

FOR SALE OR LEASE
FREE-STANDING RETAIL
14,457 SF ON 1.79 ACRES

5005 W. OVERLAND ROAD, BOISE, IDAHO



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SUMMIT
COMMERCIAL
REAL ESTATE GROUP

FOR SALE OR LEASE - 14,457 SF ON 1.79 ACRES

5005 WEST OVERLAND ROAD, BOISE, IDAHO 83705



PROPERTY HIGHLIGHTS

| | | | |
|--|--|---|---|
|  | 14,457 SF BUILDING 1.79 ACRE LOT |  | FORMER RITE AID WITH DRIVE-THROUGH, 2 PYLONS AND BUILDING SIGNAGE SPACES |
|  | OFFERED FOR SALE & LEASE |  | 53 ON-SITE PARKING STALLS - 3.66 / 1,000 SF |
|  | LEASE RATE & PRICING NEGOTIABLE |  | PARCEL NUMBER: R1580340040 ZONING: CITY-OF-BOISE MX-3 |
|  | NEGOTIABLE T.I. ALLOWANCE & TERMS |  | OVERLAND ROAD - 21,500 CARS PER DAY ORCHARD STREET - 18,500 CARS PER DAY |

LISTING DETAILS

- Former Rite Aid offered for sale or lease - prime redevelopment opportunity with strong retail synergy, surrounded by several local, regional, and national tenants and professional service providers - strong demographic profile - [Click Here to View](#)
- Low-maintenance construction & built in 1998, property amenities include high traffic counts, unobstructed visibility, 2 pylon signs, multiple building signage areas, on-site parking, multiple curb-cuts and access points, drive-through, shipping receiving area with over-head roll-up door, large sales floor area, managers office, restrooms, offering can include freezer-coolers and other equipment, contact agents for details - [View Drone Footage Here](#)
- Located at the busy signalized intersection of Overland Road and Orchard Street - two major thoroughfares servicing the Treasure Valley
- East of the "Flying Y", and major retail developments including the Century Landmark Shopping Center, Costco, the Boise Spectrum, & the Overland Park Shopping Center, adjacent to the Hillcrest Shopping Center & Golf Course - [Google Map View](#)
- Contact agents to discuss negotiable sales price & lease rate, terms, potential uses, and schedule a walk-through today!

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CLICK HERE TO VIEW DRONE FOOTAGE



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OFFERING CAN INCLUDE FREEZER-COOLERS & OTHER EQUIPMENT



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FOR SALE OR LEASE - 14,457 SF ON 1.79 ACRES

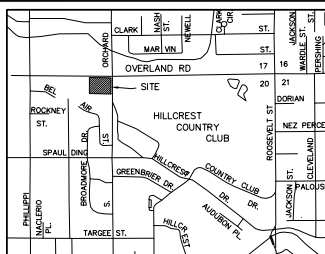
5005 WEST OVERLAND ROAD, BOISE, IDAHO 83705



LEGAL DESCRIPTION

PARCEL I:
LOT 3 IN BLOCK 1 OF THE AMENDED PLAT OF LOTS 2 AND 3 IN BLOCK 1 OF COUNTRY CLUB SUBDIVISION NO. 10, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 10 OF PLATS AT PAGE 439, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
EXCEPTING THEREFROM THE NORTH 7.00 FEET THEREOF.

PARCEL II:
LOTS 4, 5 AND 6 IN BLOCK 1 OF COUNTRY CLUB SUBDIVISION NO. 10, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 9 OF PLATS AT PAGE 439, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
EXCEPTING THEREFROM THE NORTH 7.00 FEET THEREOF.



