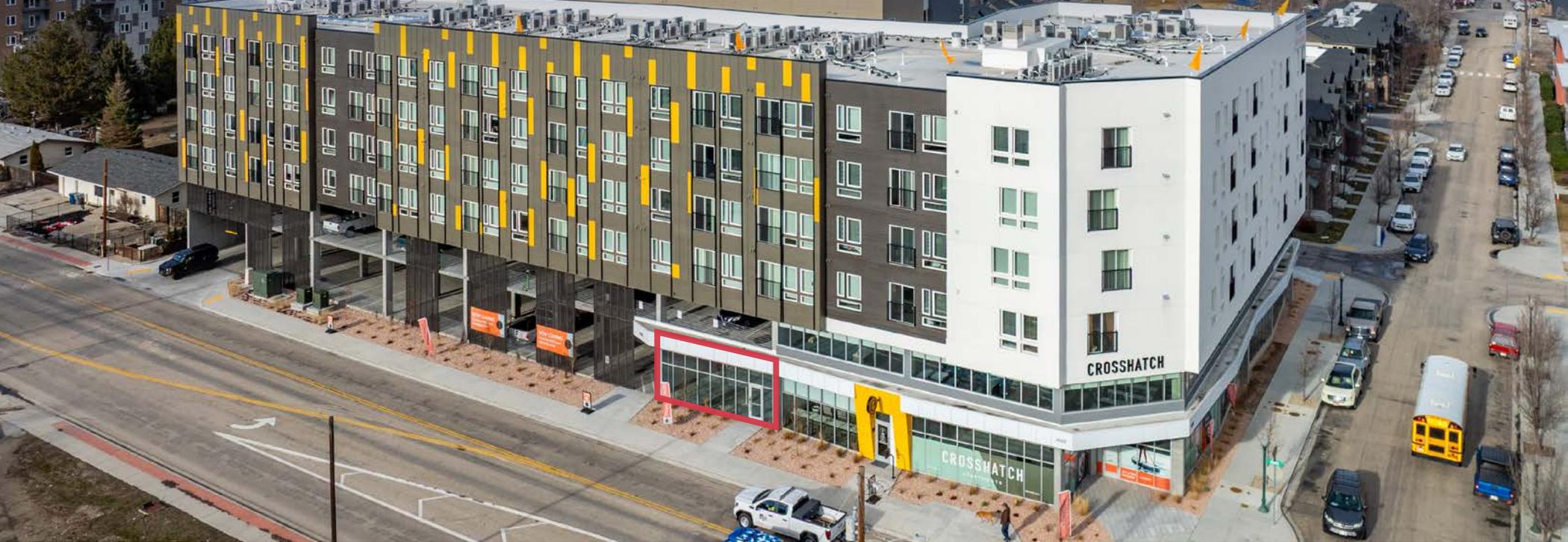


CROSSHATCH

TOK

COMMERCIAL

STREET RETAIL FOR LEASE / 4220 N ADAMS ST / GARDEN CITY, ID 83714



CONTACT

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JP GREEN, CCIM
208.947.0852
jpgreen@tokcommercial.com

HIGHLIGHTS

New construction mixed-use building.

Prime location for a boutique coffee bar or smoothie storefront.

Close proximity to Greenbelt, Veterans Parkway, and Downtown.

Adjacent covered on-site parking | 24 dedicated commercial spaces.

140+ spacious apartment units as part of the development.

