

HILLCREST SHOPPING CENTER

MIXED-USE SPACE | FOR LEASE

TOK
COMMERCIAL

AVAILABLE

**2.4 MILLION
VISITORS
EACH YEAR**

CLICK FOR
DRONE TOUR



ESTABLISHED DEVELOPMENT
WITH STRONG RETAIL SYNERGY

Holly Chetwood, CCIM

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YOUR SIGN HERE!

SPACE AVAILABLE | SUITE 5244

PROPERTY ADDRESS

5244 Overland Road
Boise, ID 83705

PROPERTY DESCRIPTION

Retail Center with Office & Light Industrial Potential

ZONING

MX-3 | City of Boise

AVAILABLE SPACE

Suite 5244 | 19,781 SF

RATES

\$9.50 PSF

EST. NNN

\$3.88 SF/yr NNN

LEASE TERM

3+ YEARS

PROPERTY HIGHLIGHTS

- Great rates with low NNN's!
- Abundance of parking.
- Located in an emerging area of Boise.
- Central location close to freeway and airport.
- Zoning allows for office and retail uses.
- Potential for industrial use with roll-up and dock doors.

TOK

COMMERCIAL

AVAILABLE

STE 5244

19,781 SF

\$9.50/SF

Retail | Office



SIX PROMINENT ACCESS POINTS



UPDATED: 5.1.2025

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AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	14,677	92,759	226,402
Avg HH Income:	\$92,909	\$85,793	\$109,631
Employees:	4,506	83,313	125,008

Hillcrest Shopping Center

FAMILY DOLLAR

Library!

Idaho PIZZA

planet fitness

STARBUCKS COFFEE

CAMP RHINO BOISE

usbank

STOR-N-LOCK SELF STORAGE

SITE

29,948 VPD

20,685 VPD

31,928 VPD

W Overland Rd

W Overland Rd

Jiffy lube

RITE AID

S Orchard St

28,328 VPD

Widgrees

BURGER KING

Pizza Hut

Aaron's

AutoZone

Jack & Jones

Hillcrest Country Club

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LOCATOR MAP