

TOK

COMMERCIAL

OVERLAND MARKET

8610 & 8630 W. OVERLAND ROAD / BOISE, ID 83709



PRIMARY SOUTHWEST BOISE CORRIDOR RETAIL SPACE FOR LEASE

Prime location on primary traffic arterial servicing the strong SW Boise market.

Monument signage opportunity on Overland Road, visible to over 32,884 vehicles per day!

Co-tenants include Wendy's, Animal Health Hospital, Marcie-N-Mack, Mattress Today, VIP Gamestore, Lucky Palace Chinese Restaurant, and new tenant Family Medicine Residency of Idaho!

Located near major area traffic drivers including Wal-Mart, Lowe's, Costco, Crunch Fitness, Primary Health Clinic, Boise Spectrum, Edwards 21 Theatres and more.

Near Black Eagle Business Park with +1,000 employees.

Contact agents for tours. Do not disturb tenant.

| SPACE | SIZE | PRICE/SF |
|-------|----------|----------|
| 8662* | 1,615 SF | \$16.00 |
| 8630 | 1,956 SF | \$19.00 |

*LOCKBOX ON SUITE

| | |
|-------------------|---------------------------|
| BLDG. SIZE | 48,331 SF |
| BLDG. TYPE | Multitenant Retail Center |
| PARKING | Ample On-Site |

CONTACT

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HIGHLIGHTS



DETAILS



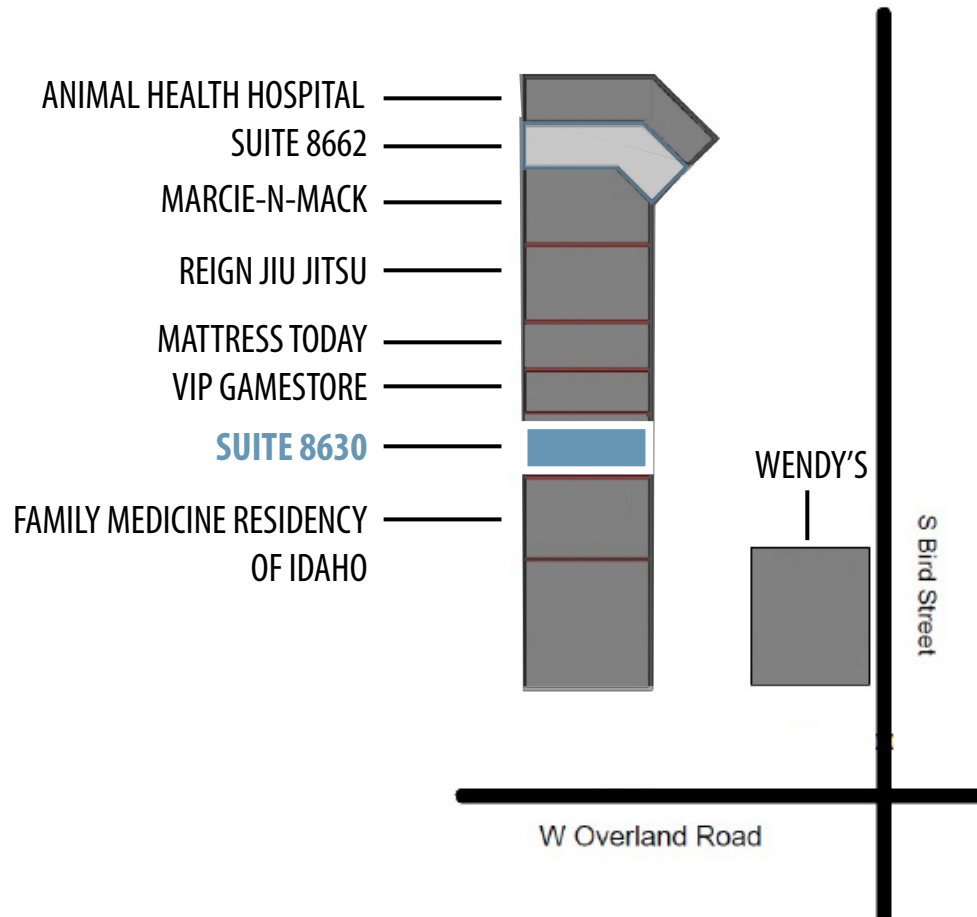
UPDATED: 10.30.2023
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STE 8630

