



8160 W OVERLAND RD
BOISE, ID 83709

PRIME RETAIL LOCATION
FOR LEASE / GROUND LEASE

NAISelect



PROPERTY INFORMATION

PROPERTY TYPE	Retail
LEASE RATE	Contact Agent
AVAILABLE SPACE	±6,420 SF
ADDRESS	8160 W Overland Rd Boise, ID 83709
SITE SIZE	±1.1 acres
LEASE TERM	Negotiable
LEASE TYPE	NNN
ZONING	MX-2 City of Boise

HIGHLIGHTS

- Turn-Key fuel station, convenience store and carwash tunnel
- Prime frontage location anchored by Walmart, Lowe's, and Regal Edwards Cinema
- Immediate access to I-84
- Two frontage access points on Overland Road
- Dedicated site pylon signage exclusive to Tenant
- Twelve fuel pumps formerly under the Marathon Service flag

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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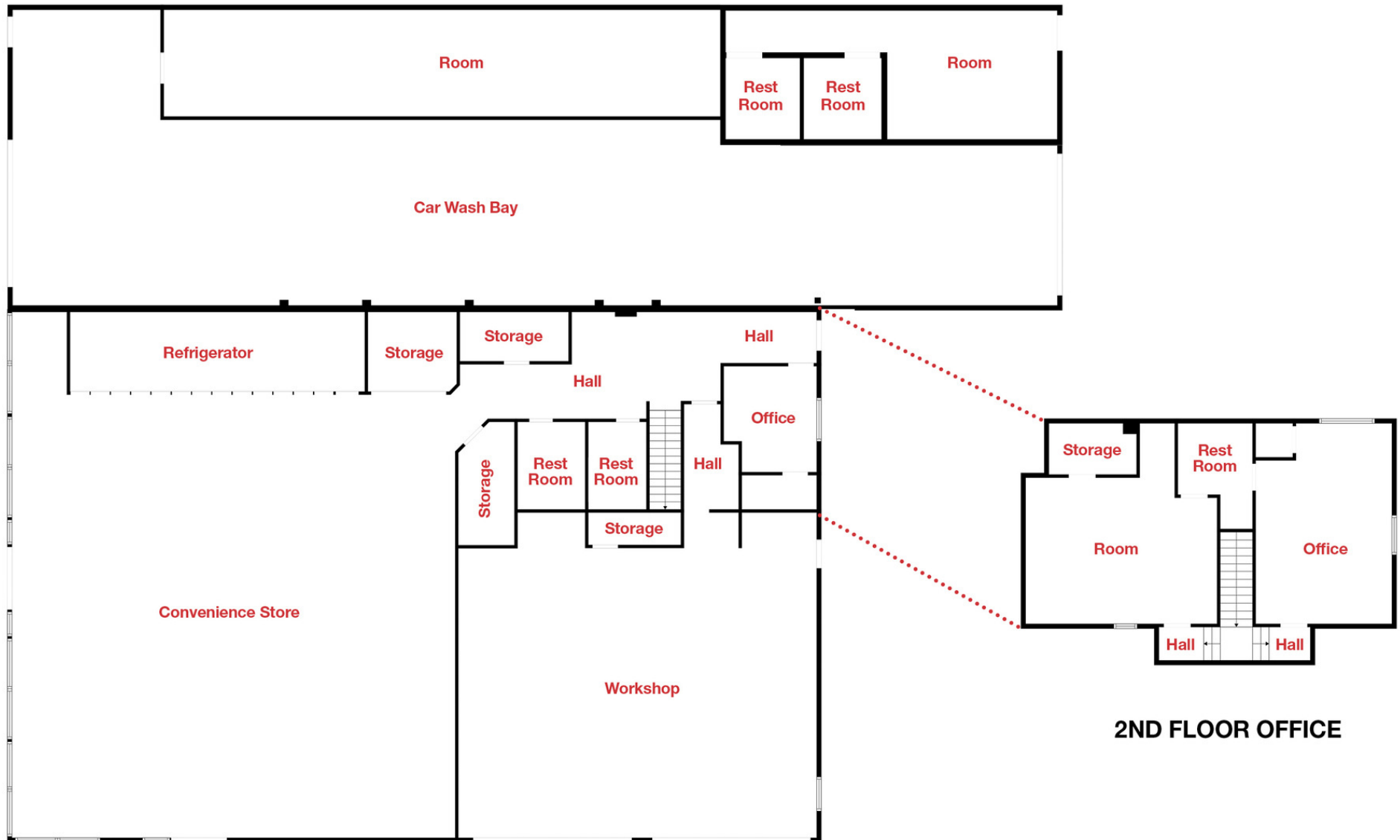


