



**FOR LEASE - ALBERTSONS SHADOW ANCHORED RETAIL SPACE**  
**1,325 SF | Last Remaining Suite**  
**200 N Highbrook Way, Star, Idaho 83669**

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**Great Clips®**



**CLUB PILATES®**





## PROPERTY HIGHLIGHTS



**1,325 SF - LAST REMAINING SUITE**



**NEGOTIABLE RATES & TERMS**



**RETAIL, RESTAURANT, MEDICAL, OFFICE**



**SHELL CONSTRUCTION COMPLETE**



**SHADOW ANCHORED BY A NEW  
ALBERTSONS GROCERY STORE - NOW OPEN**



**WEST OF THE NEW HIGHWAY 16 CORRIDOR  
HIGH GROWTH AREA - [LEARN MORE HERE](#)**



**TENANT IMPROVEMENT ALLOWANCE**

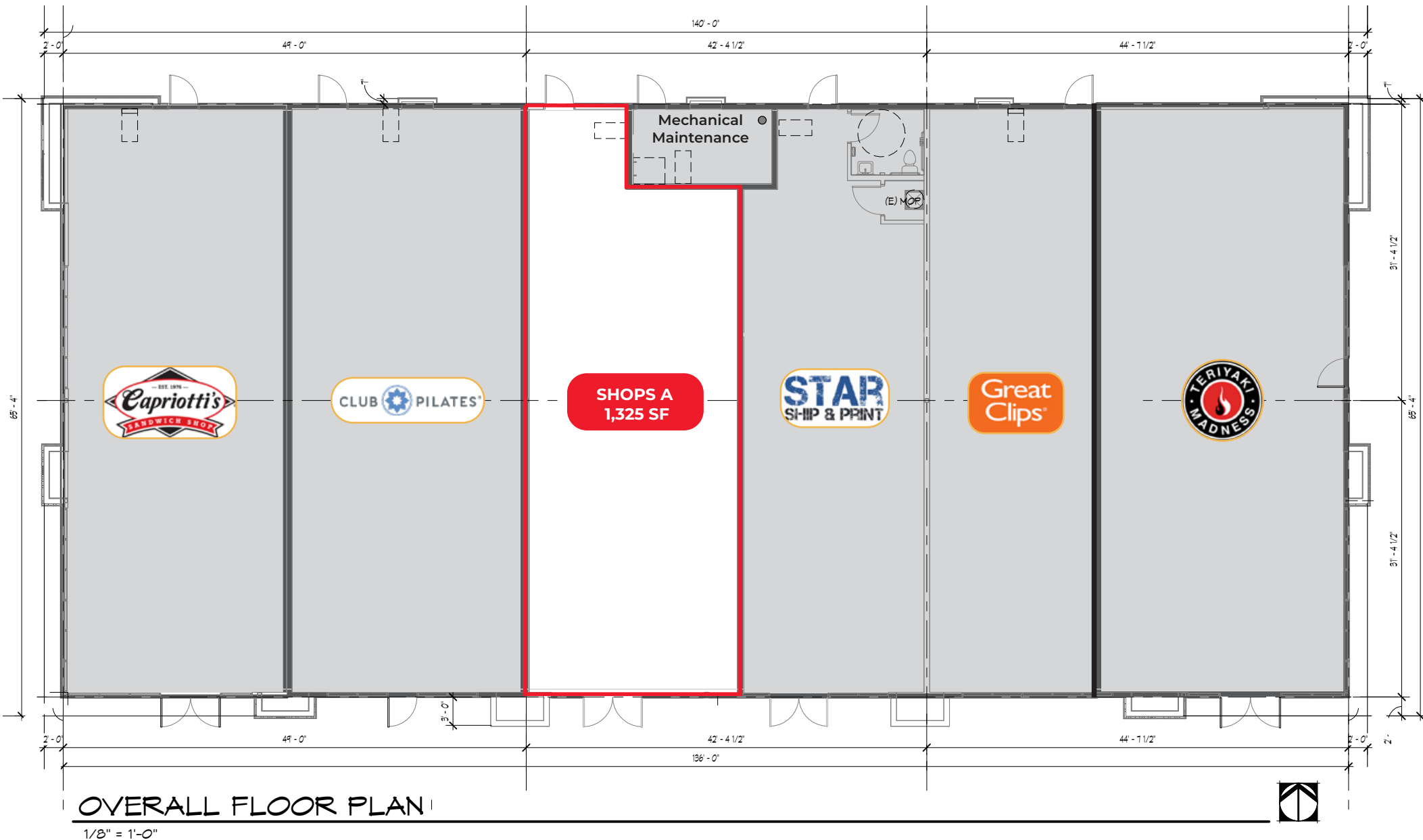


**SURROUNDING TENANTS INCLUDE CAFE RIO,  
US BANK & HEARTLAND DENTAL, SAINT  
ALPHONSUS HEALTH, PIZZA HUT, CHEVRON,  
USPS, SUBWAY, MAVERIK, BI-MART, ASIAN WOK,  
EL MARIACHI LOCO RESTAURANTE, WESTSIDE  
PIZZA, DAIRY QUEEN**

## LISTING DETAILS

- New retail development project in Star, new traffic signal being added - close to the highly traveled intersection of West State Street & Highway 16 **(Central Valley Expressway) - expansion to Highway 20/26 now completed**
- **Located in the path of growth** - thousands of newly plated residential & commercial units/lots located within a 5-mile radius of site
- Only one shell space for remaining, potential uses include retail, restaurant & service type tenants - contact agents for build-out options, terms and lease rates
- Prime location - anchored by a new Albertsons - now open - join Cafe Rio, US Bank, Heartland Dental, Star Ship & Print, Club Pilates, Capriotti's Sandwich Shop, Teriyaki Madness, and Great Clips, and surrounded by medical services, local & national retailers & restaurants, schools & religious facilities, encompassed by new mixed use developments
- Site offers prime unobstructed visibility, easy access, large parking field, & patio seating area
- Growing 3 Mile Demos - 2028 - Population 23,602, Households 8,292 Median Household Income \$108,170, Daytime Population 1,377





**One suite remaining, join Albertsons, Cafe Rio, Heartland Dental, US Bank, Capriotti's Sandwich Shop, Great Clips, Star Ship & Print, Teriyaki Madness & Club Pilates. Encompassed by new & existing commercial & residential developments.**

