

CROSSHATCH

STREET RETAIL FOR LEASE / 4220 N ADAMS ST / GARDEN CITY, ID 83714

TOK
COMMERCIAL



New construction mixed-use building.

Prime location for a boutique coffee bar or smoothie storefront.

Close proximity to Greenbelt, Veterans Parkway, and Downtown.

Adjacent covered on-site parking | 24 dedicated commercial spaces.

140+ spacious apartment units as part of the development.

SPACE	RSF	LEASE RATE
Suite 130	1,236 SF	\$22.00/SF, NNN

CONTACT



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HIGHLIGHTS



DETAILS



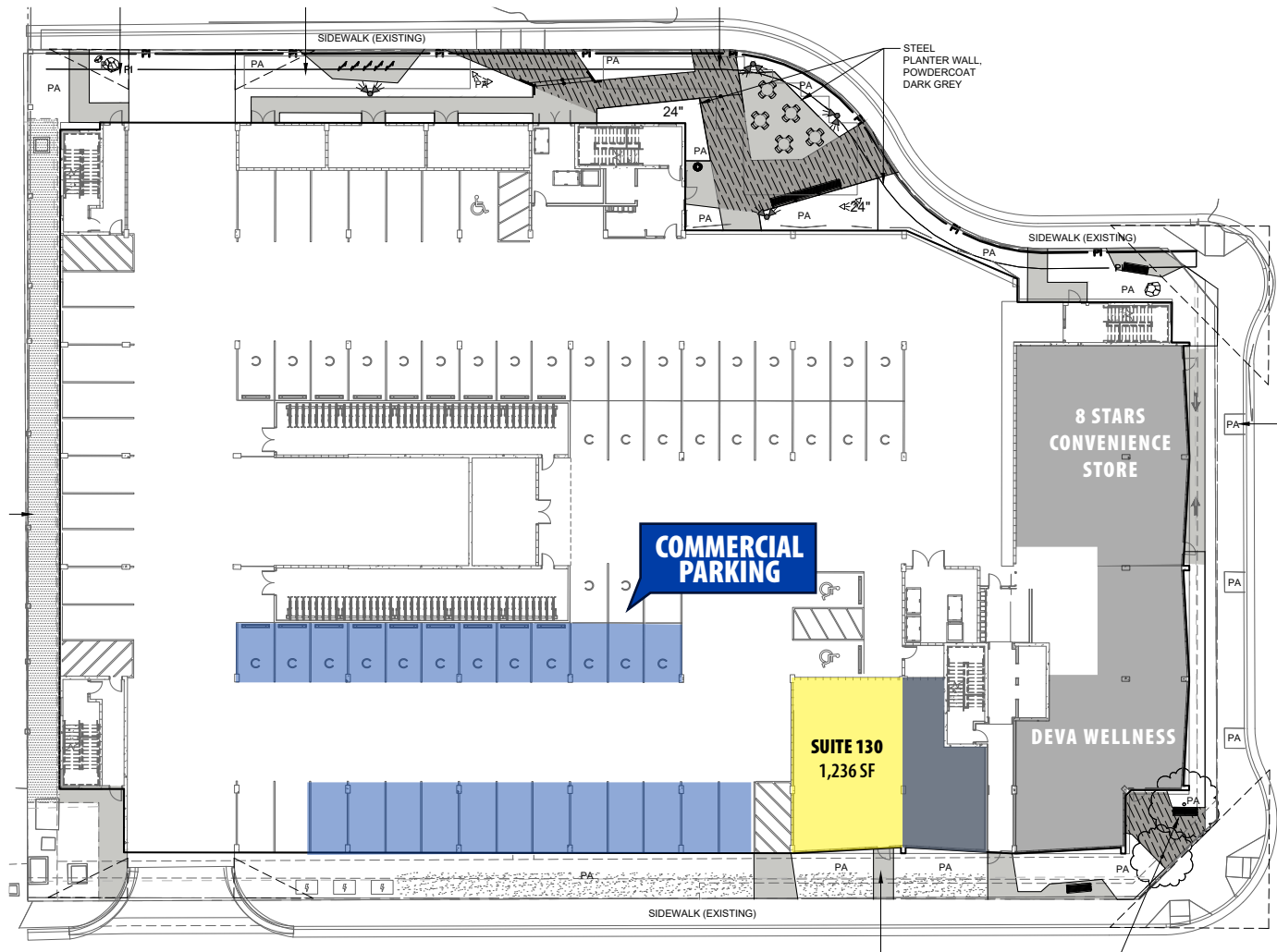
BLDG TYPE	Retail	ZONING	M
YEAR BUILT	2024	AVAILABLE	Immediately
LEASE TERM	Negotiable	EST. NNN'S	\$6.00/SF
PARKING	On-Site		

