

FOR LEASE < BUILD TO SUIT

Riverstone Bare Land

1579 W Riverstone Dr

COEUR D'ALENE, ID 83814



PROPERTY INFORMATION

Property Type: Bare Land

Lot Size: 1.396 Acres (Including Existing Parking Lot)

Parking: On-Site, Ample

Lease Type: Negotiable

Lease Rate: Neogtiable

PROPERTY HIGHLIGHTS

- Exceptional visibility from W Riverstone Dr
- Quick access to Interstate 90, Highway 95, and downtown
- Located in very successful Riverstone area that includes retail, medical & general office, apartments, high end condos, residential homes and lakefront homes.
- Riverstone commercial tenants include: Starbucks, Regal Cinemas, McDonald's, Cold Stone Creamery, Hampton Inn & Suites, Red Robin, Bardenay Distillery, Anthony's Steakhouse, First Interstate Bank, North Idaho Dermatology, Staybridge Suites (under construction), Advanced Health Care of Idaho, Oxyfresh, Zi Spa, and many more!

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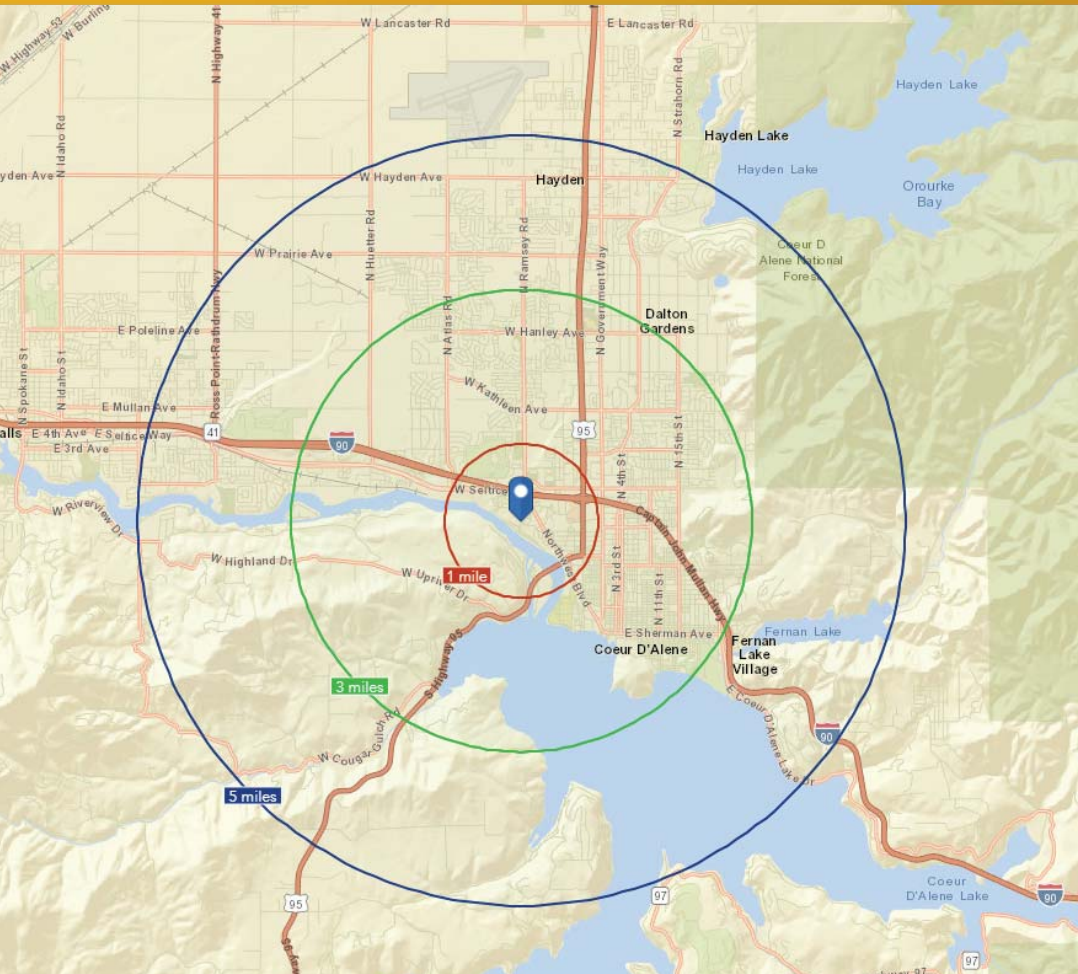
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Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	4,070	35,424	56,728
2010 Population	4,312	41,312	71,591
2019 Population	5,761	49,385	86,701
2024 Population	6,525	54,304	95,703
2000-2010 Annual Rate	0.58%	1.55%	2.35%
2010-2019 Annual Rate	3.18%	1.95%	2.09%
2019-2024 Annual Rate	2.52%	1.92%	2.00%
2019 Male Population	47.9%	49.0%	49.0%
2019 Female Population	52.1%	51.0%	51.0%
2019 Median Age	37.1	38.0	39.2