VICINITY MAP

SCALE: 1" = 1000'

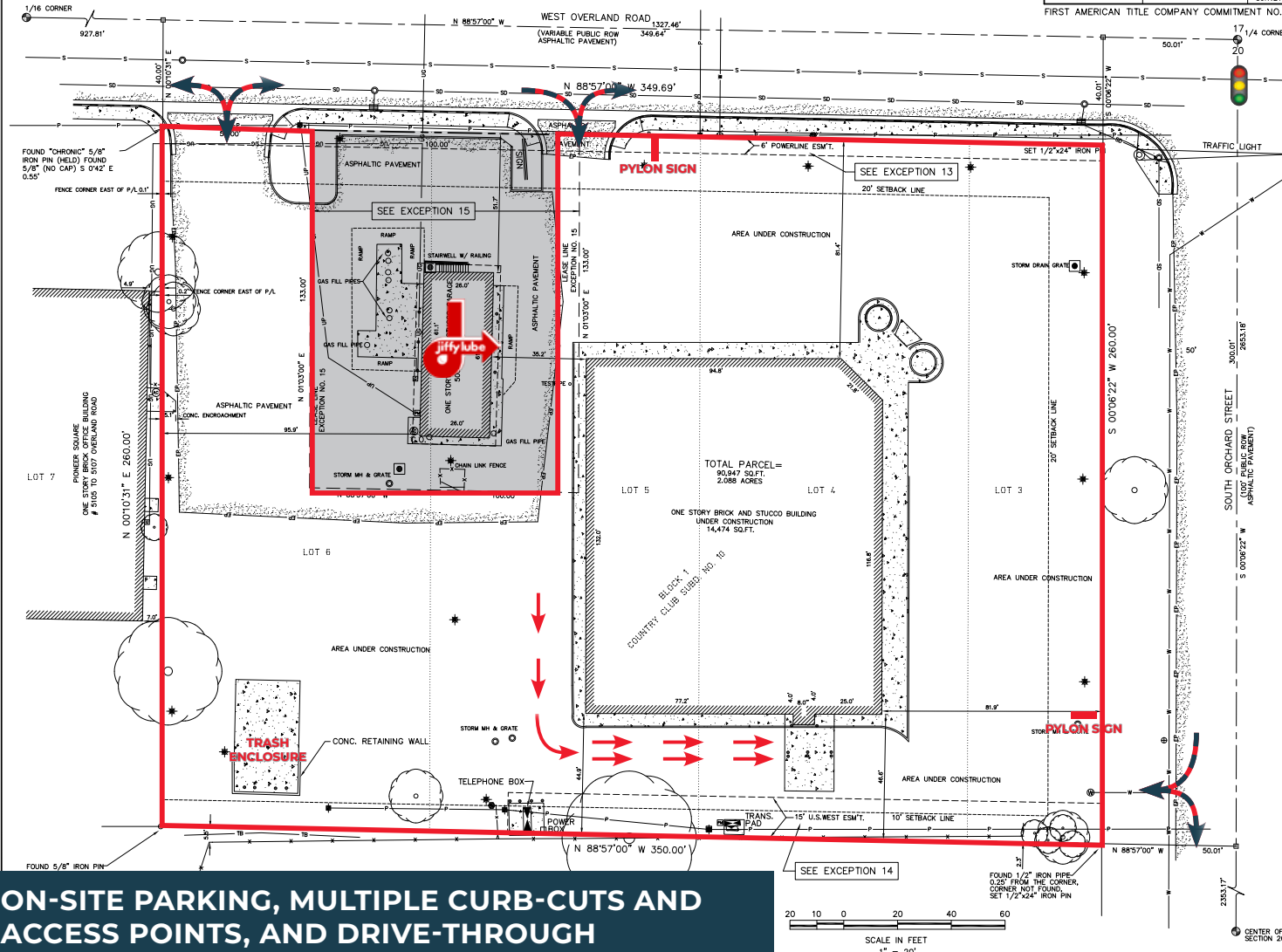
LEGEND

- BOUNDARY LINE
 - CENTER LINE
 - EXISTING FENCE LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - OVERHEAD POWER LINES
 - TOP OF BANK
 - EDGE OF PAVEMENT
 - UNDERGROUND GAS LINE
 - 6" CONC. EXTRUDED CURB
 - VERTICAL CURB & GUTTER
 - EXISTING BUILDING
 - CONCRETE
 - ASPHALTIC PAVEMENT
- FOUND BRASS CAP
 - FOUND 5/8" IRON PIN
 - MANHOLE
 - CALCULATED POINT, NOT SET
 - POWER POLE
 - GAS METER
 - POWER METER
 - TELEPHONE RISER
 - LIGHT POLE
 - WATER VALVE
 - WATER METER
 - TRAFFIC SIGN
 - DECIDUOUS TREE
 - AIR CONDITIONER
 - BOLLARD
 - ORIGINAL LOT LINE