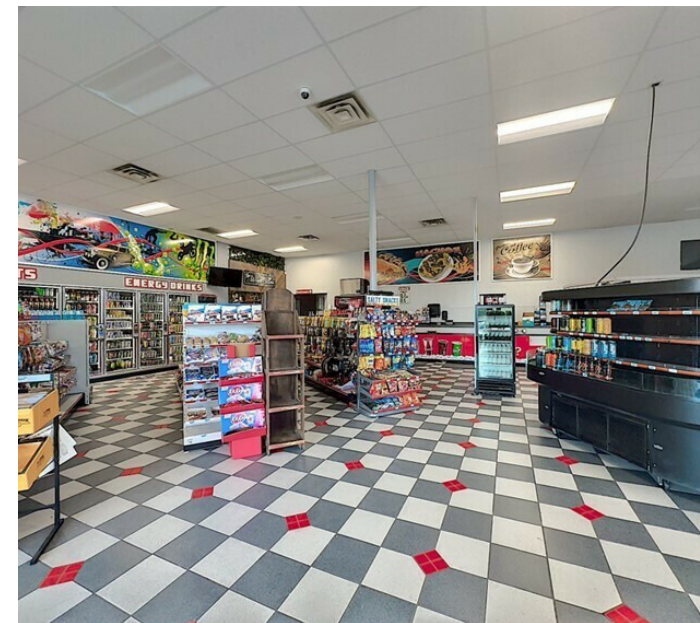
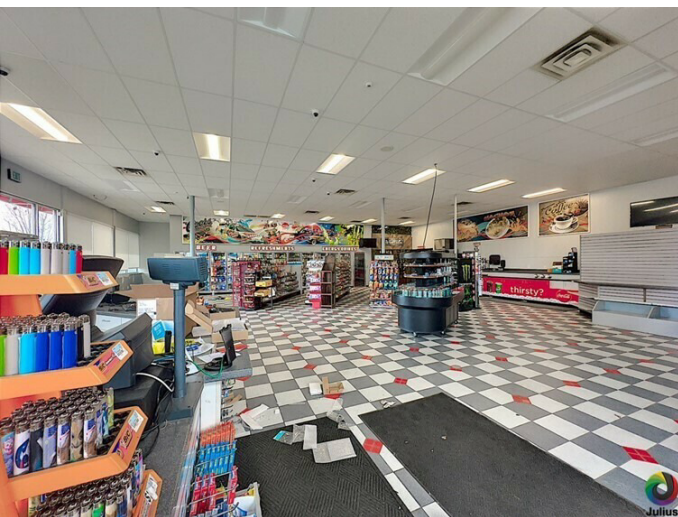
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8160 W Overland Rd BOISE, ID

Site Aerial



W OVERLAND RD



S ENTERTAINMENT AVE

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8160 W Overland Rd BOISE, ID

