

NOW LEASING RETAIL | RESTAURANT

441 E RIVERSIDE DRIVE | EAGLE, ID 83616

**TOK** COMMERCIAL  
REAL ESTATE

BRIANNA MILLER CCIM, CLS | 208.761.9373 | [briannam@tokcommercial.com](mailto:briannam@tokcommercial.com)

## HIGHLIGHTS

- Waterfront restaurant patio!
- Flexible layouts and space available.
- Picturesque setting with close proximity to Boise River.
- Top demographics in the State with limited retail services.
- Desirable co-tenancy with strong retail and restaurant sales within Eagle River.

## DETAILS

SPACE	SIZE	RATE
Suite 1	3,214 SF	Contact Agent
Suite 2	1,464 SF	Contact Agent
Suite 3	1,464 SF	Contact Agent
Suite 4	2,068 SF	Contact Agent
Entire Building	8,210 SF	Contact Agent

**PROPERTY TYPE:** Retail/Restaurant  
**BUILDING SIZE:** 8,210 SF  
**DIVISIBILITY:** 1,464 - 8,210 SF





# EAGLE RIVER AREA MAP

WATERFRONT PROPERTY READY FOR RETAIL OR RESTAURANT

## *EagleRiver*

Eagle River is a premier mixed-use development located on the Boise River.

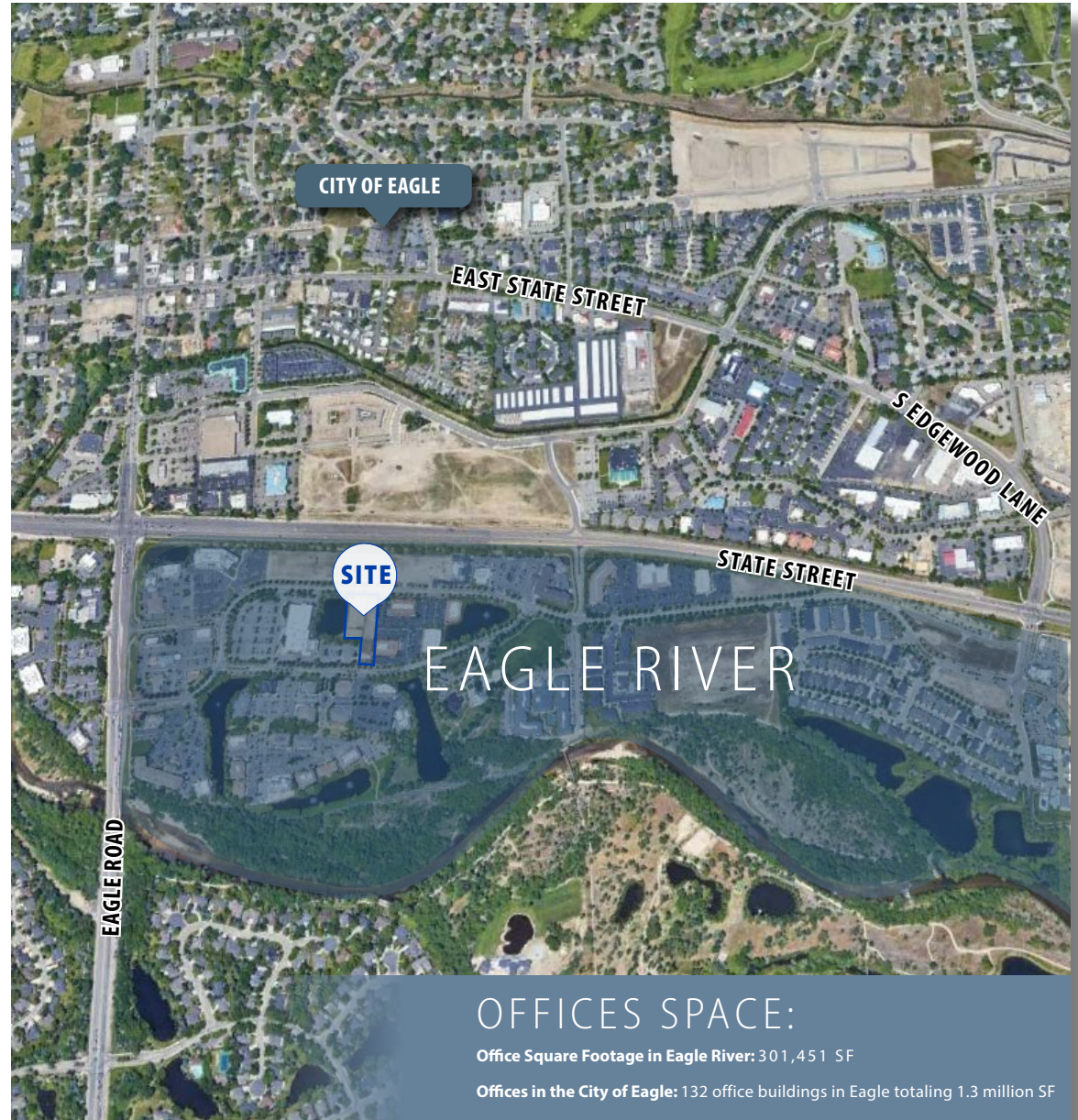
Situated at the prominent intersection of Eagle Road and State Highway 44, Eagle River hosts a diverse roster of businesses, from innovative office tenants to the Bardenay Restaurant to the Hilton Garden Inn.