TITLE COMMITMENT INFORMATION

| TITLE COMMITMENT REFERENCE NUMBER | RECORDING REFERENCE (VOL/PG) | DESCRIPTION | STATUS ON PLAT |
|-----------------------------------|--------------------------------|--|----------------|
| EXCEPTION 12 | NONE | 12. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS, IF ANY, AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION. | NOT PLOTTABLE |
| EXCEPTION 13 | INST. 8128737 | 13. AN EASEMENT OVER SAID LAND IN FAVOR OF IDAHO POWER COMPANY, A CORPORATION, FOR POWER LINES AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED JUNE 29, 1981, AS INSTRUMENT NO. 8128737, OFFICIAL RECORDS. | PLOTTED |
| EXCEPTION 14 | INST. 9252823 | 14. AN EASEMENT OVER SAID LAND IN FAVOR OF U.S. WEST COMMUNICATIONS, INC., FOR COMMUNICATION LINES AND INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 7, 1992, AS INSTRUMENT NO. 9252823, OFFICIAL RECORDS. | PLOTTED |
| EXCEPTION 15 | INST. 8904132 INST. 8704274 | 15. MEMORANDUM OF LEASE DATED JANUARY 19, 1989, EXECUTED BY RICHARD E. OBENDORF AND SANDRA Y. OBENDORF, AS LESSOR, AND BY QUAKER STATE MINT-LUBE, INC., AS LESSEE, UPON THE TERMS, CONDITIONS, AND COVENANTS THEREIN PROVIDED, AS DISCLOSED BY INSTRUMENT RECORDED JANUARY 2, 1989, AS INSTRUMENT NO. 8904132, OFFICIAL RECORDS. UNRECORDED SUB LEASE DATED DECEMBER 12, 1986, EXECUTED BY QUAKER STATE MINT-LUBE, INC., AS LESSOR, AND BY DORRIS, JENSEN, AS LESSEE, UPON THE TERMS, CONDITIONS, AND COVENANTS THEREIN PROVIDED, AS DISCLOSED BY AN INSTRUMENT RECORDED JANUARY 2, 1989, AS INSTRUMENT NO. 8704274, OFFICIAL RECORDS. ASSIGNMENTS OF LEASE AS COLLATERAL, EXECUTED BY DORRIS, JENSEN TO COMMERCIAL SECURITY BANK, RECORDED JANUARY 22, 1987, AS INSTRUMENT NO. 8704274, OFFICIAL RECORDS. | PLOTTED |
| EXCEPTION 17 | NONE | 17. ANY OFF-RECORD FACTS, ENCUMBRANCES, EASEMENTS OR POSSESSORY CLAIMS, A SURVEY OR INSPECTION WOULD DISCLOSE. | SEE SURVEY |

FIRST AMERICAN TITLE COMPANY COMMITMENT NO. FA-121586/MLC



ZONING INFORMATION

| LOCATION: LOTS 3, 4, 5 AND 6, COUNTRY CLUB SUBD. NO. 10 SECTION 20, T.3N., R.2E., B.M., BOISE, ADA COUNTY, IDAHO | | |
|---|---|--------------------------------|
| ZONE: C-20 | | |
| USE: COMMERCIAL RETAIL | | |
| ITEM | REQUIREMENTS | EXISTING |
| MINIMUM LOT AREA | 0 | 2,088 AC. |
| MINIMUM FRONT SETBACK | 20' | 61.4' |
| MINIMUM SIDE SETBACK | 0', 20' SIDE STREET | 81.9' |
| MINIMUM REAR SETBACK | 0', ABUTTING "R" DIST.=10' (1 STRY.), 15' (2 STRY.) | 44.9' |
| MAXIMUM BUILDING HEIGHT | 45' | 19.2' |
| MAXIMUM BUILDING COVERAGE | 0 | 16% |
| OFF-STREET PARKING | 1 PER 250 SQ.FT. GROSS FLOOR AREA=60 SPACES | PROPOSED 73 REGULAR 3 HANDICAP |
| SANITARY SEWAGE | PUBLIC OR PRIVATE | PUBLIC |
| WATER SUPPLY | PUBLIC OR PRIVATE | PUBLIC |

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DOWLINE AT 342-1585 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. FA-121586/MLC DATED JUNE 8, 1998, ISSUED BY FIRST AMERICAN TITLE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
3. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA ZONE C, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 160002-0009-C, EFFECTIVE DATE: APRIL 16, 1993.
4. PARCELS DEPICTED HEREON ARE CONTIGUOUS.

