



CONSTRUCTION IS ON SCHEDULE AND ALMOST COMPLETE!

CONTACT

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HIGHLIGHTS

- New construction retail | Delivery August, 2025
- High visibility off Ustick & Eagle Roads | Most sought after retail corridor in the Boise MSA
- Over 74,000 VPD at signalized intersection | Dedicated turn lane off Ustick

DETAILS

SPACE:	RSF:	RATE:	
Suite 101	1,456 SF	\$40.00 SF/yr NNN	
SUBMARKET	Eagle Road	PARKING	Ample
BLDG TYPE	Strip Retail	ZONING	C-G
BLDG SIZE	4,700 SF	LEASE TYPE	NNN

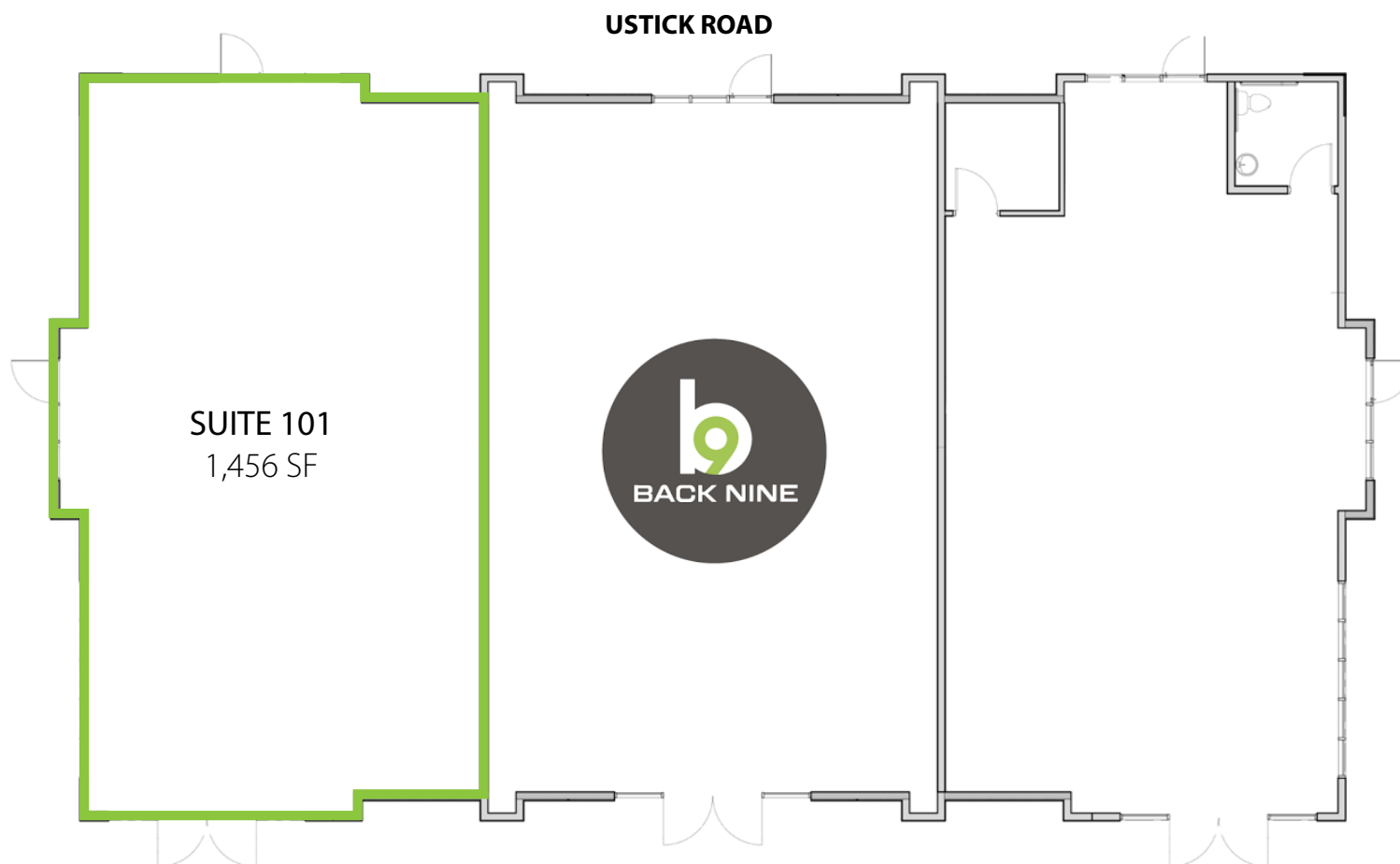
FLOOR PLAN

AVAILABLE SUITES

SUITE 101 1,456 SF \$40.00/SF/NNN

EST. NNN'S \$7.00/SF

DELIVERY AUGUST, 2025





RENDERINGS



SITE MAP

EASY ACCESS RETAIL



RETAIL MAP

ONE OF THE MOST SOUGHT AFTER INTERSECTIONS IN THE BOISE MSA



POPULATION
106,845
3 MI. RADIUS



HOUSEHOLDS
41,193
3 MI. RADIUS



AVERAGE HOUSEHOLD INC.
\$123,738
3 MI. RADIUS

2.9% POPULATION GROWTH RATE!

HISTORICAL ANNUAL CHANGE

SITE

74,216 VPD

EAGLE RD

TOK
COMMERCIAL

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