

FOR LEASE >>>>

NEW RETAIL BUILDING

12480 N WARREN ST - HAYDEN, ID 83835

RETAIL SPACE FOR LEASE



CONTACT:



DONNIE MURRELL
REALTOR®

☎ (208) 758-7539

✉ donnie@7foldrealty.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE

 **COMMERCIAL DIVISION™**



PROPERTY HIGHLIGHTS

- 8,100 SF NEW CONSTRUCTION RETAIL SHELL
- 2,100 SF RESTAURANT READY ENDCAP (A-2)
- 648 SF COVERED PATIO (12' X 54')
- FOUR 1,500 SF INLINE SUITES, 25' X 60'
- DEDICATED SIGNAGE BAND FOR EVERY SUITE
- FULL STOREFRONT GLASS
- RESTROOM ROUGH-INS IN EVERY SUITE
- TIMBER & STONE EXTERIOR
- ON SITE PARKING WITH ADA STALLS
- PAD GRADED; CURB & SIDEWALK IN

PROPERTY DETAILS

LEASE RATE:	\$24/SF NNN
BLDG SQ FT	8,100 SF
NNN ESTIMATE:	TBD
ENDCAP:	\$26/SF NNN
SUITES:	5
PATIO:	648 SF COVERED
DELIVERY:	UNDER CONSTR.
EXTERIOR:	TIMBER & STONE

PROPERTY OVERVIEW

Warren Road Retail is a new 8,100 SF retail shell under construction in north Hayden, one of the tightest retail submarkets in Kootenai County. A 2,100 SF restaurant ready endcap with a 648 SF covered patio, plus four 1,500 SF inline suites with storefront glass and dedicated signage. Hayden retail vacancy is under one percent with almost no new supply behind this project. The endcap is positioned for a coffee, restaurant, or taproom user; the inline suites fit retail, service, and professional users.

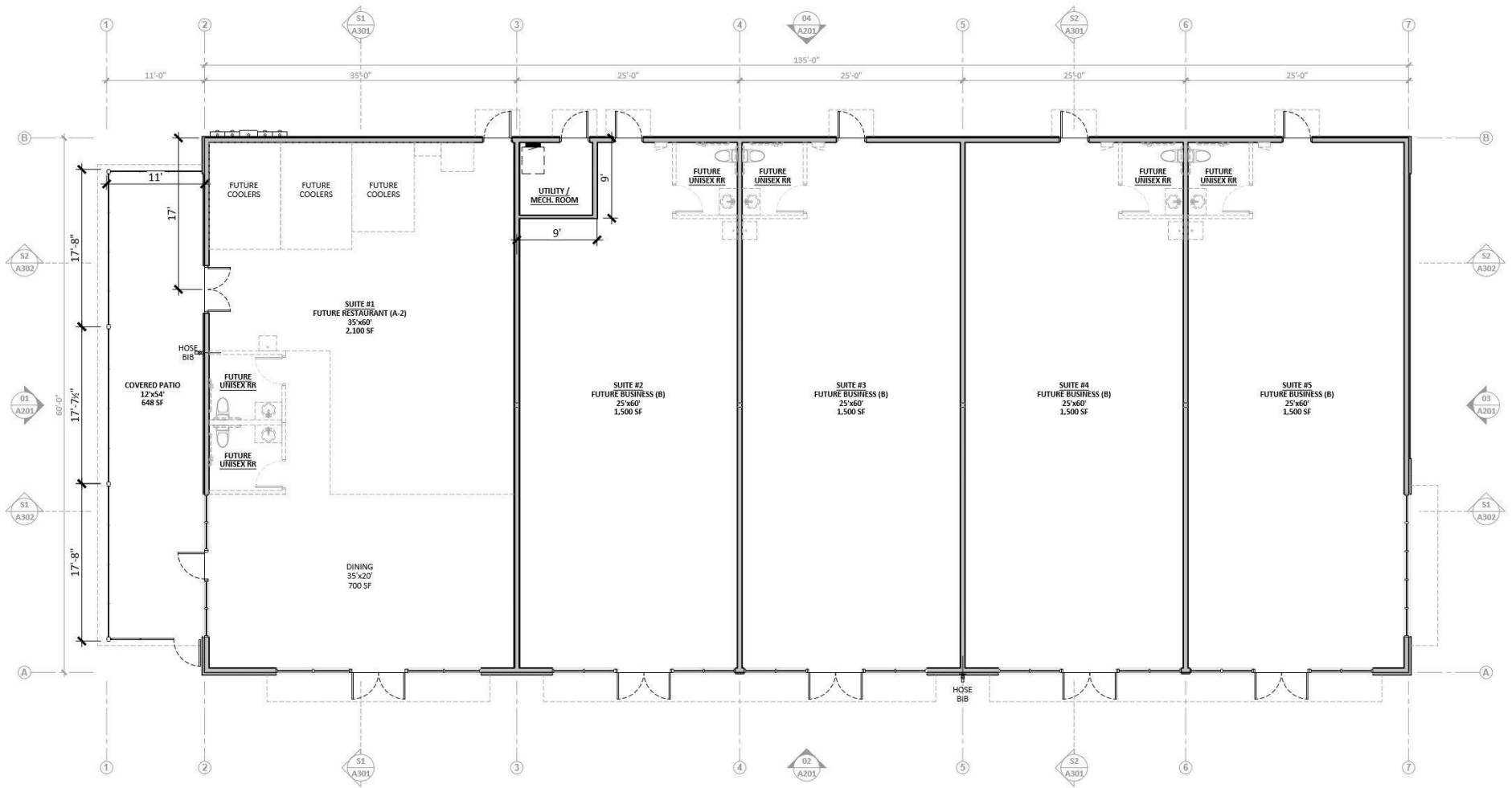
[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)





