

# TOK

COMMERCIAL

# OVERLAND PLAZA

RETAIL FOR SALE OR LEASE | 3925 - 3929 W. OVERLAND ROAD | BOISE, ID 83705



## CONTACT

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## HIGHLIGHTS

Excellent ownership opportunity on Overland Road with quality tenants and professional management in place.

Newly remodeled turn-key barber or salon space with quality finishes, available for lease.

Excellent visibility and signage on Overland Road.

Ample parking for employees and customers.

Easy access to Boise State University, downtown, and I-84.

Building underwent extensive exterior and interior remodel in 2023.

## DETAILS

**BLDG. TYPE:** Retail

**BLDG. SIZE:** 4,352 SF

**SALE PRICE:** ~~\$1,300,000~~ \$1,100,000

**NOI:** \$65,259

**AVAILABLE SPACE:** Ste 3929 | 1,001 SF

**LEASE RATE:** \$18.00/SF + NNN

**PARKING:** Ample On-Site

**EST NNN'S:** \$7.77 SF/yr

**AVAILABLE:** Immediately

UPDATED: 11.18.2025

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## AREA DEMOGRAPHIC SUMMARY

### POPULATION

1 MI | 15,607  
3 MI | 94,466  
5 MI | 203,398

### HOUSEHOLDS

1 MI | 7,248  
3 MI | 44,682  
5 MI | 89,730

### MED. INCOME

1 MI | \$72,161  
3 MI | \$73,209  
5 MI | \$86,075

### EMPLOYEES

1 MI | 7,435  
3 MI | 90,225  
5 MI | 121,384



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