DETAILS

SPACE	RSF	LEASE RATE
Suite 100	1,236 SF	\$22.00/SF, NNN

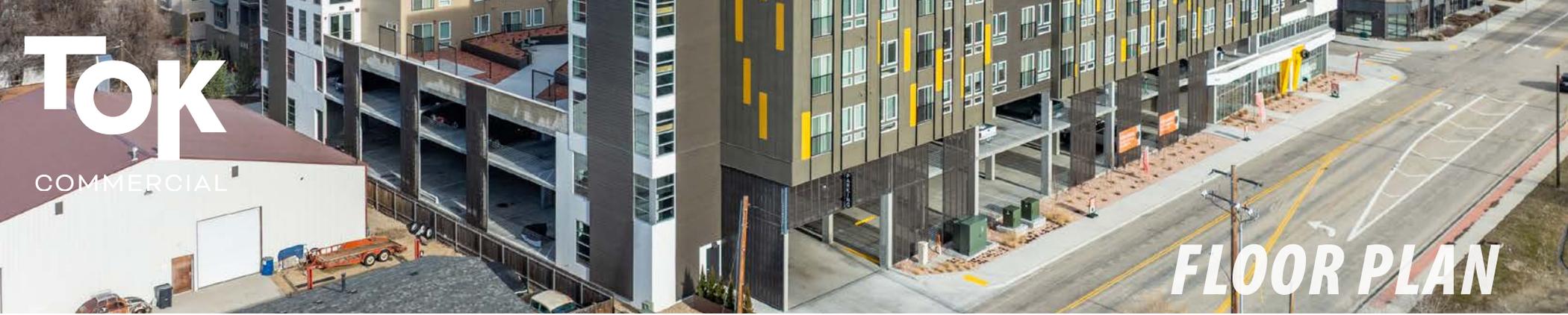
BLDG TYPE	Retail	ZONING	M
YEAR BUILT	2024	AVAILABLE	Immediately
LEASE TERM	Negotiable	EST. NNN'S	\$6.00/SF
PARKING	On-Site		