Aerial



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730K

**93% of the migration
is arriving from
outside of Idaho**

Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

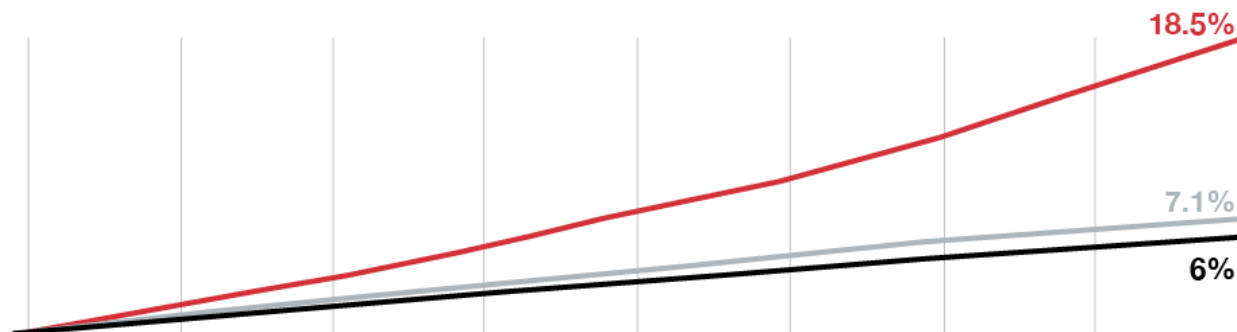
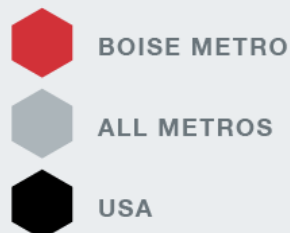
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Population Growth 2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

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“From 2015 to 2020, the population of Meridian, Idaho grew by more than 31% — a top-three rate in our study. Meridian also ranks ninth for both its August 2021 unemployment rate (2.5%) and five-year change in number of housing units (27.52%)”... “Businesses in Nampa, Idaho are booming. Census Bureau data shows that between 2014 and 2019 the total number of establishments in Nampa grew by close to 29%, the highest rate in our top 10 boomtowns and second-highest overall. Nampa also ranks in the top 5% of cities for two additional metrics: five-year population change and average yearly GDP growth. From 2015 to 2020, the population grew by 15.20% and the average yearly growth in total output for the three-year period from 2016 to 2019 is 6.27%.”

