

12296 / 12340 / 12388

WEST BOUNTY LANE STAR, ID
83669

THE SHOPS AT NORTERRA

Norterra Star Retail/
Office Development
For Sale or Lease
or Lease with an
Option to Purchase

100 - 45,388 Total SF Available



INVEST IN YOUR FUTURE - OWN YOUR OWN SUITE

SALE PRICE: **\$560.00/PSF**

LEASE RATE: \$40.00 - \$45.00/SF

AVAILABLE: Bldg. 1: 1,586 - 14,661 SF
Bldg. 2: 1,575 - 14,561 SF
Bldg. 3: 1,574 - 12,946 SF
Single Suites - \$250/ Per Week

LEASE TYPE: NNN Est. \$5.18

T.I ALLOWANCE: \$50.00/SF

LOT SIZE: 4.76 Acres

ZONING: CBD/DA (Central Business Dist./Development)

PARCEL #: R6119281400, R6119281300, R6119281200

CONSTRUCTION: Completion Date June 1, 2026

Listing Features

- Newly proposed retail/office buildings on Bounty Lane Just off State
- Ideal spot for retail, dining, medical, salon, & service businesses
- Quick growing area of the valley
- Single Professional suites
- Near Albertsons & Saint Alphonsus

VIEW LOCATION MAP

[Click Here](#)