SURVEY CERTIFICATION

I HEREBY CERTIFY TO RA2 BOISE-OVERLAND L.L.C., TRIFLY PAYLESS, INC., PW REAL ESTATE INVESTMENTS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES NOW OR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 2.1.6.7(D), 70(X)(1), 70(X)(3), 8.0.1(1) AND 13 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

By: Patricia A. Taylor
Registration No. 4547

Date: Telsky Land Surveying

ON-SITE PARKING, MULTIPLE CURB-CUTS AND ACCESS POINTS, AND DRIVE-THROUGH

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**LOCATED AT THE BUSY SIGNALIZED INTERSECTION
OF OVERLAND ROAD AND ORCHARD STREET**

 [Google Map View - Click Here](#)



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LOCATED IN A PRIME RETAIL CORRIDOR WITH
DIRECT ACCESS TO INTERSTATES 84 & 184



1, 3 & 5 MILE DEMOGRAPHICS

3 MILE SNAPSHOT

87,809
POPULATION

38,224
HOUSEHOLDS

\$57,495
MEDIAN HH INCOME

\$81,135
AVERAGE HH INCOME

119,472
DAYTIME POPULATION

In the identified area, the current year population is 220,771. In 2020, the Census count in the area was 213,665. The rate of change since 2020 was 1.01% annually. The five-year projection for the population in the area is 228,329 representing a change of 0.68% annually from 2023 to 2028.

The household count in this area has changed from 88,816 in 2020 to 92,419 in the current year, a change of 1.23% annually. The five-year projection of households is 96,375, a change of 0.84% annually from the current year total. Average household size is currently 2.32, compared to 2.34 in the year 2020. The number of families in the current year is 49,210 in the specified area.

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

EXECUTIVE SUMMARY REPORT
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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5, 10 & 15 MINUTE DRIVE-TIMES