2ND GENERATION RESTAURANT | CONTACT AGENT FOR TOURS

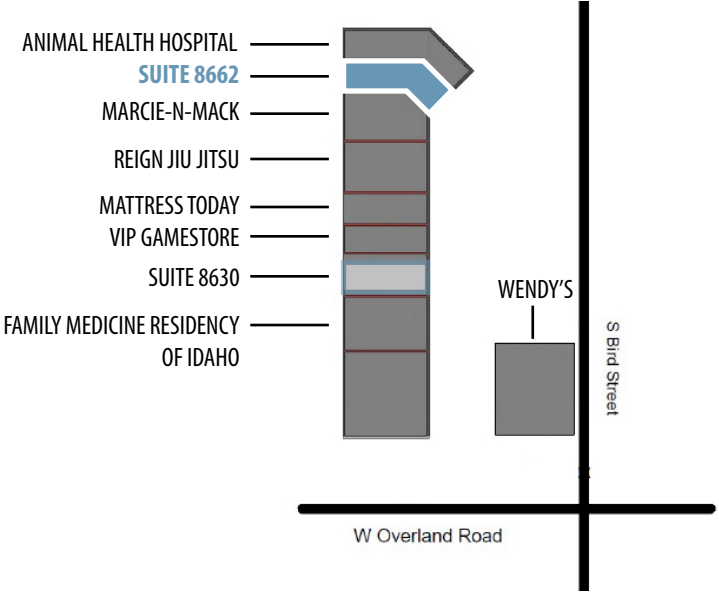
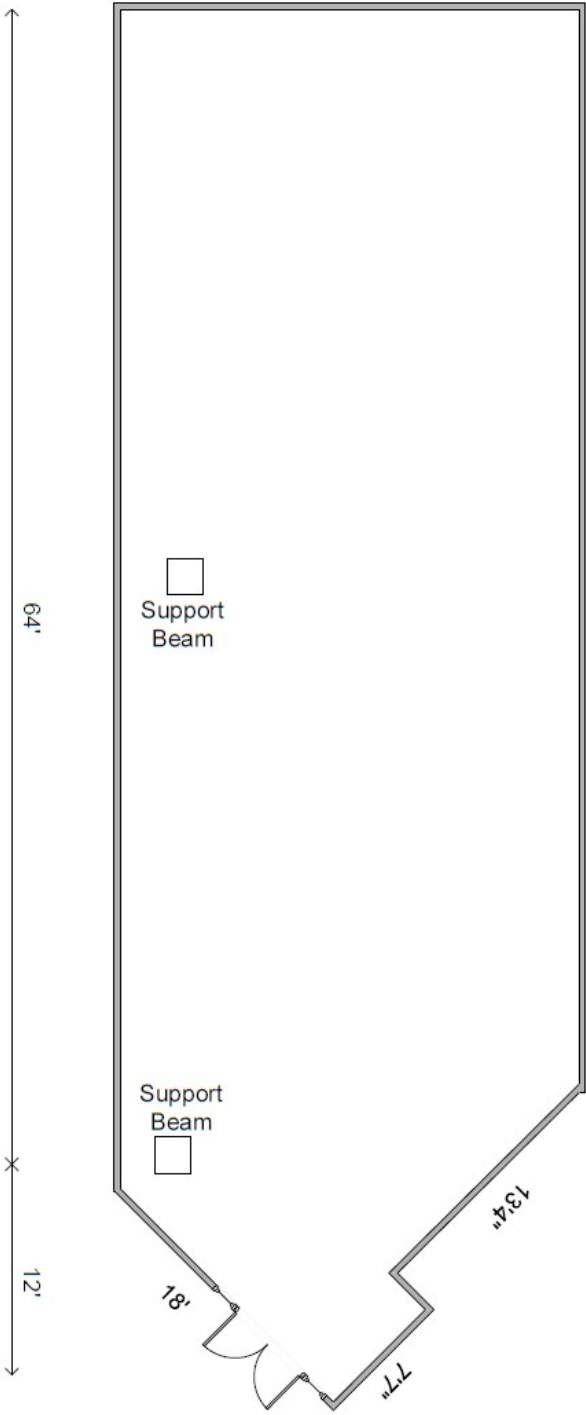
RESTAURANT EQUIPMENT AVAILABLE FOR PURCHASE FROM TENANT



STE 8662

*GREY SHELL CONDITION | T.I. ALLOWANCE AVAILABLE

LOCKBOX ON SUITE





EXCELLENT EXPOSURE ON OVERLAND



BACK OF BUILDING ACCESS





BLACK EAGLE OFFICE COMPLEX

SITE

ANIMAL HEALTH HOSPITAL
Marcie-n-Mack
VP GAMESTOP
MATTRESS TODAY
REIGN
Lucky Palace Chinese Restaurant
Wendy's

Walmart

LOWE'S

Maple Grove 23,500 vpd

30,670 vpd

32,884 vpd

84,500 vpd

Cole Rd 20,566 vpd

12,727 vpd

Overland Rd

34,722 vpd

Fantastic Sams
Sushi Ya
THE PET DOCTOR
Domino's Pizza
Curves
tropical CAFE
Massage Bay

Dutch Bros. Coffee
DEL TACO

GOODWOOD BARBECUE & COMPANY
21
CUTIE & LAMA
McGRATH'S
Amen Tel INNS
Creperie CAFE
BOISE SPECTRUM

32,598 vpd

OVER 32,884 VEHICLES PER DAY!