



DAINES CAPITAL
COMMERCIAL REAL ESTATE

MOUNTAIN VIEW STORAGE & FLEX BUILDING INVESTMENT FOR SALE

7730 & 7762 W. Boekel Rd. Rathdrum, ID



****TOURS BY APPT. ONLY - DND TENANT****

Price: \$2,395,000

Cap Rate: 5.5%

\$72.33/SFT

- Industrial Zoning
- Lot Size: 2.4 AC
- 4 Year Lease Remaining with annual rent bumps
- Financials Available Upon Request

**STEVEN DAINES
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RATHDRUM, ID 83858**



PHYSICAL DESCRIPTION - STORAGE

TENANT NAME	Mountain View Storage
YEAR BUILT	1995 & 2007
RSFT	28,710 SFT
LOT SIZE	1.7AC
APN	R79000010010
OCCUPANCY	91%
CONSTRUCTION	Wood Frame/Metal Siding
NO. OF UNITS	151
SECURED GATE & FENCE	

UNIT MIX SUMMARY

WIDTH	LENGTH	SFT	RENT	UNIT TOTAL
5	10	700	60	14
8	10	640	75	8
10	10	1300	85	13
10	20	18000	125	90
10	25	3000	155	12
12	30	4320	195	12
15	25	750	210	2

151

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PHYSICAL DESCRIPTION - FLEX

TENANT NAME	Dance Theatre NW & NW Fine Arts Academy
YEAR BUILT	1995
TOTAL SFT	4,400 SFT
LOT SIZE	0.7 AC
APN	R79000010020
TENANCY	Multi - 100% Leased
PARKING	21 Stalls
CONSTRUCTION	Wood Frame/Metal Siding
OHD	4 Total
LEASE THRU	08/31/2030

LEASE YR	BASE RENT/MO	BASE RENT/YR
2	\$4,100	\$49,200
3	\$4,400	\$52,800
4	\$4,700	\$56,400
5	\$5,000	\$60,000

*not including Mountain View Storage financials

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7730 W. BOEKEL RD. RATHDRUM, ID

Size: 33,110 SFT

List Price: \$2.395M

\$/SFT: \$72.33

Built: 1995 & 2007

Land Size: 2.4 AC

Cap Rate: 5.5%



5704 S. THOMAS MALLED RD. SPOKANE, WA

Size: 24,500 SFT

Sold Feb. 2026: \$1.95M

\$/SFT: \$79.59

Built: 2008

Land Size: 2.5 AC

Cap Rate: 6%



15501 N. NEWPORT HWY. MEAD, WA

Size: 45,200 SFT

Sold July 2025: \$4.65M

\$/SFT: \$102.88

Built: 1986

Land Size: 2.58 AC

Cap Rate: 5.5%



2617 N. CINCINNATI ST. SPOKANE, WA

Size: 66,800 SFT

Sold Feb. 2026: \$5.7M

\$/SFT: \$85.40

Built: 1954

Land Size: 4.51 AC

Cap Rate: N/A

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DEMOGRAPHICS

1 MILE

3 MILE

Population	6,848	13,106
Households	2,485	4,730
Median Age	38	39
Median HH Income	\$78,018	\$83,637
Daytime Employees	1,172	2,461
Population Growth '25 -'30	6.22%	6.91%
Household Growth '25 -'30	6.36%	7.00%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Highway 41	N. Highway 41	24,030
N. Highway 41	Montana St. S	11,282
W. Boekel Rd.	W. Boekel Rd. E	3,817



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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