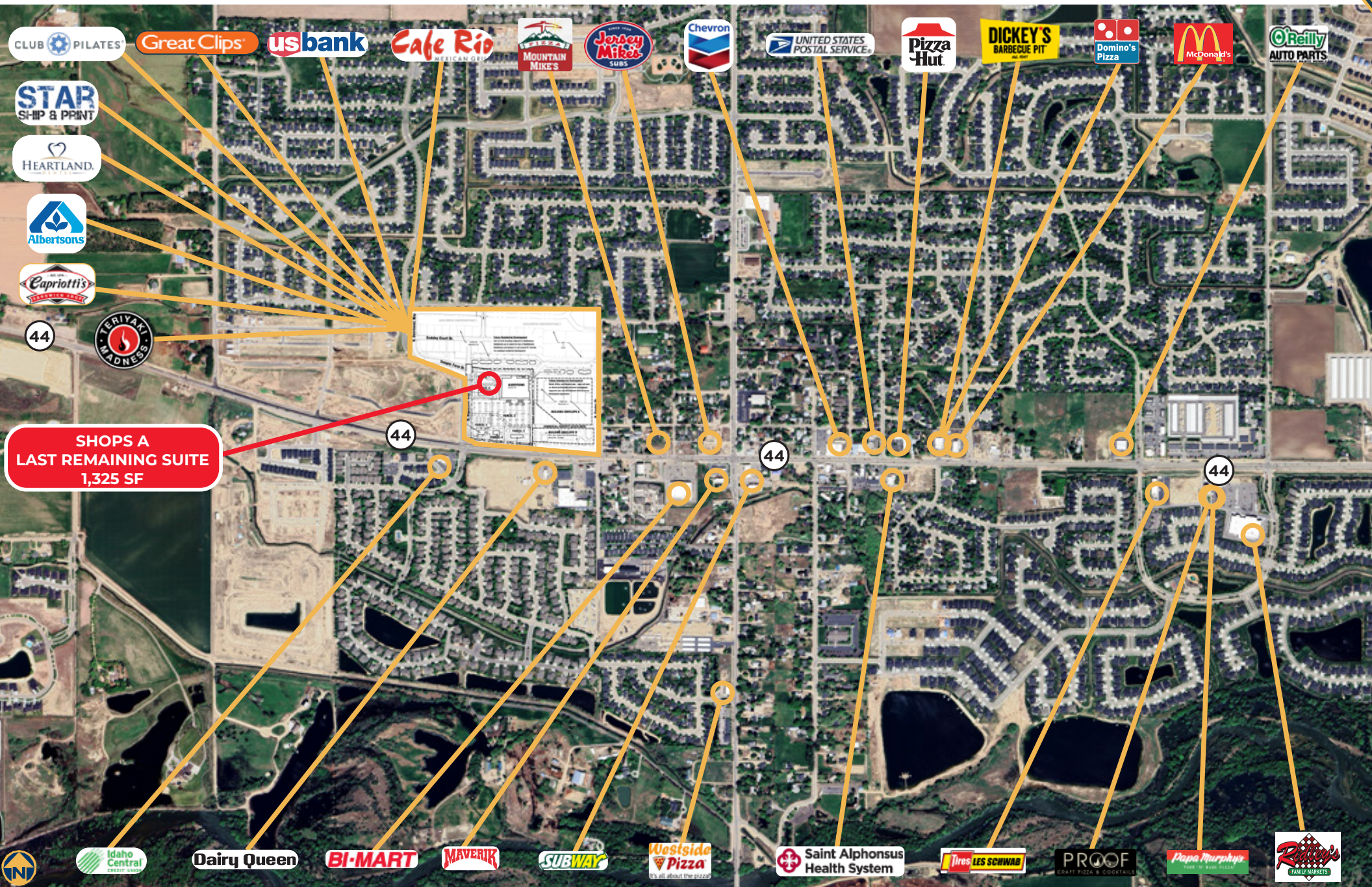


**STAR TOWN CENTER - LAST REMAINING SUITE**  
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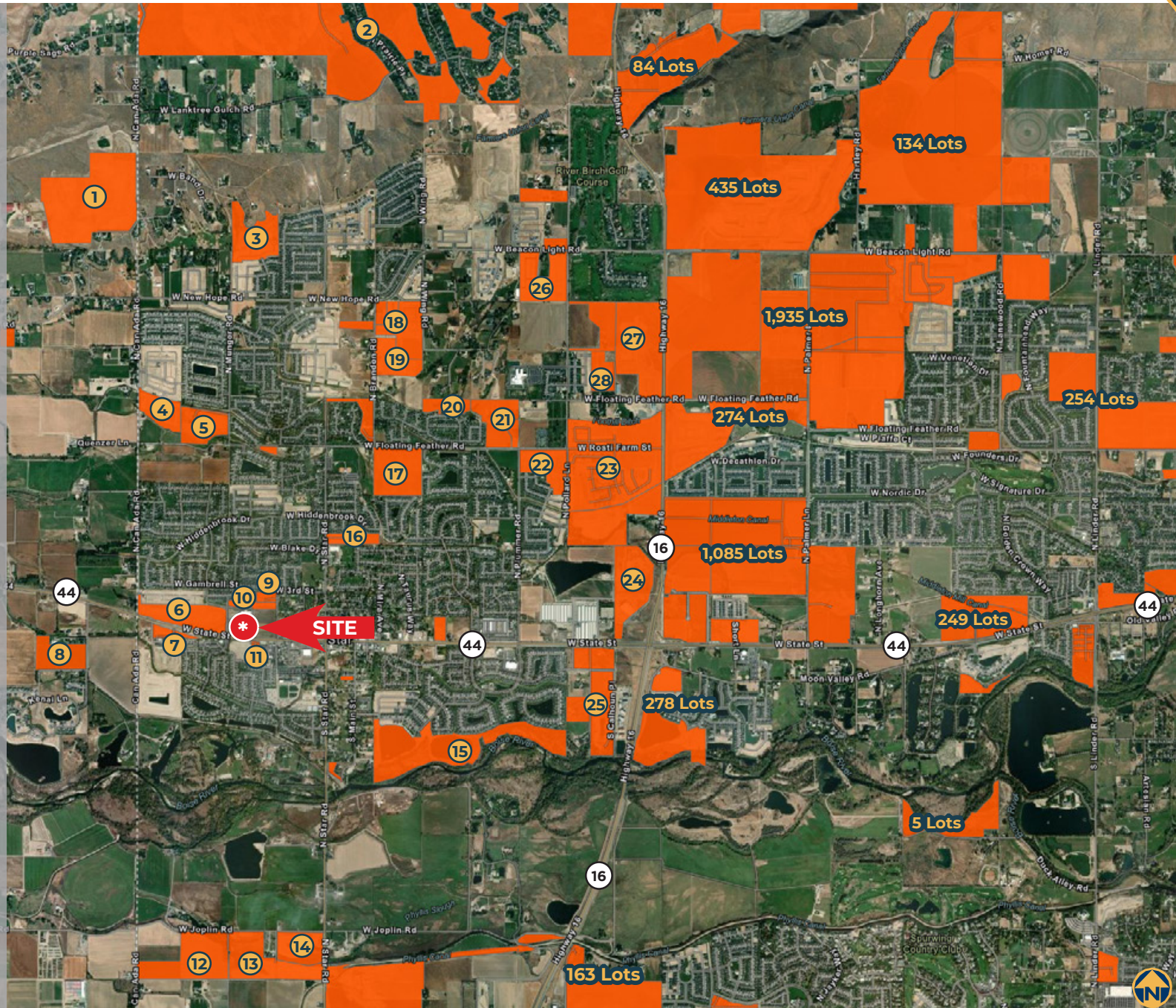
Prime location - anchored by a new Albertsons - now open - join Cafe Rio, US Bank, Heartland Dental, Star Ship & Print, Club Pilates, Capriotti's Sandwich Shop, Teriyaki Madness, and Great Clips, and surrounded by medical services, local & national retailers & restaurants, encompassed by new mixed use developments - Located in the path of growth



# STAR TOWN CENTER - LAST REMAINING SUITE

## 200 N HIGHBROOK WAY, STAR, IDAHO 83669

- 1 THUNDER RIDGE - 54 LOTS
- 2 WILLOWBROOK - 1,645 LOTS
- 3 TRAPPER RIDGE - 190 LOTS
- 4 WILD RYE CREEK - 198 LOTS
