

**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

PROPERTY HIGHLIGHTS



**14,457 SF BUILDING
1.79 ACRE LOT**



OFFERED FOR SALE & LEASE



LEASE RATE & PRICING NEGOTIABLE



NEGOTIABLE T.I. ALLOWANCE & TERMS



**FORMER RITE AID WITH DRIVE-THROUGH,
2 PYLONS AND BUILDING SIGNAGE SPACES**



53 ON-SITE PARKING STALLS - 3.66 / 1,000 SF



**PARCEL NUMBER: R1580340040
ZONING: CITY-OF-BOISE MX-3**



**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

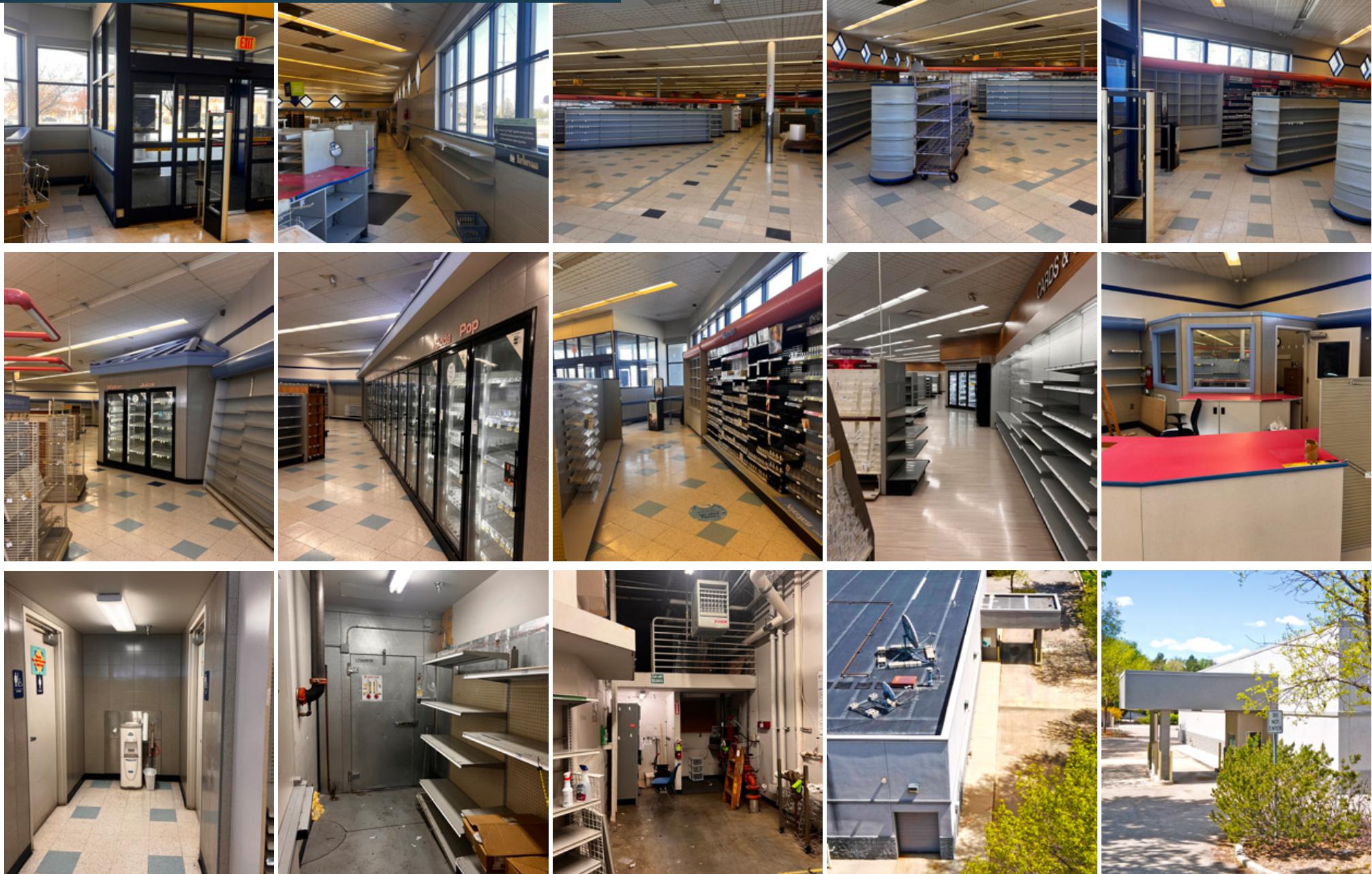


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OFFERING CAN INCLUDE FREEZER-COOLERS &
OTHER EQUIPMENT



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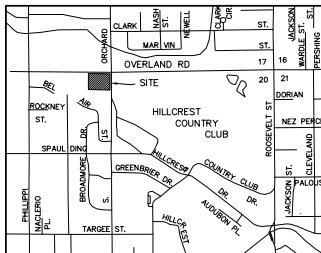
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LEGAL DESCRIPTION