UPDATED: 2.2.2026

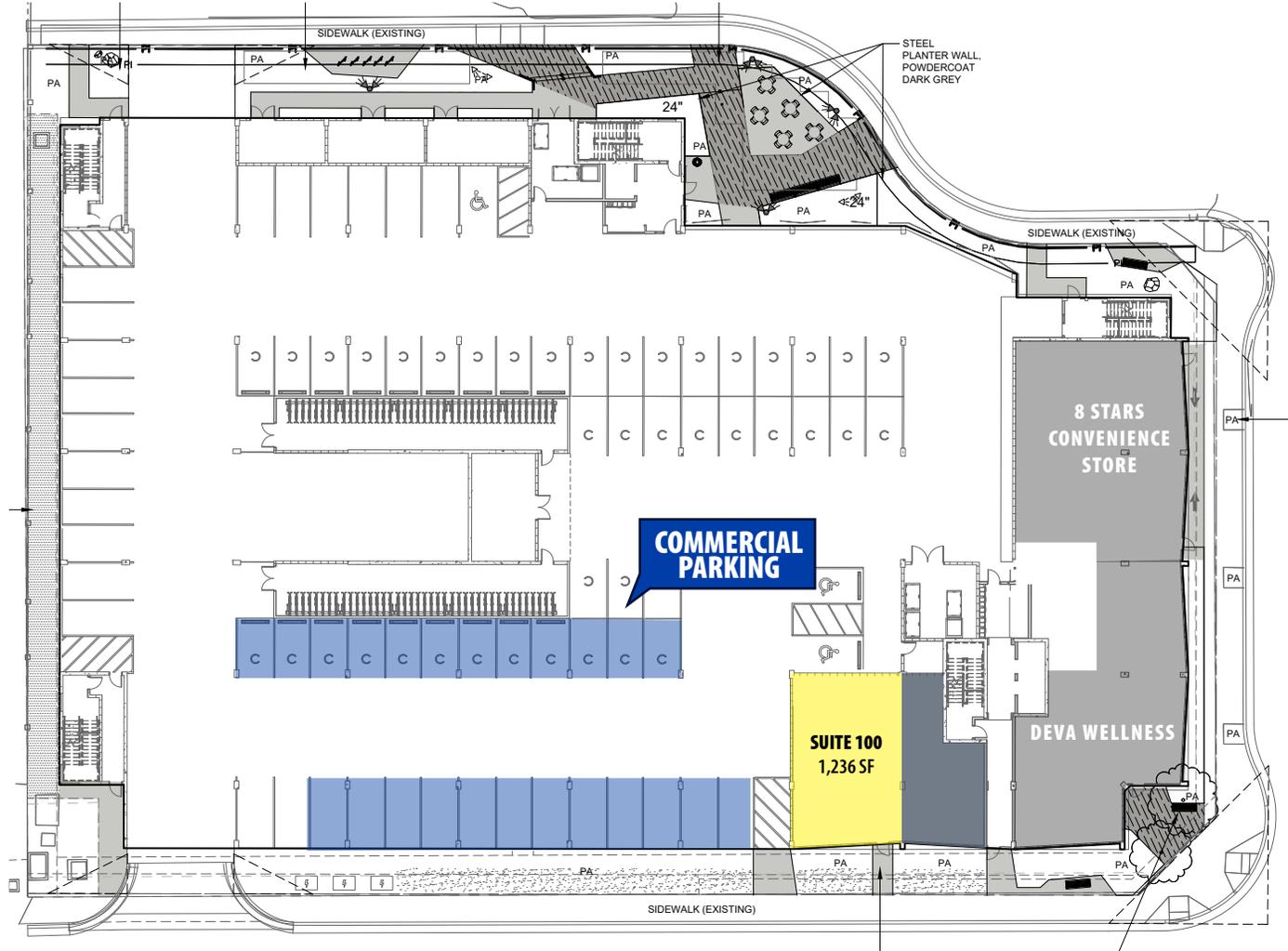
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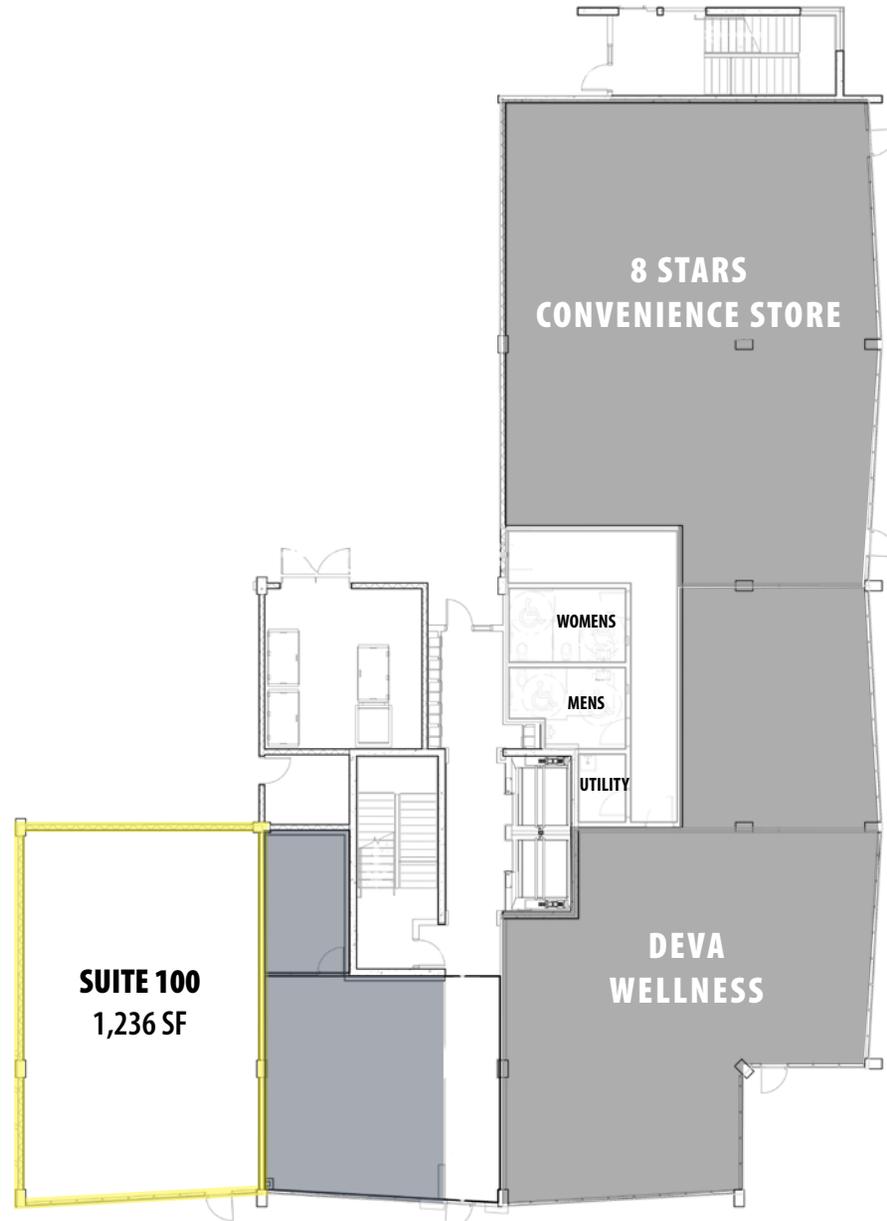
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FLOOR PLAN