In the identified area, the current year population is 86,701. In 2010, the Census count in the area was 71,591. The rate of change since 2010 was 2.09% annually. The five-year projection for the population in the area is 95,703 representing a change of 2.00% annually from 2019 to 2024. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	91.4%	92.5%	93.0%
2019 Black Alone	1.0%	0.6%	0.5%
2019 American Indian/Alaska Native Alone	1.6%	1.2%	1.1%
2019 Asian Alone	0.7%	1.2%	1.1%
2019 Pacific Islander Alone	0.1%	0.2%	0.2%
2019 Other Race	1.2%	1.1%	1.0%
2019 Two or More Races	4.0%	3.3%	3.1%
2019 Hispanic Origin (Any Race)	5.9%	5.4%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 22.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	50	70	85
2000 Households	1,735	14,383	22,383
2010 Households	2,080	17,388	28,986
2019 Total Households	2,842	20,874	35,226
2024 Total Households	3,238	23,007	38,937
2000-2010 Annual Rate	1.83%	1.92%	2.62%
2010-2019 Annual Rate	3.43%	2.00%	2.13%
2019-2024 Annual Rate	2.64%	1.96%	2.02%
2019 Average Household Size	1.97	2.31	2.43

The household count in this area has changed from 28,986 in 2010 to 35,226 in the current year, a change of 2.13% annually. The five-year projection of households is 38,937, a change of 2.02% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 22,108 in the specified area.

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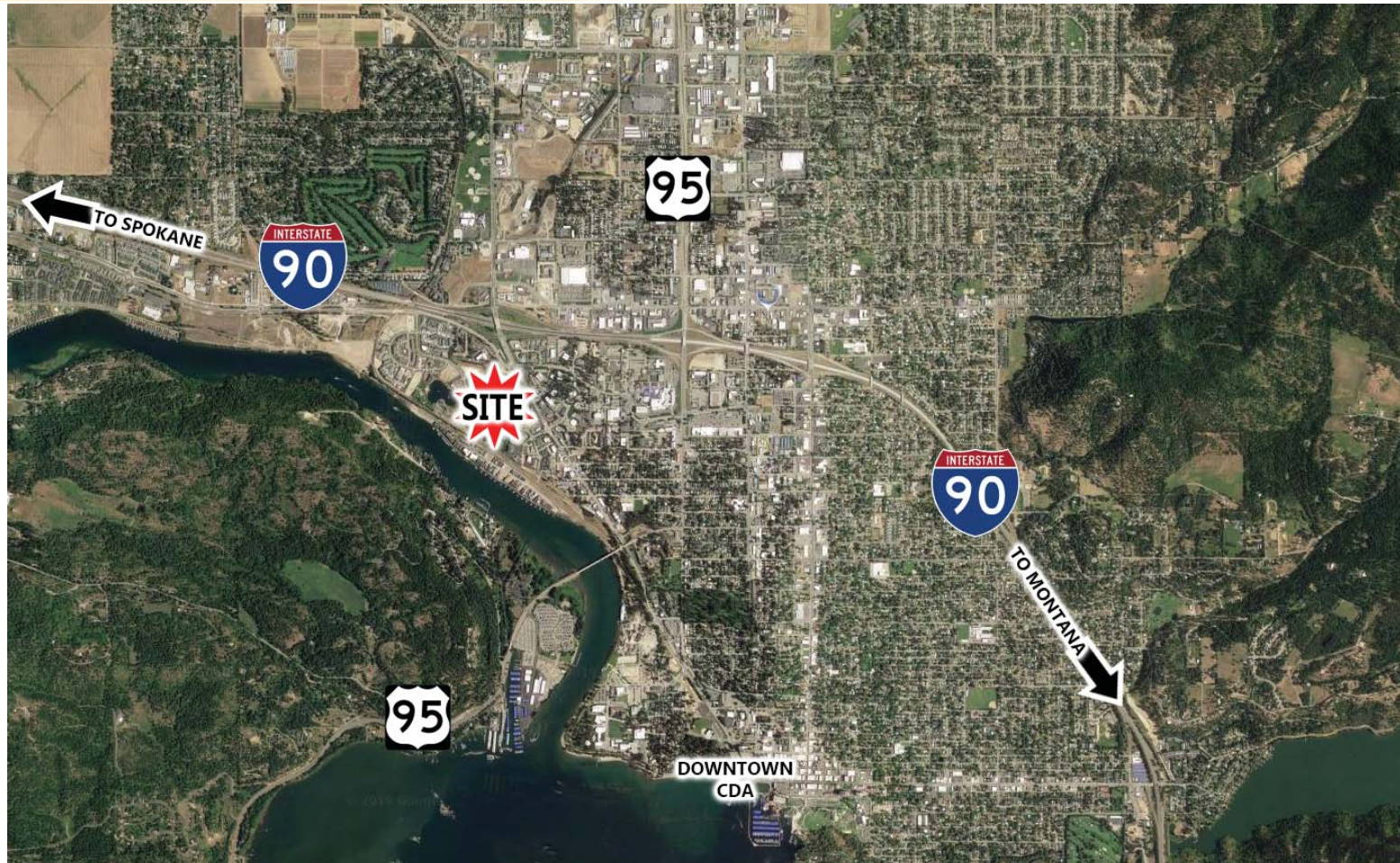
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Aerial



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Close Up Aerial



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