Building 1



Building 2



Building 3



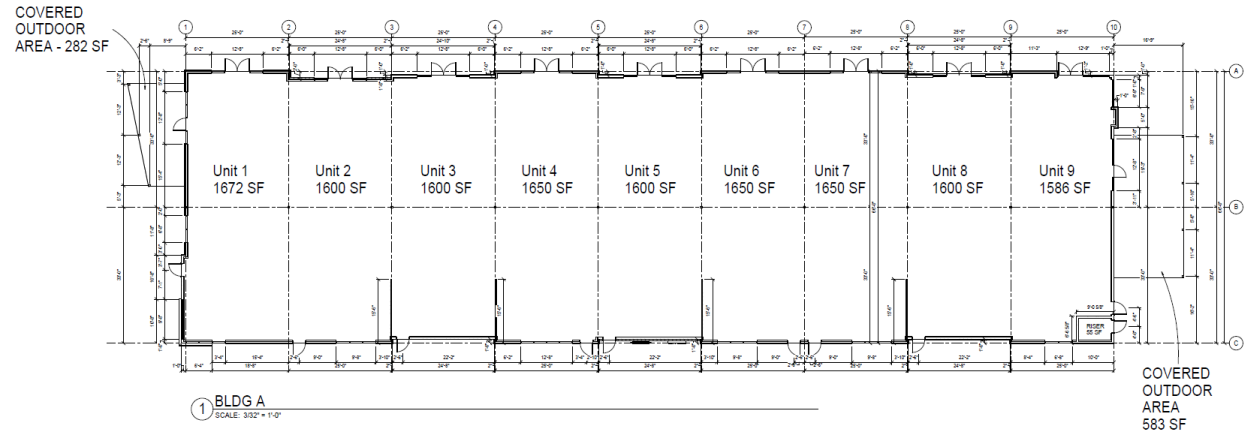
SITE PLAN



SITE PLAN

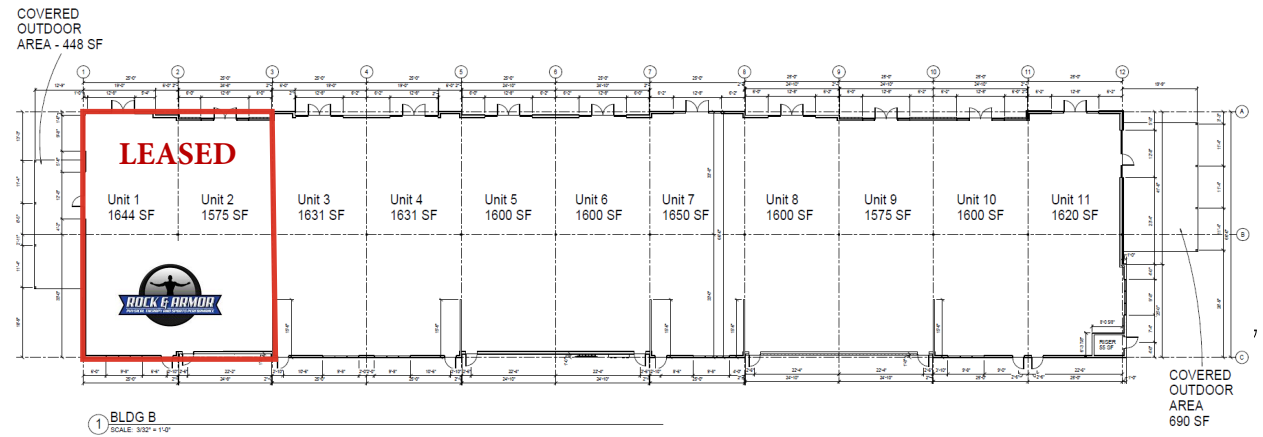
BUILDING 1