NORTH CURTIS
22,360 VPD

BOISE RIVER

BOARDWALK APARTMENTS
234 RESIDENTIAL UNITS

BERNADINE QUINN'S POND

DOWNTOWN BOISE

CASINO BEACH
34 RESIDENTIAL UNIT
MIXED-USE PROJECT

ADAMS STREET
3,918 VPD

CROSSHATCH

Fisher's

Fin's Burgers **BOI**

First Interstate Bank

BOYS & GIRLS CLUBS
OF ADA COUNTY

Luciano's
ITALIAN RESTAURANT



WHITEWATER PARK



FUTURE CWI CAMPUS



CROSSHATCH



NORTH CURTIS

ADAMS STREET



1 MILE RADIUS



POPULATION
10,684
1 MI. RADIUS



HISTORIC ANN. GROWTH
0.7%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$93,285
1 MI. RADIUS

3 MILE RADIUS



POPULATION
105,621
3 MI. RADIUS



HISTORIC ANN. GROWTH
1.4%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$104,676
3 MI. RADIUS

5 MILE RADIUS



POPULATION
212,159
5 MI. RADIUS



HISTORIC ANN. GROWTH
1.0%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$107,926
5 MI. RADIUS

CROSSHATCH

CINDER

wildflour
COFFEE & CAFE

GREENBELT

STATE STREET
21,791 VPD (E/W)

BOISE RIVER

DOWNTOWN BOISE
ONLY 3.5 MILES TO THE MAIN
DOWNTOWN CORE

N CURTIS ROAD
31,314 VPD (N/S)

I-184 CONNECTOR
68,000 VPD (E/W)

BOYS & GIRLS CLUBS OF ADA COUNTY FISHER'S

Albersons jiffylube CHASE
Wendy's TACO BELL

Tim's Burgers BAO BREAD

Ruby GOLDEN WOK LAS BRAZAS

Greenbelt Market Hays WINE CO. DUSH & POUR
sandbar LING & LOUIE'S ASIAN BAP AND QUIL Luciano's ITALIAN RESTAURANT