UPDATED: 11.25.2025

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BOISE RIVER

NORTH CURTIS
22,360 VPD

BOARDWALK APARTMENTS
234 RESIDENTIAL UNITS

BERNADINE QUINN'S POND

DOWNTOWN BOISE

CASINO BEACH
34 RESIDENTIAL UNIT
MIXED-USE PROJECT

Luciano's
ITALIAN RESTAURANT

ADAMS STREET
3,918 VPD

Tim's Burgers
BAO
Bakery & Artisanal

First Interstate Bank

CROSSHATCH

BOYS & GIRLS CLUBS
OF ADA COUNTY

Fisher's



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1 MILE RADIUS



POPULATION

10,684

1 MI. RADIUS



HISTORIC ANN. GROWTH

0.7%

1 MI. RADIUS



AVG. HOUSEHOLD INC.

\$93,285

1 MI. RADIUS

3 MILE RADIUS



POPULATION

105,621

3 MI. RADIUS



HISTORIC ANN. GROWTH

1.4%

3 MI. RADIUS



AVG. HOUSEHOLD INC.

\$104,676

3 MI. RADIUS

5 MILE RADIUS



POPULATION

212,159

5 MI. RADIUS



HISTORIC ANN. GROWTH

1.0%

5 MI. RADIUS



AVG. HOUSEHOLD INC.

\$107,926

5 MI. RADIUS

CROSSHATCH

CINDER

wildflower
COFFEE & CAFE

GREENBELT

STATE STREET

21,791 VPD (E/W)

BOISE RIVER

DOWNTOWN BOISE

ONLY 3.5 MILES TO THE MAIN
DOWNTOWN CORE

N CURTIS ROAD

31,314 VPD (N/S)

PAPA
MURPHY'S

SUBWAY

TACO
BELL

DOLLAR TREE

BARBARIAN
BOY

THE
RIVERSIDE
HOTEL

WESTERN
UNIVERSITY

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I-184 CONNECTOR

68,000 VPD (E/W)