TOTAL AREA 14,663 SF



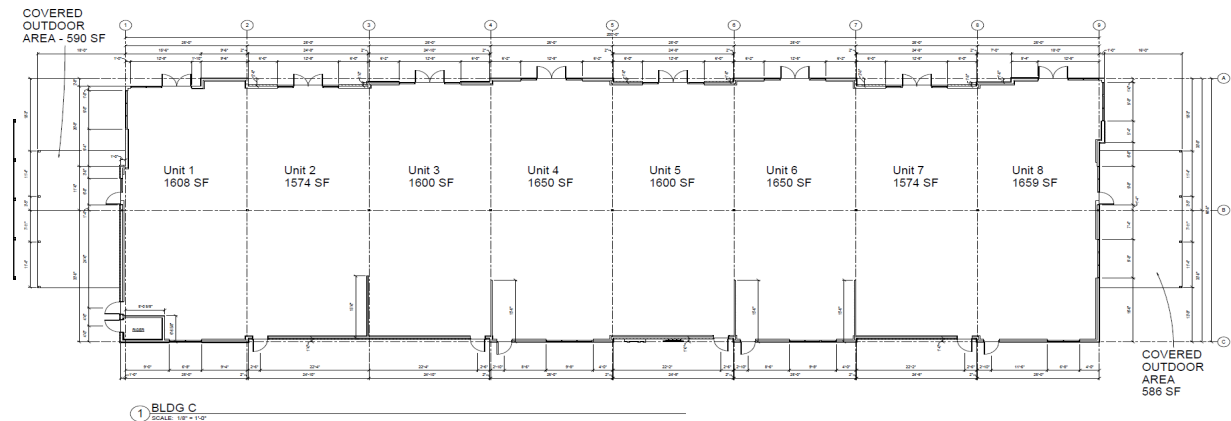
BUILDING 2

TOTAL AREA 17,781 SF

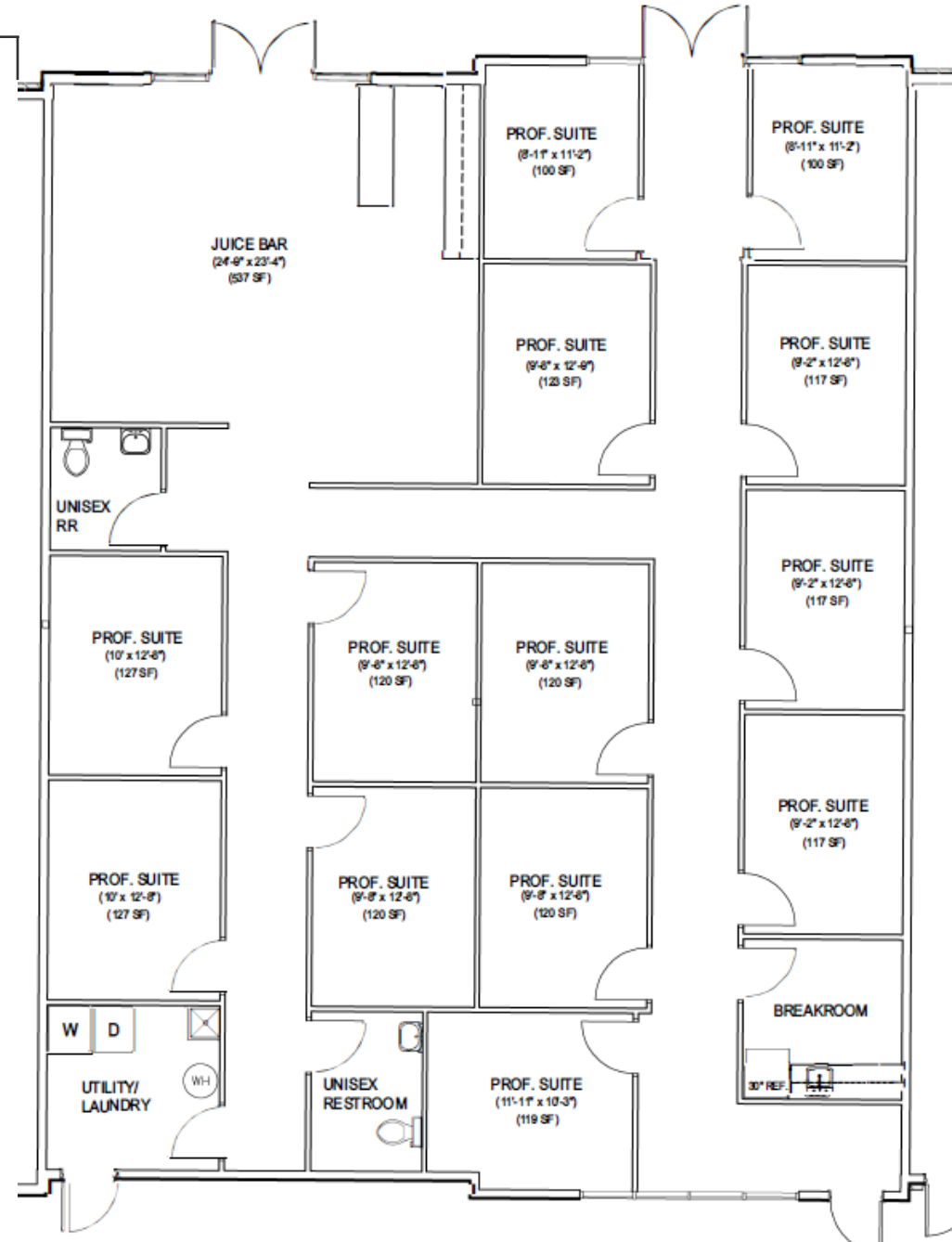
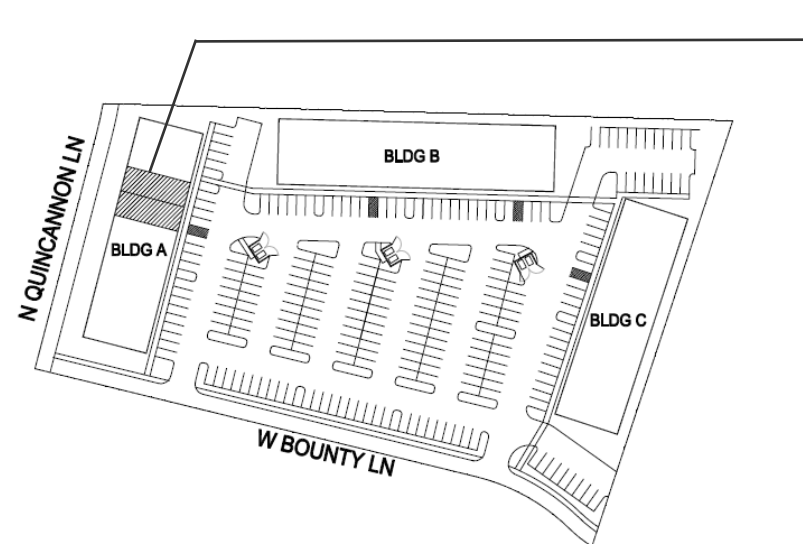