MAVERIK Chevron Sinclair McDonald's
Capri RESTAURANT PIZZERIA Sushi Joy

PAPA MURPHY'S SUBWAY TACO BELL DOLLAR TREE

BARBARIAN THE KING THE RIVERSIDE HOTEL

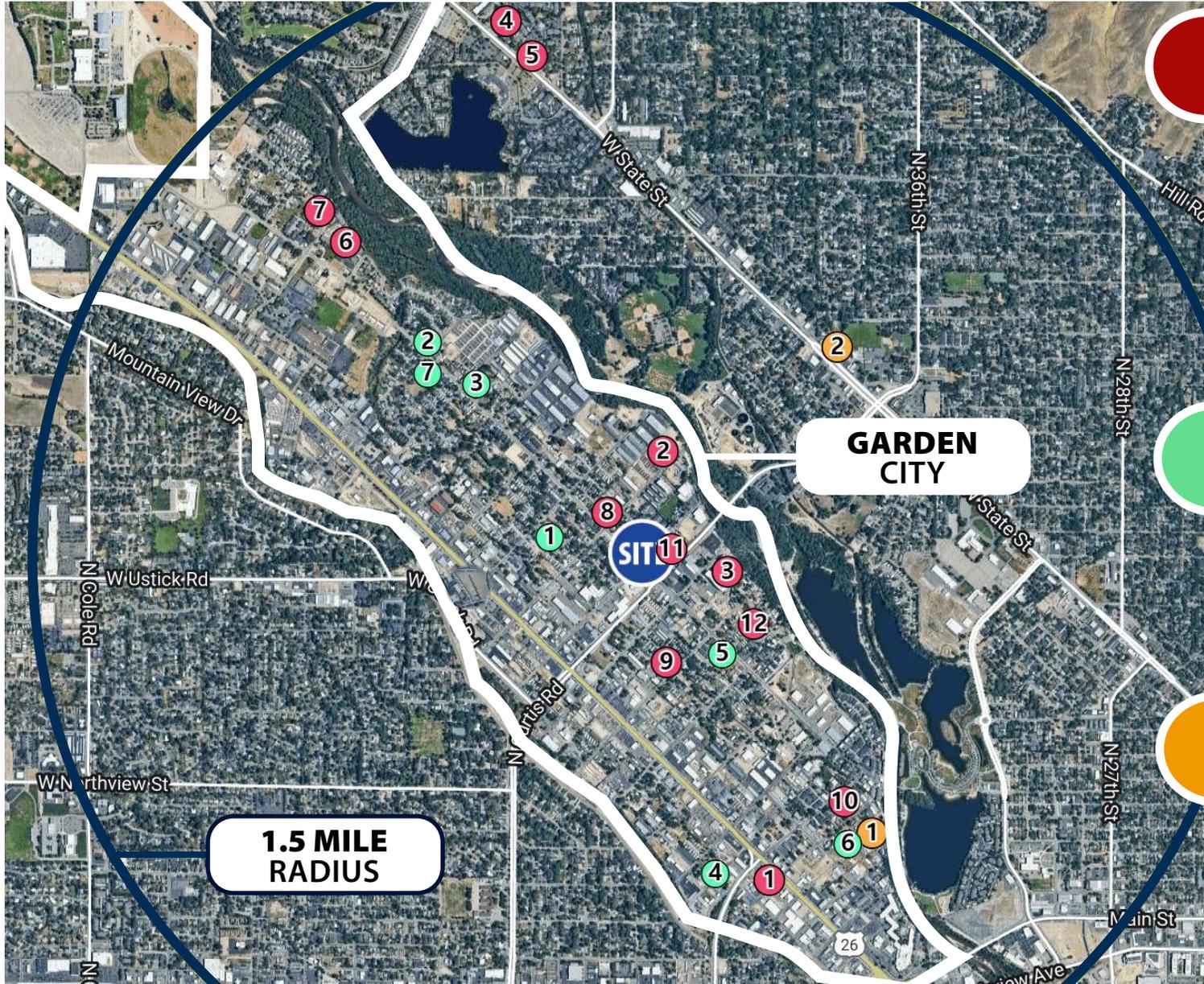
W+M St Luke's

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SURROUNDED BY GROWTH



1.5 MILE RADIUS

GARDEN CITY



APARTMENT COMPLEXES

- 1 3501 Chinden Blvd / 8 units / 1946
- 2 614 43rd Steet / 11 units / 1940
- 3 Boardwalk / 234 units / 2024
- 4 Four Points Retreat / 18 units / 2023
- 5 Haven on State / 48 units / 2024
- 6 Legacy at 50th Street / 216 units / 2017
- 7 Mallard Point / 158 units / 2000
- 8 Copestone Apartments / 70 units / 2024
- 9 210 40th Street / 8 units / 2014
- 10 309 36th Street / 24 units / 2023
- 11 Trailwinds / 64 units / 2015
- 12 Violet's Crossing / 16 units / 2024