With over 90-acres of extensive landscaping, pathways, water features, ample parking and contiguous access to the Boise River Greenbelt, Eagle River has long set the standard for what a mixed-use development can be.



UPDATED: 10.23.2024

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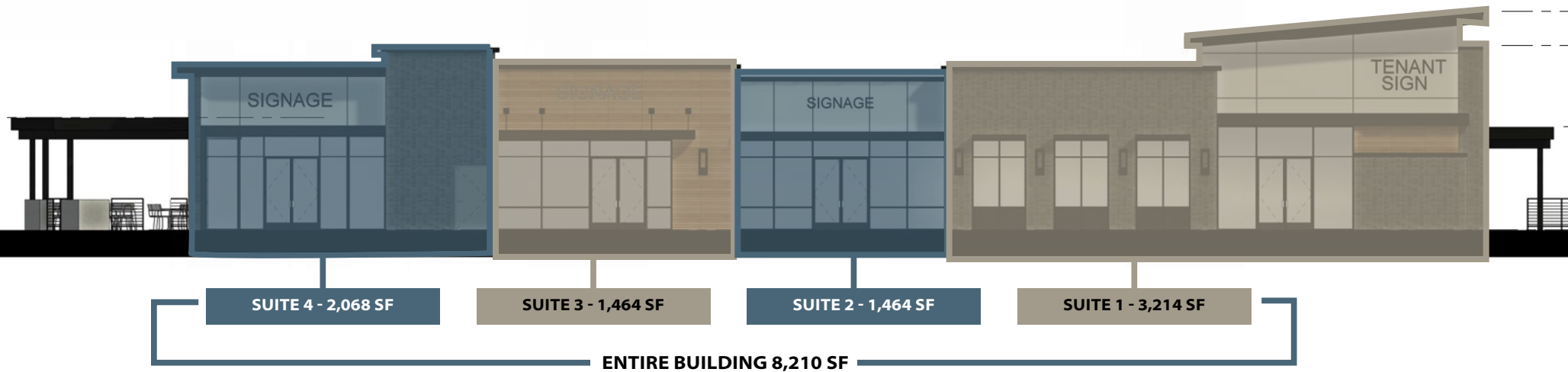
# CONCEPTUAL SITE PLAN



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# ELEVATION SITE PLAN



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# EAGLE RIVER MIXED USE CO-TENANTS



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# *Eagle River Retail*

RETAIL • RESTAURANT

TOP DEMOGRAPHICS IN THE STATE WITH LIMITED RETAIL SERVICES.

3.5 MILLION

ANNUAL RETAIL STORE  
VISITS AT INTERSECTION

390,000

SQ. FT. OF OFFICE  
SPACE WITHIN  
EAGLE RIVER  
DEVELOPMENT

HIGHEST

AVERAGE HOUSEHOLD  
INCOME IN THE STATE AT  
\$178,851, FOUND IN THE  
83616 ZIP CODE

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# EAGLE RESTUARANTS



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# TOK

COMMERCIAL

EMMETT

STAR

EAGLE

MERIDIAN

GARDEN CITY



## TRAFFIC COUNT:

S & N EAGLE ROAD AND E & W STATE STREET=73,114



AVIMORE  
Subdivision

14 MIN / 9.3  
TO SITE

13 MIN / 6.9  
TO SITE

Dry Creek Ranch  
Subdivision

11 MIN / 6.3  
TO SITE

Hidden Spring  
Subdivision

STATE STREET

Chinden Blvd

SITE



EAGLE ROAD

HWY 55

Eagle Hills

Pacific Heights

Legacy Community

River District

Blise Hunter Homes

The Cove at  
Eagle Lakes

Two Rivers

The Shores

Creighton Woods

Banbury Golf Course

Lakemoor

Chinden Blvd

Spurwing Acres  
Subdivision

13 MIN / 6.1  
TO SITE

13 MIN / 7.3  
TO SITE

### 1 MILE RADIUS



POPULATION

6,883

1 MI. RADIUS



HISTORIC ANN. GROWTH

3.5%

1 MI. RADIUS



AVG. HOUSEHOLD INC.

\$91,058

1 MI. RADIUS

### 3 MILE RADIUS



POPULATION

48,800

3 MI. RADIUS



HISTORIC ANN. GROWTH

2.3%

3 MI. RADIUS



AVG. HOUSEHOLD INC.

\$117,111

3 MI. RADIUS

### 5 MILE RADIUS



POPULATION

152,529

5 MI. RADIUS



HISTORIC ANN. GROWTH

2.9%

5 MI. RADIUS



AVG. HOUSEHOLD INC.

\$106,585

5 MI. RADIUS

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