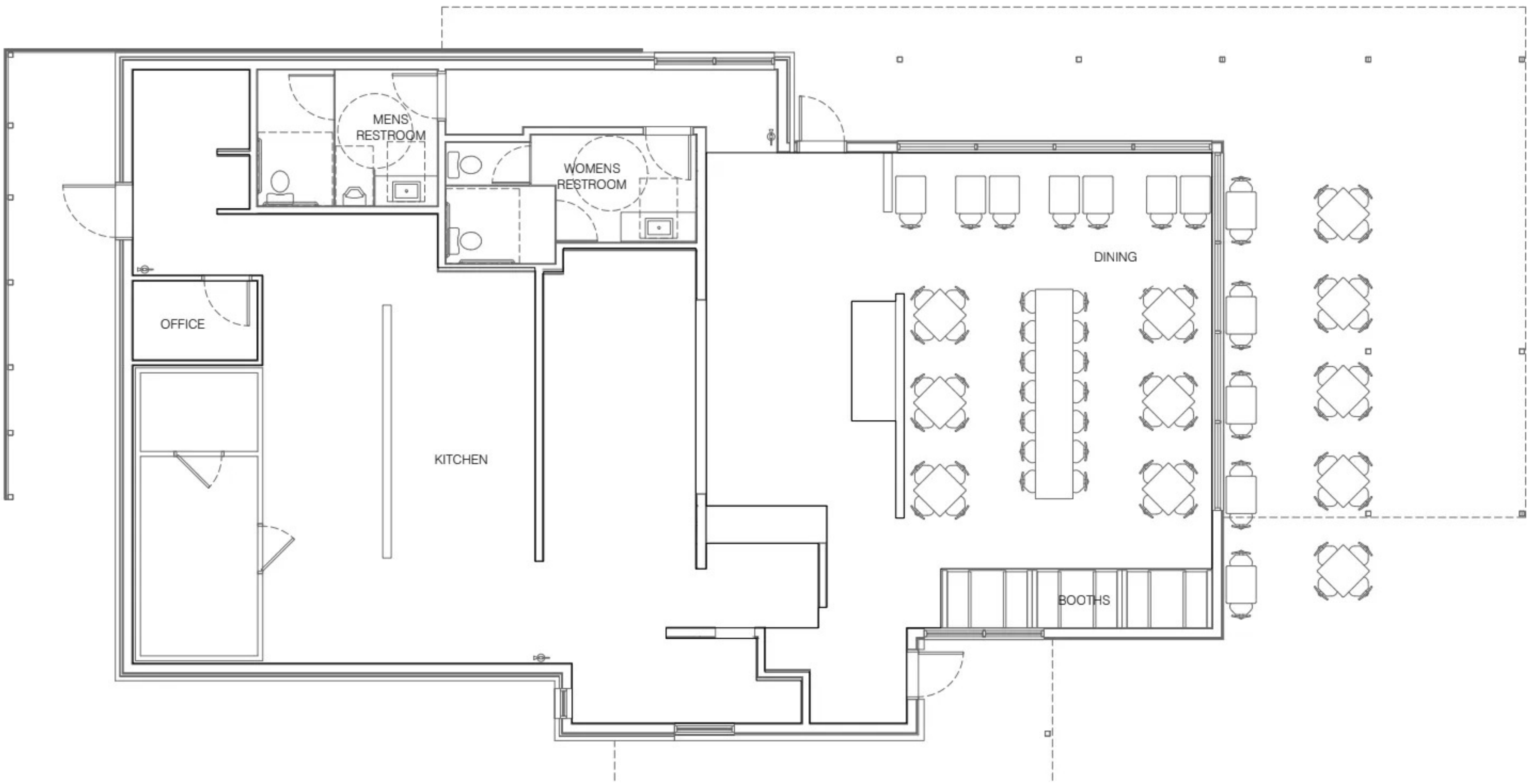
GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