PARCEL I:
LOT 3 IN BLOCK 1 OF THE AMENDED PLAT OF LOTS 3 AND 4 IN BLOCK 1 OF COUNTRY CLUB SUBDIVISION NO. 10, ACCORDING TO THE PLAT AT PAGE 505, 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 PLAT AT PAGE 505, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.
EXCEPTING THEREFROM THE NORTH 7.00 FEET THEREOF.



LEGEND

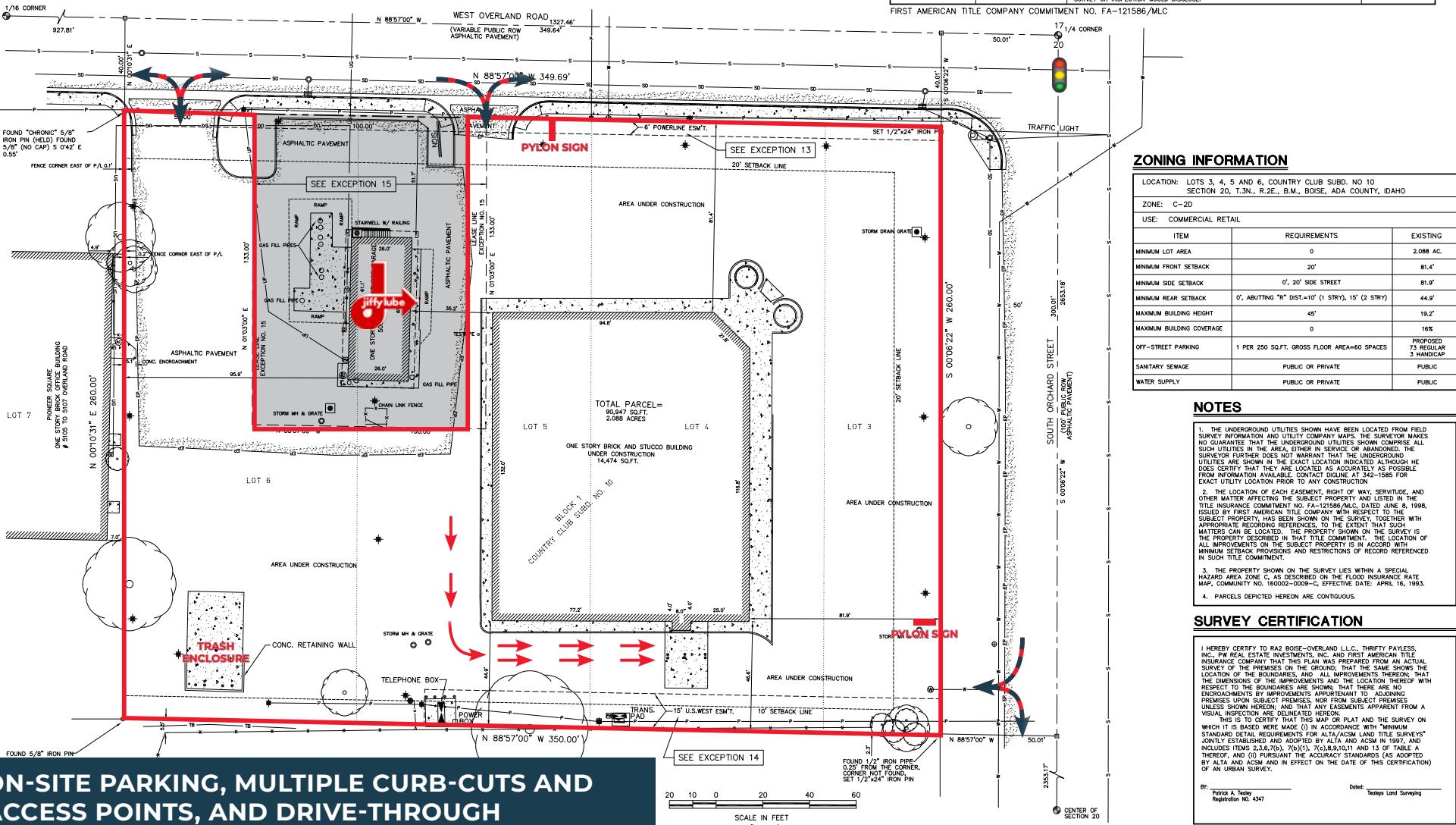
—	BOUNDARY LINE
—	CENTER LINE
—	EXISTING FENCE LINE
—	MANHOLE
—	CALCULATED POINT, NOT SET
—	POWER POLE
—	GAS METER
—	POWER METER
—	TELEPHONE RISER
—	LIGHT POLE
—	WATER VALVE
—	WATER METER
—	TRAFFIC SIGN
—	DECIDUOUS TREE
—	AIR CONDITIONER
—	BOLLARD
—	ORIGINAL LOT LINE
—	6" CONC. EXTRUDED CURB
—	VERTICAL CURB & GUTTER
—	EXISTING BUILDING
—	CONCRETE
—	ASPHALTIC PAVEMENT