BUILDING 3

TOTAL AREA 12,972 SF



THE PROFESSIONAL SUITES AT NORTERRA



- Hair Stylists
- Nail Artists
- Barbers
- Chiropractors
- Estheticians
- Med Spa
- Tattoo Artists
- + More

INCLUDES:

- SHARED RESTROOM
- SHARED BREAKROOM
- SHARED LAUNDRY ROOM
- \$250/WEEK

*NOT AVAILABLE FOR PURCHASE

RETAIL MARKET



METRO INFORMATION

Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

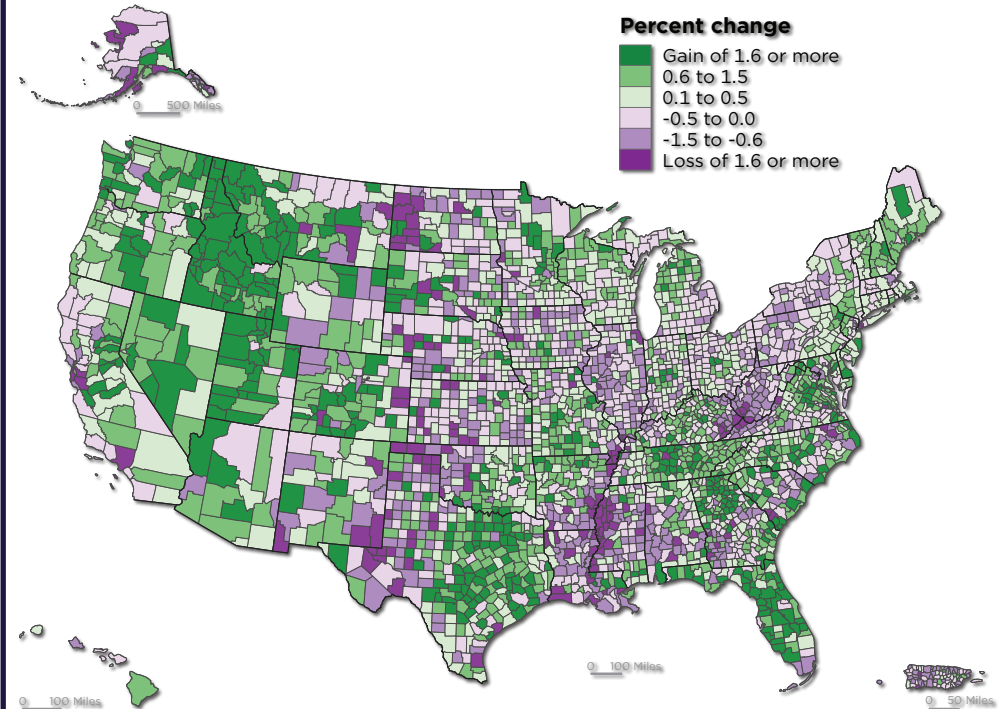
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:
<https://bvpep.org/regional-overview/>

Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration

U.S. CENSUS BUREAU

[census.gov](https://www.census.gov)

SOURCE: VINTAGE 2018 POPULATION ESTIMATES

[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/PEPEST.HTML](https://www.census.gov/programs-surveys/pepest.html)

About Star, Idaho

“As poets have honored the beauty of the stars in the galaxy, the Idaho legislature honors it's very own Star. While it only twinkles in size to many other Idaho cities, its residents have an inner warmth of goodness, friendliness and community spirit. We are confident these qualities will shine forth like diamonds in the sky, as the new City of Star takes its place as one of Idaho's shining examples of good and wise municipal government.”

2022 is our 25th year as a city, and these words continue to ring true. Star remains a beacon of goodness, friendliness and community spirit that draws people from all over the U.S. in search of a place to call home. Whether you've lived here your entire life, or are one of the many people that have recently relocated to Star, I want to personally welcome you and hope that you will take the time to get to know your neighbors, wave at a stranger, enjoy one of our parks, take a walk along the Boise River or volunteer with one of the many committees and organizations that serve our community and make it an awesome place to live.

Learn More By Clicking Here:



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