10 MINUTE SNAPSHOT

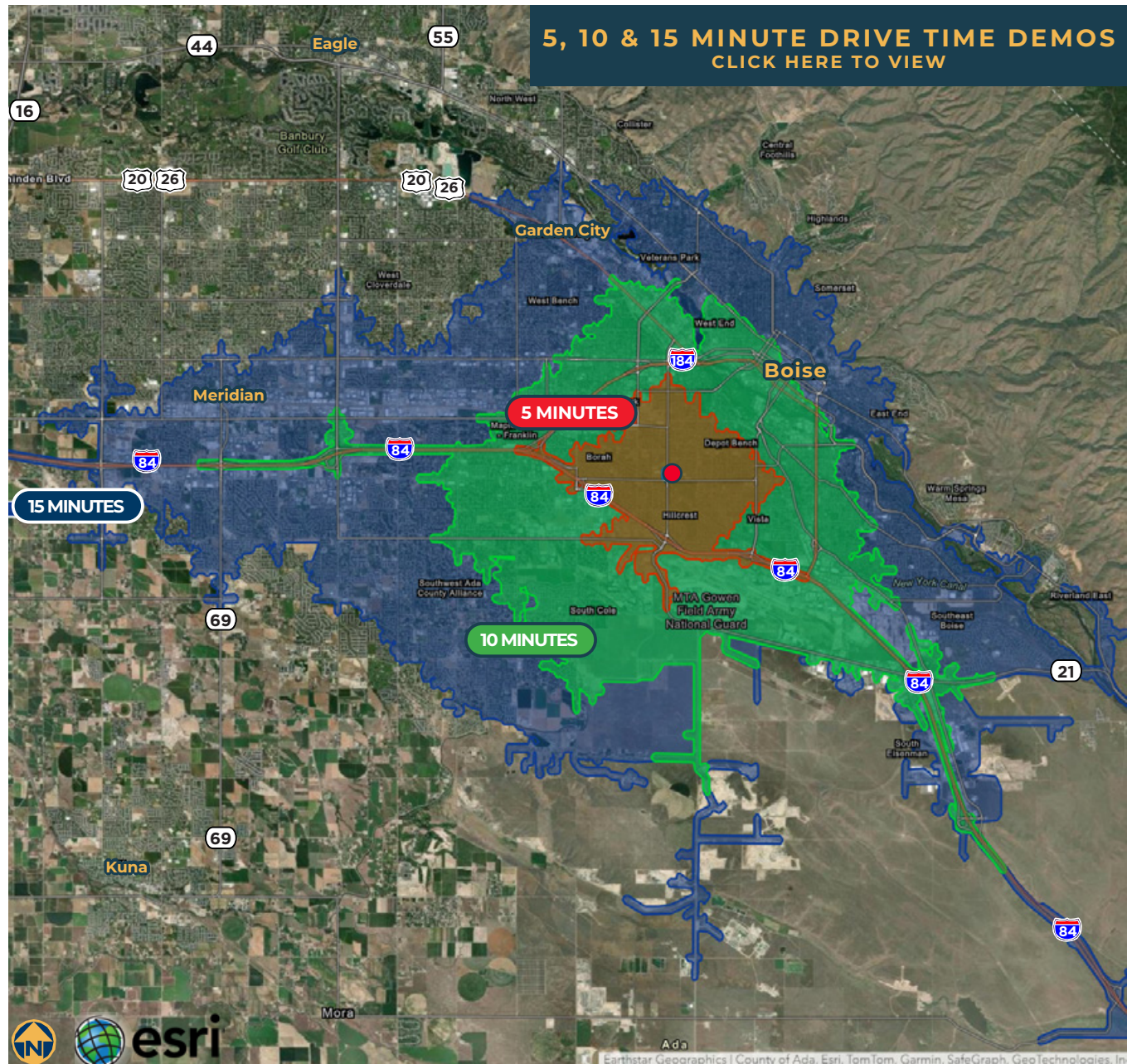
96,221
POPULATION

41,052
HOUSEHOLDS

\$60,378
MEDIAN HH INCOME

\$84,577
AVERAGE HH INCOME

104,288
DAYTIME POPULATION



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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://bvpe.org/regional-overview/>

BOISE METRO NATIONAL ACCOLADES

It's no news to us – the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look at our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvcp.org/lifestyle/national-accolades>

#10 Best Places to Live Out West

Livability
April 2023

#6 Best Large Cities to Start a Business

WalletHub
April 2023

#1 (Nampa) & #2 (Boise) Best Run Cities in America

WalletHub
June 2022

Best Places to Live in the U.S.

U.S. News
June 2022

Next Great Food City

Food & Wine
April 2022

#5 Top Emerging Industrial Markets

CommercialEdge
February 2022

#1 Most Promising US City

RocketHomes
December 2021

#2 Nampa, ID Meridian Top Boomtowns in America

Smart Asset
November 2021

Ada County #17 in Talent Attraction

Ada County #17 in Talent Attraction

#8 Best Places for Outdoor Enthusiasts to Live and Work

Smart Asset
October 2021

#10 Best City for Young Professionals

SmartAsset
June 2021

Safest Cities in America

SmartAsset
April 2021

#5 Best State

US News Report
March 2021

Best-Performing Cities

Milken Institute
February 2021

#4 Best Place to Find a Job

WalletHub
February 2021

Top 5 Metros for First Time Homebuyers

Move.org
January 2021

Cities With the Best Work-Life Balance

SmartAsset
January 2021

#4 Best City for Early Retirees

SmartAsset
December 2020

#4 Best City for First Time Homebuyers

SmartAsset
October 2020

#1 City Whose Jobs Are Recovering

WalletHub
October 2020

Most Moved-To Cities

Business Insider
September 2020

Best Cities for Women Entrepreneurs

Fundera
September 2020

Cities Whose July Unemployment Rates Are Bouncing Back Most

WalletHub
September 2020

#1 Real Estate Market

WalletHub
August 2020



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