SEATING AREAS

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

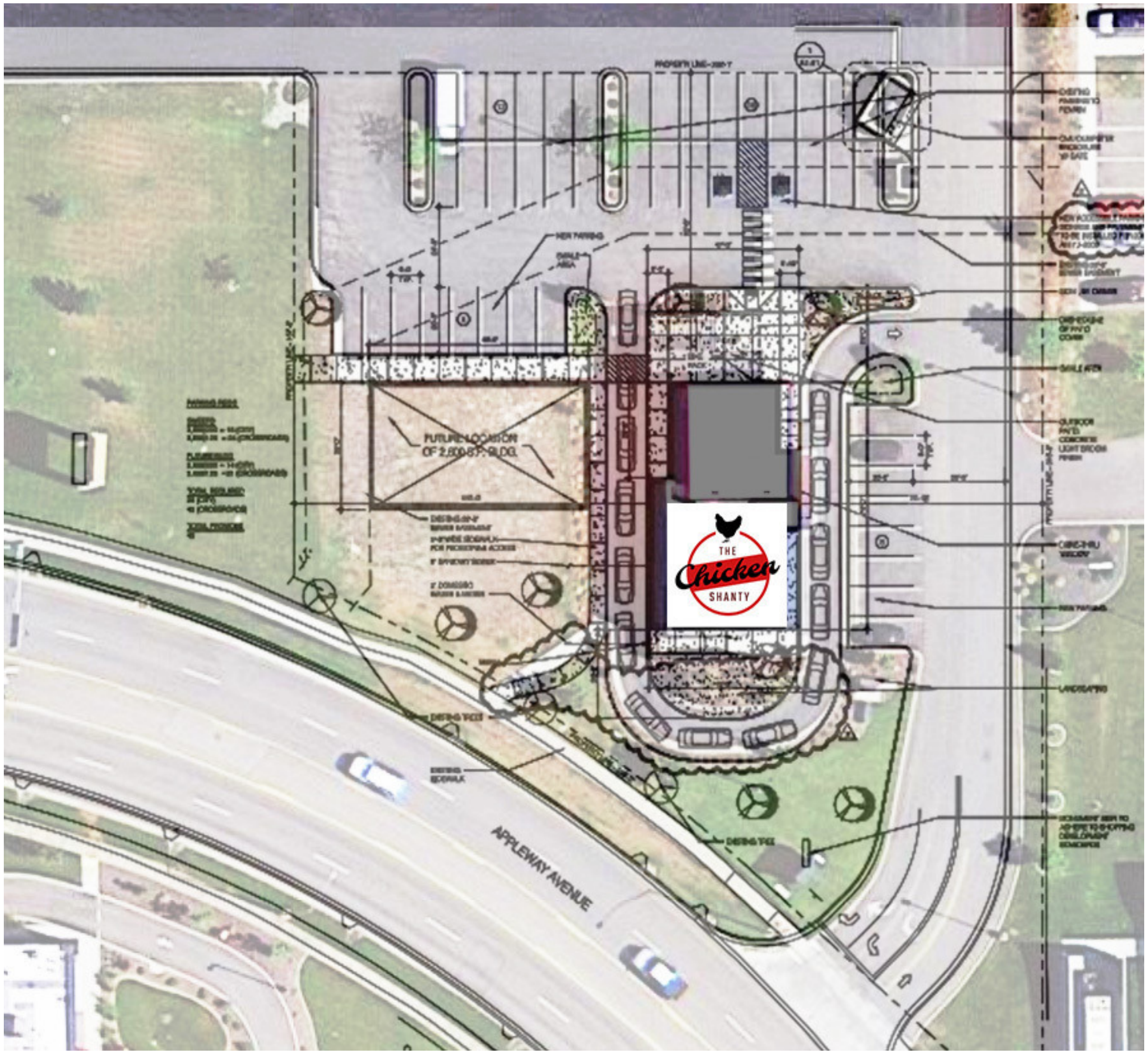
KITCHEN AREA

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

SITE PLAN



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

RETAILER MAP

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

CROSSROADS SHOPPING CENTER

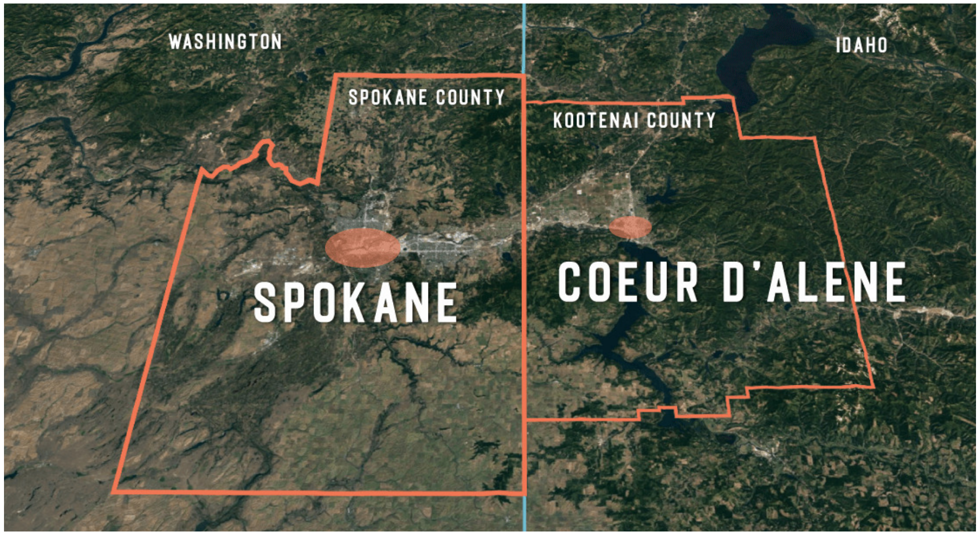
Crossroads Shopping Center is a well-established, grocery-anchored retail center in Coeur d'Alene, Idaho, anchored by WinCo Foods, a high-volume regional grocer that generates strong, consistent daily traffic. The center serves a dense and growing residential trade area and is positioned along a primary commercial corridor with excellent visibility, access, and on-site circulation.

The tenant mix includes a complementary blend of national, regional, and service-oriented users that support steady customer visitation throughout the day and week. Key tenants include Starbucks, STCU (Spokane Teachers Credit Union), and Indigo Urgent Care, which provide essential services and reliable weekday and weekend traffic. Food and beverage offerings include Subway, MOD Pizza, and Jack in the Box, reinforcing the center's role as a convenient destination for quick-service and fast-casual dining.