- 5 MUNGER CREEK - 103 LOTS
- 6 NORTERRA - 149 LOTS
- 7 STONECREST - 50 LOTS
- 8 STAR RIVER RANCH NORTH - 83 LOTS
- 9 STARDALE PLACE - 29 LOTS
- 10 ADDINGTON - 35 LOTS
- 11 MOON CREEK APARTMENT - 37 UNITS
- 12 NAISMITH COMMONS - 234 LOTS
- 13 STARPOINTE - 84 LOTS
- 14 OAKLAWN CROSSING - 71 LOTS
- 15 PARKSTONE AT HERON RIVER - 596 LOT
- 16 SADDLEWOOD - 56 LOTS
- 17 CHERISHED ESTATES - 165 LOTS
- 18 CANVASBACK - 123 LOTS
- 19 SELLWOOD PLACE - 85 LOTS
- 20 COLT PLAC - 133 LOTS
- 21 LANGTREE BUNGALOWS - 124 LOTS
- 22 AMERICAN STAR - 240 LOTS
- 23 ROSTI FARMS 1 & 2 - 688 LOTS
- 24 MINK CREEK - 11 LOTS
- 25 EAST STAR RIVER RANCH - 287 LOTS
- 26 RIVERCREEK LANDING - 164 LOTS
- 27 MILESTONE RANCH - 317 LOTS
- 28 MILEPOST COMMONS - 83 LOTS