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. B128737	13. AN EASEMENT OVER SAID LAND IN FAVOR OF IDAHO POWER COMPANY, A CORPORATION OF THE STATE OF IDAHO, NUMBER 128737, AS INSTRUMENT RECORDED JUNE 29, 1989, AS INSTRUMENT NO. B128737, OFFICIAL RECORDS.	PLOTTED
EXCEPTION 14	INST. 9252823	14. AN EASEMENT OVER SAID LAND IN FAVOR OF U.S. WEST COMMUNICATION, 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. GORDON, AS LENDER, AND BY RICHARD E. GORDON, AS BORROWER, AS LURE, INC., AS LESSEE, UPON THE TERM, CONDITIONS, AND COVENANTS THEREIN PROVIDED, AS DISCLOSED IN INSTRUMENT RECORDED JANUARY 2, 1989, AS INSTRUMENT NO. 8904132, 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



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

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 COMPREHENSIVELY COVER ALL SURVEYED PROPERTY. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES MAKE AN EFFORT TO LOCATE THE UTILITIES, THE SURVEYOR IS UNABLE FROM INFORMATION AVAILABLE, CONTACT DUGLINE AT 342-1585 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. 2. THE SURVEYOR IS NOT RESPONSIBLE FOR LOCATING UTILITY, SERVICING, 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, BOISE, IDAHO. THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROXIMATE COORDINATE DIFFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE SURVEYOR SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL UTILITIES AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY IS ACCORDING TO THE INFORMATION PROVIDED IN THAT TITLE COMMITMENT. THE SURVEYOR IS NOT RESPONSIBLE FOR LOCATING THE SUBJECT PROPERTY IN ACCORDANCE WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
3. 3. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL TAXATION AREA. THE TAX RATES ARE BASED ON THE TAX RATE MAP, COMMUNITY NO. 160002-2009-0, EFFECTIVE DATE APRIL 10, 1993.
4. 4. PARCELS DEPICTED HEREON ARE CONTOURIOUS.

SURVEY CERTIFICATION

I HEREBY CERTIFY TO RA2 BOISE-OVERLAND LLC., THRIFTY PAYLESS, INC., PW REAL ESTATE INVESTMENTS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THE FOREGOING SURVEY IS A TRUE SURVEY OF THE PREMISES ON THE GROUND, THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES AND ALL IMPROVEMENTS THEREON; THAT THE COORDINATES OF APPROXIMATELY 100 POINTS LOCATED WITH RESPECT TO THE BOUNDARIES ARE SHOWN; THAT THERE ARE NO ENCUMBRANCES, RESTRICTIONS, OR RESTRICTIONS ON THE PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPARENT FROM A VARIOUS SOURCE ARE LOCATED AND SHOWN ON THE SURVEY, WHICH IS BASED UPON DATA AND IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS FOR "ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM IN 1997, AND INVESTIGATED AND APPROVED BY THE ALTA/ACSM SURVEYOR THEREFOR; AND (1) THAT THE SURVEY MEETS THE SURVEY STANDARDS AS (AS ADOPTED BY ALTA/ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