Health, beauty, and personal service tenants such as Supercuts, Orban Family Dental, CDA Nails, and Vapor Lounge CDA further strengthen the center's daily-needs orientation. Additional service tenants including Patriot Supplements and Express Employment Professionals contribute to repeat visitation and a diversified customer base.

Newer sections of Crossroads Shopping Center provide opportunities for additional retail and food service uses, allowing for continued expansion within an established grocery-anchored environment. The combination of strong anchors, complementary co-tenancy, ample parking, and sustained growth in the Coeur d'Alene market supports the center's suitability for additional QSR and fast-casual concepts seeking high visibility and consistent traffic drivers.

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767



LOCATION DESCRIPTION

Coeur d'Alene (CDA), Idaho, is a high-growth market in North Idaho, driven by sustained population in-migration, active residential and commercial development, and a business-friendly environment. Proximity to the Spokane metro supports an expanding labor pool and consumer base, while continued investment in housing, healthcare, and neighborhood retail reinforces long-term market stability.

As of the 2020 census, Coeur d'Alene has a population of 54,628 residents and serves as the principal city within the Coeur d'Alene Metropolitan Statistical Area. Together with Spokane, Washington, the region forms the Spokane–Coeur d'Alene Combined Statistical Area with a population of 745,213, providing a broad and growing regional draw.