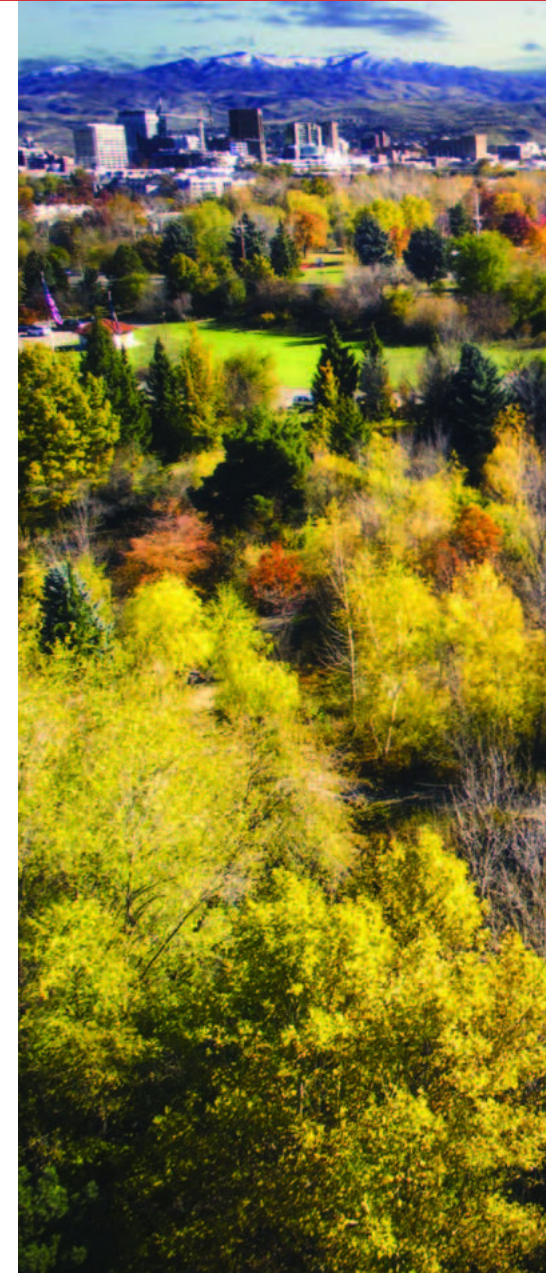
smartasset.com

“7.7% growth rate in personal income for Q1 2022 in Idaho — one of top 5 States in the Country.”

www.bea.gov

“Boise, Idaho – Fitch Ratings announced today it upgraded Idaho to the best credit rating a state can achieve — the AAA credit rating — a step that saves taxpayer dollars on financing of road construction and other public works projects and signals the structural strength of Idaho state government and our economy.”

gov.idaho.gov



“

Boise rents have increased by 19.36% over the past year and 38.21% over the past three years. The vacancy rate for all rental properties in Boise is 1.67%, up from 1.40% one year ago...Real estate price jumps, low supply, rising household formations, and the flood of pandemic-related population growth have created a perfect storm. There just is not enough housing to meet Boise's demand, and as a result, rental rates are breaking records every quarter, and vacancies remain near recorded lows. This was vividly clear at the start of 2021—the first quarter saw Boise rental market vacancies reach an all-time record of 0.75%. As Q4 came to a close, its 1.64% vacancy rate indicated much of the same experience for renters going into the new year. Demand continues to dwarf available supply.”

weknowboise.com

“

Idaho Was the Second-Fastest Growing State Last Decade”

www.census.gov

“

Boise ranked higher than 90% of the country for job and high-tech GDP growth and reported some of the lowest unemployment and property crime rates for the metro areas on this list. Those promising statistics along with the city's population boom over the last couple of decades make it easy to see why Boise's in the top 1% of the country for 1-year home appreciation. In the past 12 months, home values in the area have increased 45%.”

rockethomes.com



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“
With such wide diversity in landscapes and outdoor recreation opportunities, Idaho is one of the most underrated states in the West. From the high desert plains to jagged mountain peaks to pristine rivers and streams, no matter what part of the state you find yourself in, we guarantee there's someplace beautiful to explore nearby.”

“
Boise, Idaho was named one of the safest cities in the world by MSN. Moreover, it was ranked #8 out of 50! There were only two USA cities on the list, the other being Salt Lake City, Utah which came in at #49.”

visitidaho.org

onlyinyourstate.com

“
Boise is a recreationalist's paradise. If you value the outdoors and time spent among rivers, mountains, canyons, deserts and lakes — and all the activities encapsulated therein — it's worth a serious look.”

realestate.usnews.com

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IDAHO STATS

#1 Least Regulated State

*Mercatus Center at
George Mason
University*

**#1 State for
Creditworthiness**

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

*U.S. News & World
Report*

**#3 State in 2021 U.S.
States By GDP And
Which States Have
Experienced The
Biggest Growth**

Forbes

**#1 State for in Lowest
Annual Tax Revenue
Decline**

Pew Trusts

**#1 State in Year Over
Year Growth**

Pew Trusts

**#1 for Economy & #2 for
Business Friendliness**

CNBC

**#4 Best State for
Pandemic Response**

Politico

**Top 10 Lowest
Unemployment Rate
Among States**

*Bureau of Labor
Statistics*

**Top 10 State for Overall
Freedom**

Cato Institute

**#1 State for
Entrepreneurs**

AdvisorSmith

5th Best Economy

WalletHub

**5th Best Place to Start a
Business**

WalletHub

**6th Most Independent
State**

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub

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