RETAIL | 12480 N WARREN ST

FLOOR PLAN







LOCATION DESCRIPTION

Hayden is one of Kootenai County's fastest growing communities, and its growth is running north, straight toward this site. The city pairs small town livability with immediate access to Coeur d'Alene, Hayden Lake, and the region's four season recreation. Rooftops continue to fill in along the Lancaster corridor, and the retail that serves them has not kept up: Hayden retail vacancy is running under one percent with almost no new construction behind this project.

The site sits just west of US 95 at Lancaster Rd, where the highway is built out to four lanes, minutes from Coeur d'Alene Airport and the Hayden employment base. Idaho's favorable tax climate and business friendly environment continue to pull operators and residents into the market, and north Hayden is where that growth is landing next.

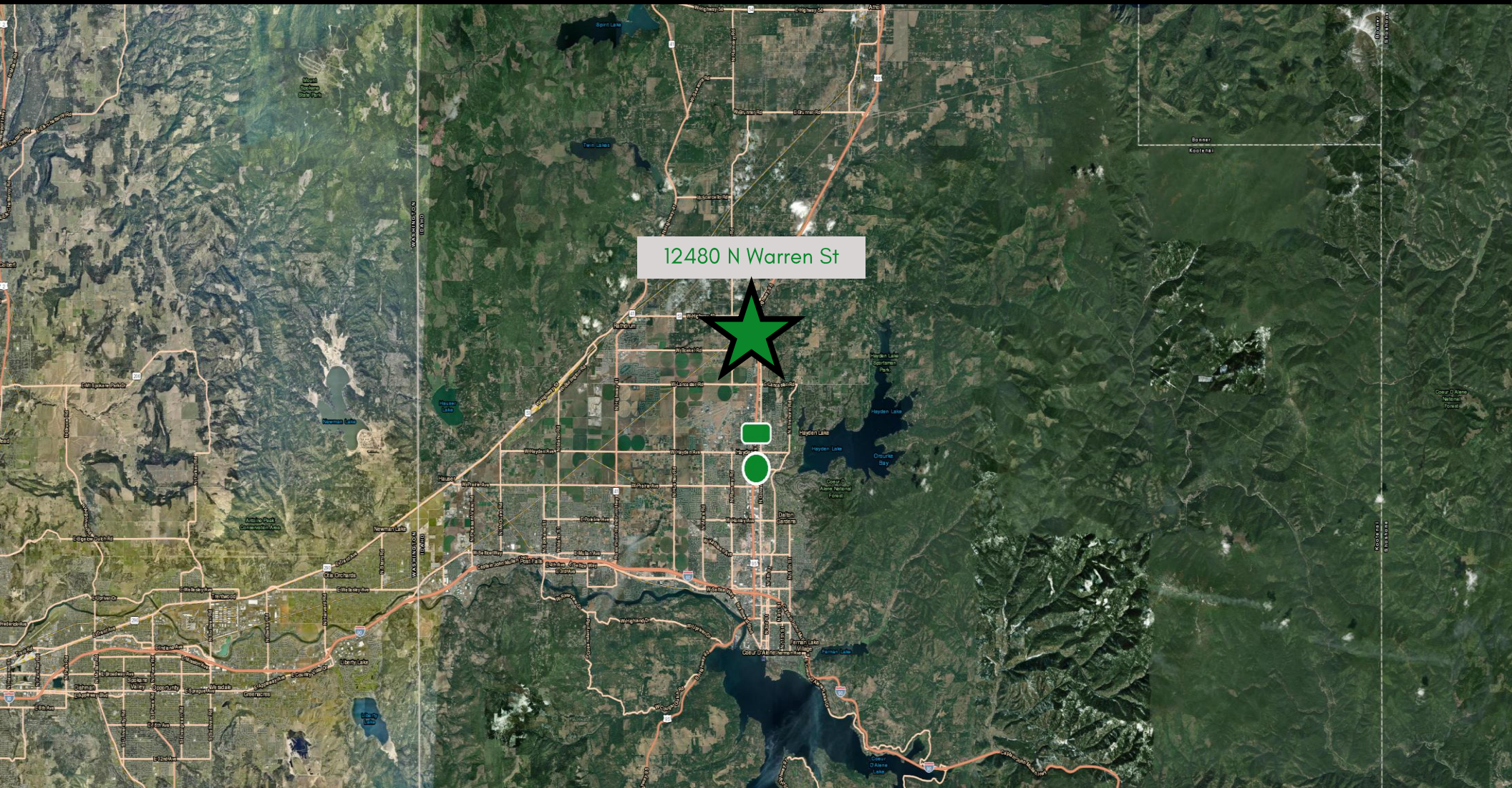


LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	One of Idaho's fastest growing communities; growth is running north
TOURISM & LIFESTYLE:	Hayden Lake, four season recreation, retail vacancy near 0.8%
ACCESSIBILITY:	Just west of US 95 at Lancaster Rd (four lanes); minutes to Coeur d'Alene Airport



LOCATION



12480 N Warren St



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1927 W Riverstone Dr.
Coeur d'Alene, ID 83814

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