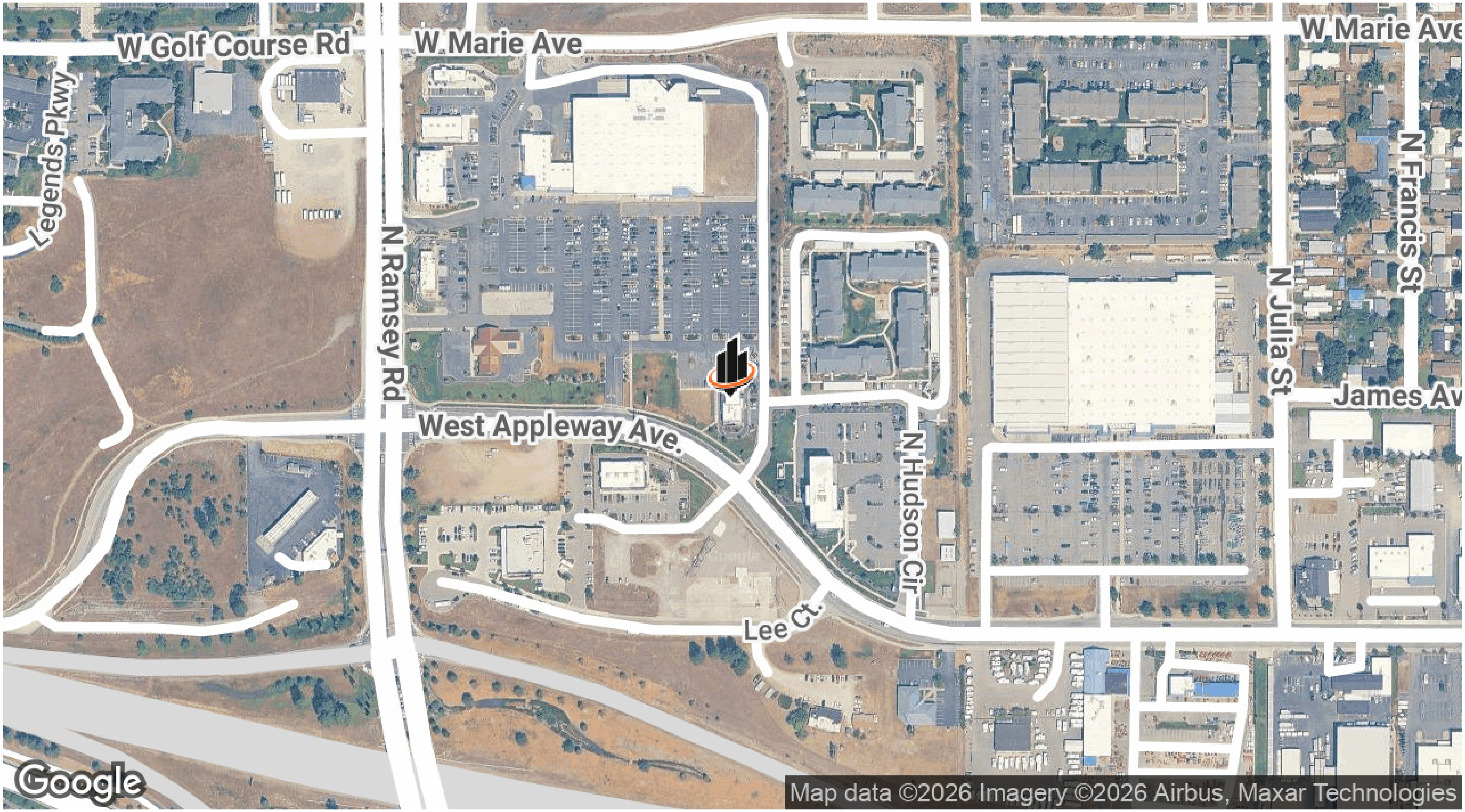
Tourism and lifestyle amenities further enhance demand. Located along the northern shore of the 25-mile-long Lake Coeur d'Alene and surrounded by forested mountains, the city attracts year-round visitors and residents, contributing to consistent traffic and consumer activity that supports retail and QSR uses.

