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THE OVERLAND NOOK

11101 OVERLAND ROAD, BOISE, ID 83709

1,500 - 3,000 SF Street Retail
Available For Lease

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PROPERTY INFORMATION

PROPERTY TYPE	Retail - New Development
LEASE RATE	Contact Agent
AVAILABLE SPACE	1,500 - 3,000 SF
ADDRESS	11101 Overland Road, Boise, ID 83709
LEASE TYPE	NNN
TI ALLOWANCE	Negotiable

HIGHLIGHTS

- Close proximity to a bustling retail area
- Shadow anchored to Fred Meyer
- New construction with modern design and flexible layouts
- Strong daytime population and household income
- Easy access
- Zoned for a variety of users
- Surrounded by dense residential neighborhoods
- Adjacent commercial pad available for sale.
- Contact agent for details and pricing.

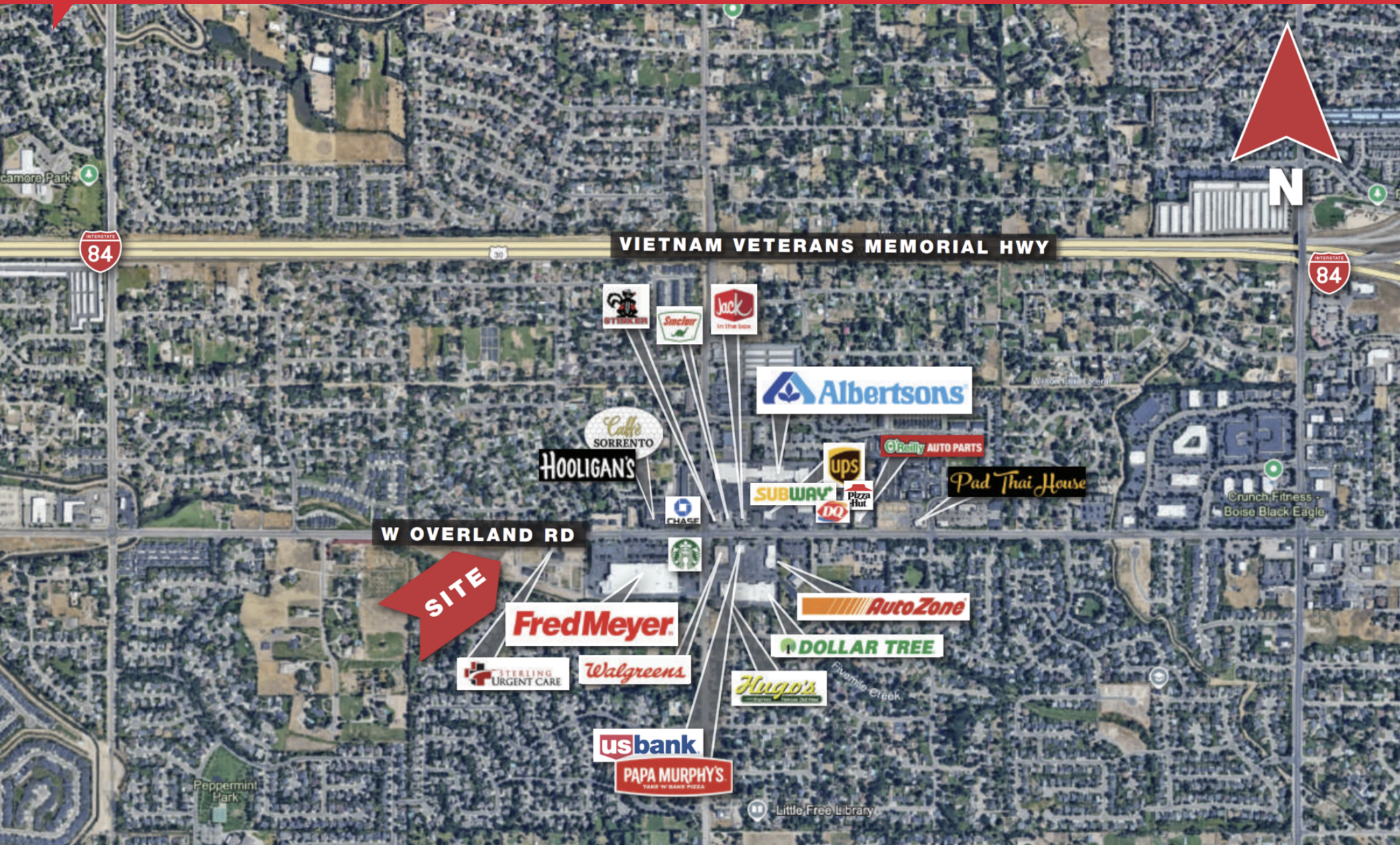
This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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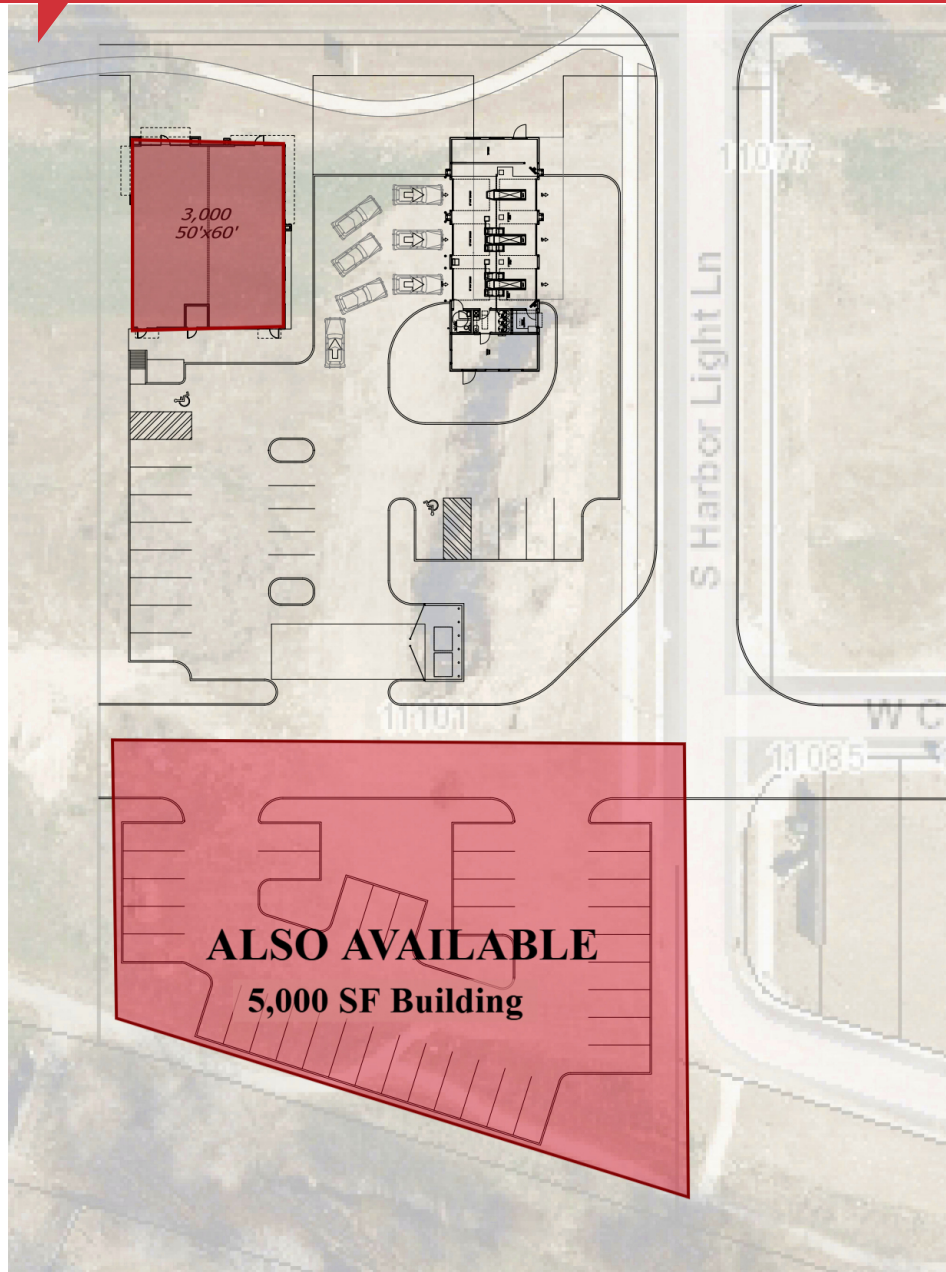
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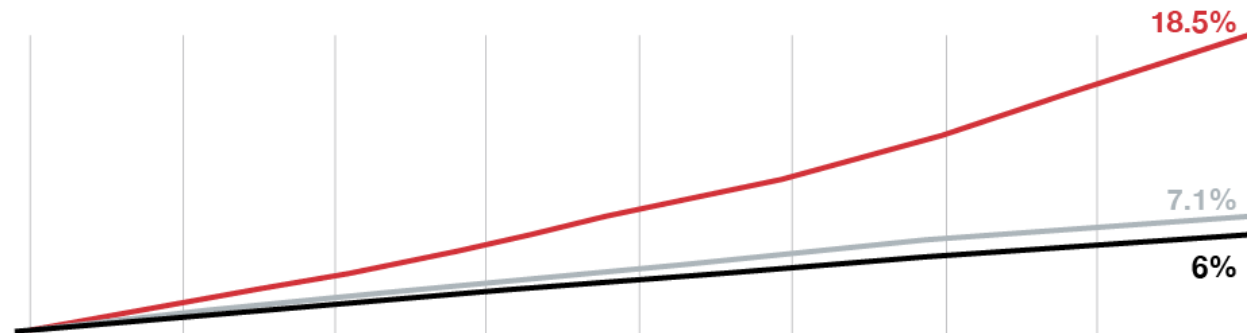
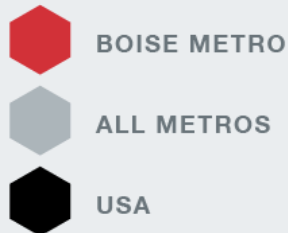
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Population Growth 2010-2018