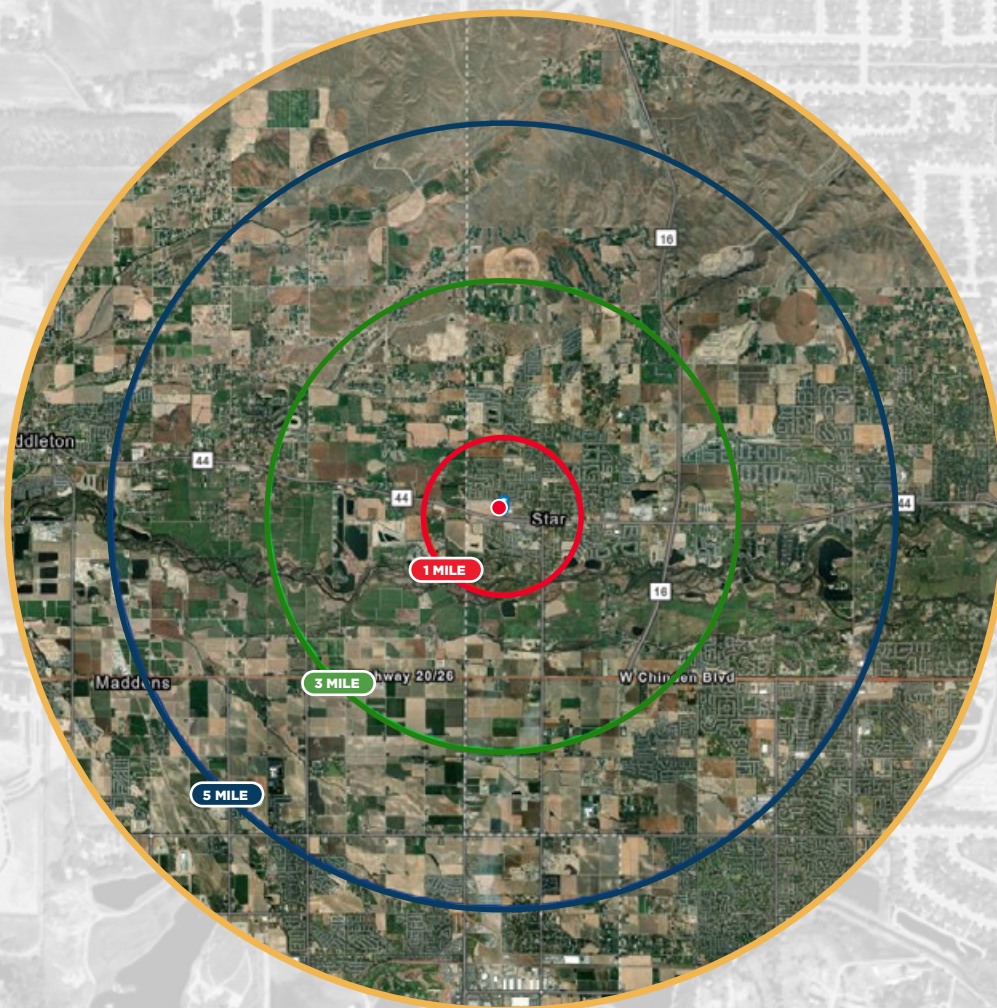


Preliminary Plats - Located directly in the path of growth, thousands of newly plated residential & commercial units/lots located within a 5-mile radius of site. Rapidly expanding population growth: [Click Here to Learn More](#)



## 1, 3 & 5 MILE DEMOGRAPHICS

In the identified area, the current year population is 50,648. In 2020, the Census count in the area was 36,653. The rate of change since 2020 was 10.46% annually. The five-year projection for the population in the area is 62,927 representing a change of 4.44% annually from 2023 to 2028.