LOCATION DETAILS

COUNTY:	Kootenai
POPULATION GROWTH:	One of Idaho's fastest-growing cities with 1.88% annual population growth.
TOURISM & LIFESTYLE:	Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district.
ACCESSIBILITY:	Conveniently located near I-90 and Highway 95, connecting to Spokane, Post Falls, and regional

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

LOCATION MAP



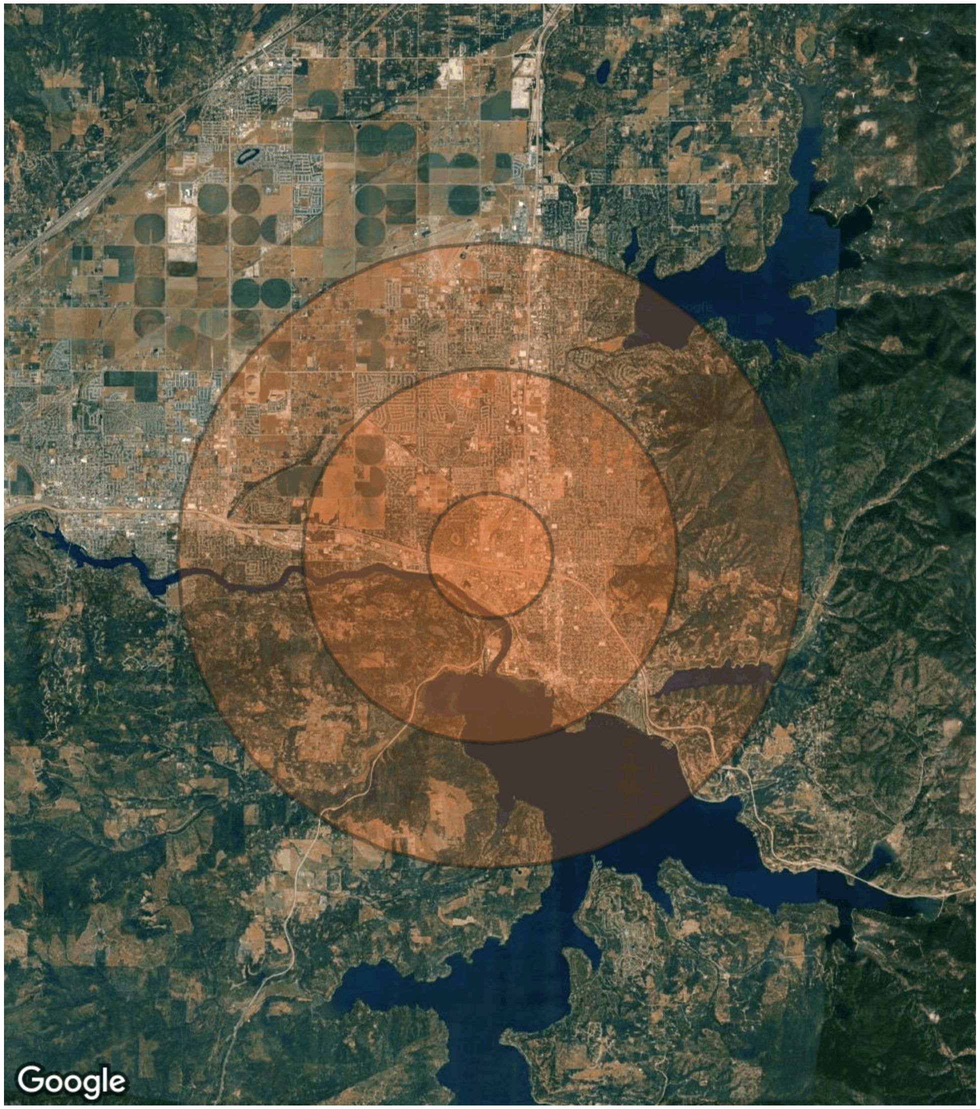
GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,079	58,362	97,441
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	45	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,948	24,099	39,509
# OF PERSONS PER HH	2	2.4	2.5
AVERAGE HH INCOME	$62,960	$90,254	$92,699
AVERAGE HOUSE VALUE	$541,773	$579,470	$590,641

2020 American Community Survey (ACS)



GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

ADVISOR BIO

GUY D. BYRD, SIOR

Designated Broker

guy.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.953.5109**

ID #DB35767 // WA #17968 /

PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over $500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

EDUCATION

SVN | Cornerstone
1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

GUY D. BYRD, SIOR
Designated Broker
C: 509.953.5109
guy.byrd@svn.com
ID #DB35767