Largest Private Sector Employers

From corporate headquarters to flourishing startups, the Boise Metro has proven to be a place where companies can put down roots and prosper.



St. Luke's

Idaho-based, not-for-profit health system.

7,000-7,999 employees



Micron Technology, Inc.

Manufacturing & Technology.

5,000-5,999 employees



Saint Alphonsus

Saint Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.

5,000-5,999 employees



Albertsons

Headquarters for a national grocery chain.

3,000-3,999 employees



Walmart

Retail trade.

3,000-3,999 employees



J.R. Simplot Company

Headquarters and processing plant for national food processor

2,000-2,999 employees



HP Inc

The world's largest technology company, HP established its printer division in Boise in 1973. HP Inc. & HP Enterprise) both of which are located here.

1,000-1,999 employees

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“

Boise rents have increased by 19.36% over the past year and 38.21% over the past three years. The vacancy rate for all rental properties in Boise is 1.67%, up from 1.40% one year ago...Real estate price jumps, low supply, rising household formations, and the flood of pandemic-related population growth have created a perfect storm. There just is not enough housing to meet Boise's demand, and as a result, rental rates are breaking records every quarter, and vacancies remain near recorded lows. This was vividly clear at the start of 2021—the first quarter saw Boise rental market vacancies reach an all-time record of 0.75%. As Q4 came to a close, its 1.64% vacancy rate indicated much of the same experience for renters going into the new year. Demand continues to dwarf available supply.”

weknowboise.com

“

Idaho Was the Second-Fastest Growing State Last Decade”

www.census.gov

“

Boise ranked higher than 90% of the country for job and high-tech GDP growth and reported some of the lowest unemployment and property crime rates for the metro areas on this list. Those promising statistics along with the city's population boom over the last couple of decades make it easy to see why Boise's in the top 1% of the country for 1-year home appreciation. In the past 12 months, home values in the area have increased 45%.”

rockethomes.com



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“
With such wide diversity in landscapes and outdoor recreation opportunities, Idaho is one of the most underrated states in the West. From the high desert plains to jagged mountain peaks to pristine rivers and streams, no matter what part of the state you find yourself in, we guarantee there's someplace beautiful to explore nearby.
”

“
Boise, Idaho was named one of the safest cities in the world by MSN. Moreover, it was ranked #8 out of 50! There were only two USA cities on the list, the other being Salt Lake City, Utah which came in at #49.
”

visitidaho.org

onlyinyourstate.com

“
Boise is a recreationalist's paradise. If you value the outdoors and time spent among rivers, mountains, canyons, deserts and lakes — and all the activities encapsulated therein — it's worth a serious look.
”

realestate.usnews.com

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IDAHO STATS

#1 Least Regulated State

*Mercatus Center at
George Mason
University*

**#1 State for
Creditworthiness**

Barron's

#3 Best Run State

24/7 Wall St.

#5 Best State

*U.S. News & World
Report*

**#3 State in 2021 U.S.
States By GDP And
Which States Have
Experienced The
Biggest Growth**

Forbes

**#1 State for in Lowest
Annual Tax Revenue
Decline**

Pew Trusts

**#1 State in Year Over
Year Growth**

Pew Trusts

**#1 for Economy & #2 for
Business Friendliness**

CNBC

**#4 Best State for
Pandemic Response**

Politico

**Top 10 Lowest
Unemployment Rate
Among States**

*Bureau of Labor
Statistics*

**Top 10 State for Overall
Freedom**

Cato Institute

**#1 State for
Entrepreneurs**

AdvisorSmith

5th Best Economy

WalletHub

**5th Best Place to Start a
Business**

WalletHub

**6th Most Independent
State**

WalletHub

4th Best State to Live

WalletHub

7th Happiest State

WalletHub

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