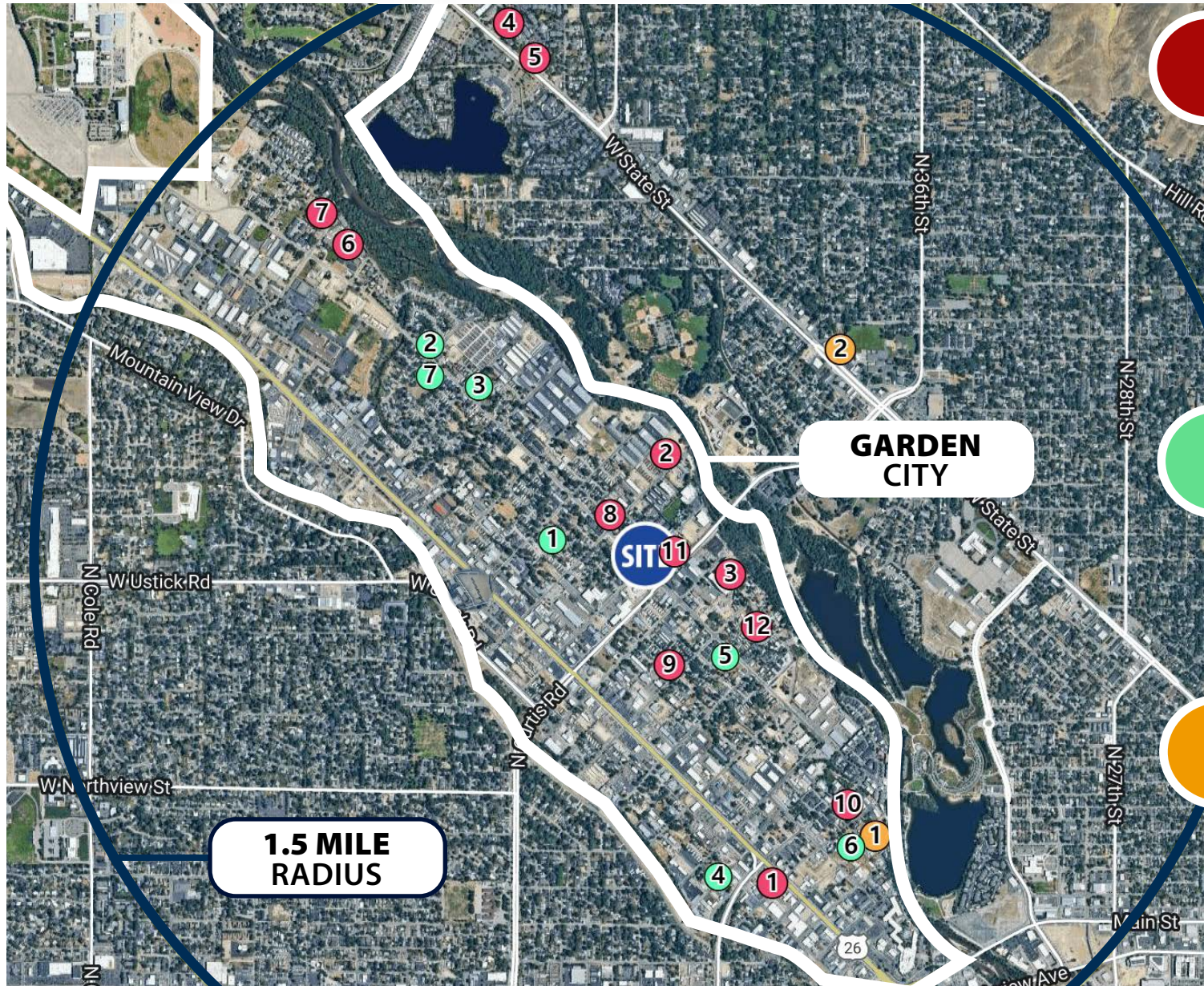
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SURROUNDED BY GROWTH



APARTMENT COMPLEXES

- 1 3501 Chinden Blvd / 8 units / 1946
- 2 614 43rd Steet / 11 units / 1940
- 3 Boardwalk / 234 units / 2024
- 4 Four Points Retreat / 18 units / 2023
- 5 Haven on State / 48 units / 2024
- 6 Legacy at 50th Street / 216 units / 2017
- 7 Mallard Point / 158 units / 2000
- 8 Copestone Apartments / 70 units / 2024
- 9 210 40th Street / 8 units / 2014
- 10 309 36th Street / 24 units / 2023
- 11 Trailwinds / 64 units / 2015
- 12 Violet's Crossing / 16 units / 2024

RESIDENTIAL DEVELOPMENTS

- 1 Edgemere / 10 Lots / Submitted Sept 2024
- 2 Elle Estates Subdivision / 13 Lots / Submitted March 2022
- 3 Pointe Pierce Villas / 12 Lots / Submitted March 2024
- 4 Reese Townhomes / 28 Lots / Submitted April 2024
- 5 Riverplace Townhomes / 20 Lots / Submitted July 2021
- 6 Shavasana Urban Living / 23 Lots / Submitted March 2021
- 7 Zhanna Place Townhomes / 10 Lots / Submitted July 2021

UNDER CONSTRUCTION DEVELOPMENTS

- 1 Casino Beach at Garden City / 23 / UC
- 2 Wilson Station Apartments / 102 / UC

1,018 TOTAL UNITS
1.5 MILE RADIUS

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