RESIDENTIAL DEVELOPMENTS

- 1 Edgemere / 10 Lots / Submitted Sept 2024
- 2 Elle Estates Subdivision / 13 Lots / Submitted March 2022
- 3 Pointe Pierce Villas / 12 Lots / Submitted March 2024
- 4 Reese Townhomes / 28 Lots / Submitted April 2024
- 5 Riverplace Townhomes / 20 Lots / Submitted July 2021
- 6 Shavasana Urban Living / 23 Lots / Submitted March 2021
- 7 Zhanna Place Townhomes / 10 Lots / Submitted July 2021

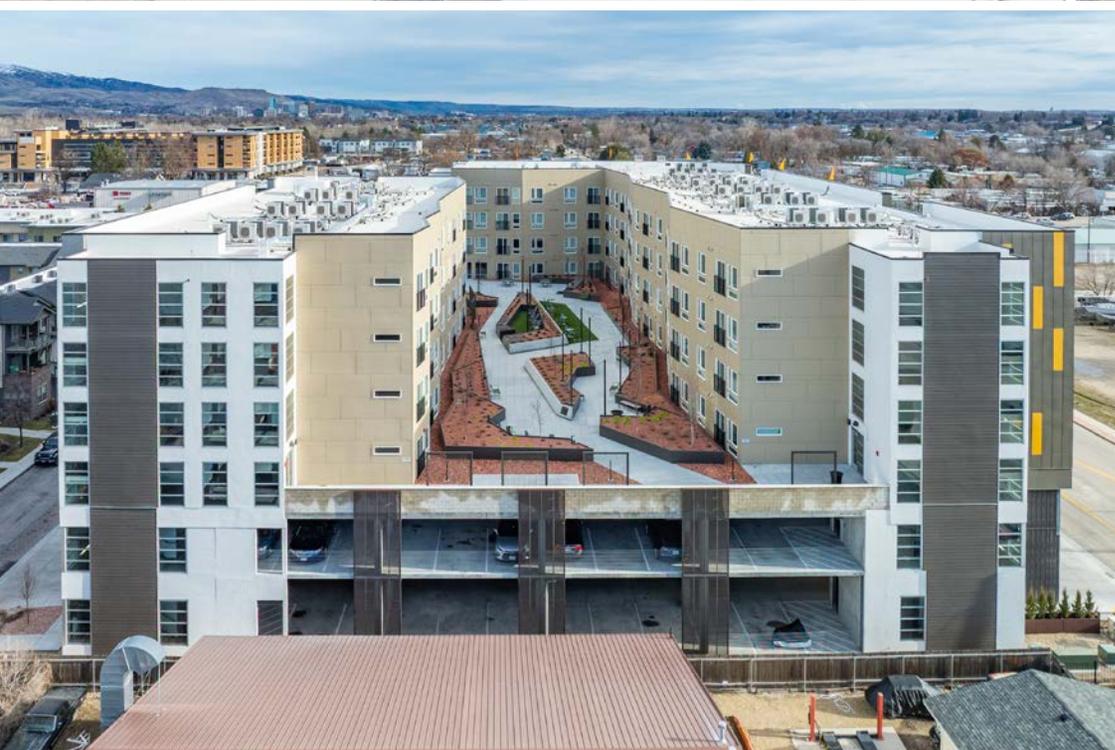


UNDER CONSTRUCTION DEVELOPMENTS

- 1 Casino Beach at Garden City / 23 / UC
- 2 Wilson Station Apartments / 102 / UC

1,018 TOTAL UNITS
1.5 MILE RADIUS

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