6,465  
**1 MILE  
POPULATION**



\$84,837  
**1 MILE  
MEDIAN INCOME**



35  
**1 MILE  
MEDIAN AGE**



18,940  
**3 MILE  
POPULATION**



\$94,934  
**3 MILE  
MEDIAN INCOME**



35  
**3 MILE  
MEDIAN AGE**



50,648  
**5 MILE  
POPULATION**



\$104,079  
**5 MILE  
MEDIAN INCOME**

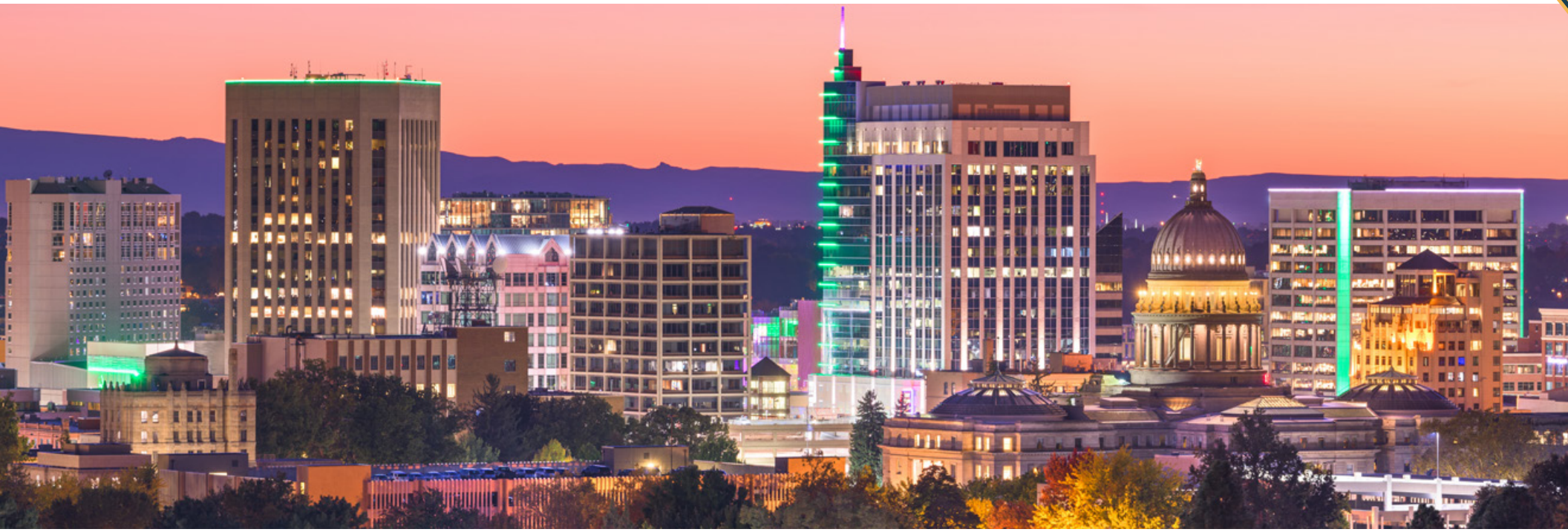


36  
**5 MILE  
MEDIAN AGE**



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028. Esri converted Census 2000 data into 2010 geography.





## OPPORTUNITY, MEET AMBITION.

A company's greatest asset is its people; the same rings true for a region. In the Boise Metro, you'll discover an educated, ambitious labor force that, in 2019, grew nearly 250% faster than the national average. Additionally, the Boise Metro had a higher net migration rate than any other metro in the West. Doing business here comes with intangibles like accessible decision-makers, encouraged collaborations and a highly sought life/work integration. Plus, the cost of doing business here is nearly a third lower than our Western neighbors of California and Washington. The same intriguing opportunities that corporations like Simplot, Albertsons and Micron recognized in the region years ago are attracting companies across the country today. The pleasant realities of living life and doing business in the Boise Metro is what has brought them here for good.

Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here.

We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs.



*Click here to download the complete Boise Valley Regional Overview:*

<https://bvpep.org/regional-overview/>





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