By: Patrick A. Testy
Registration No. 4347

Dated: Testy Land Surveying

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



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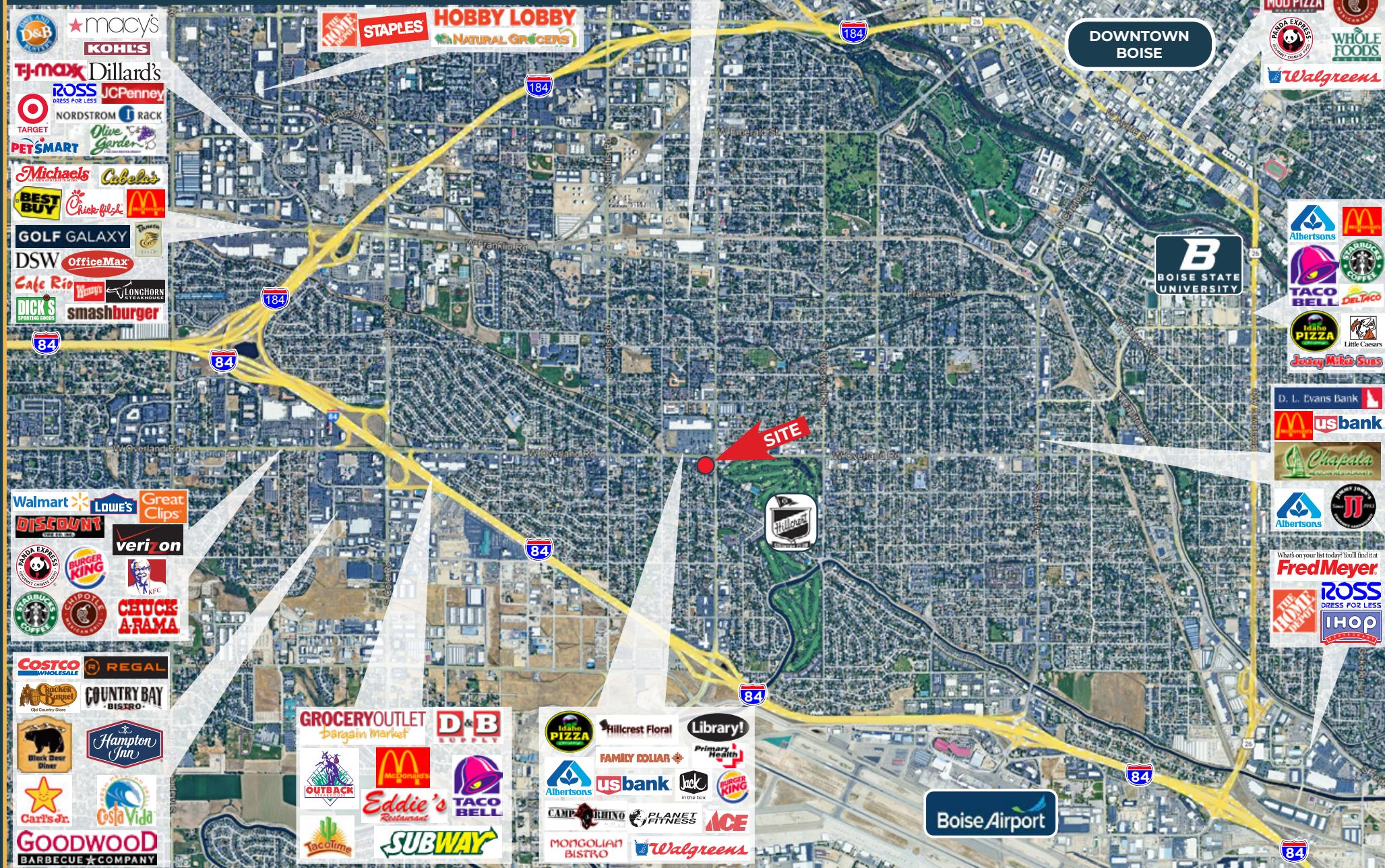
LOCATED IN A PRIME RETAIL CORRIDOR WITH
DIRECT ACCESS TO INTERSTATES 84 & 184

What's on your list today? You'll find it at

FredMeyer

DUTCH BROS

DEL TACO



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

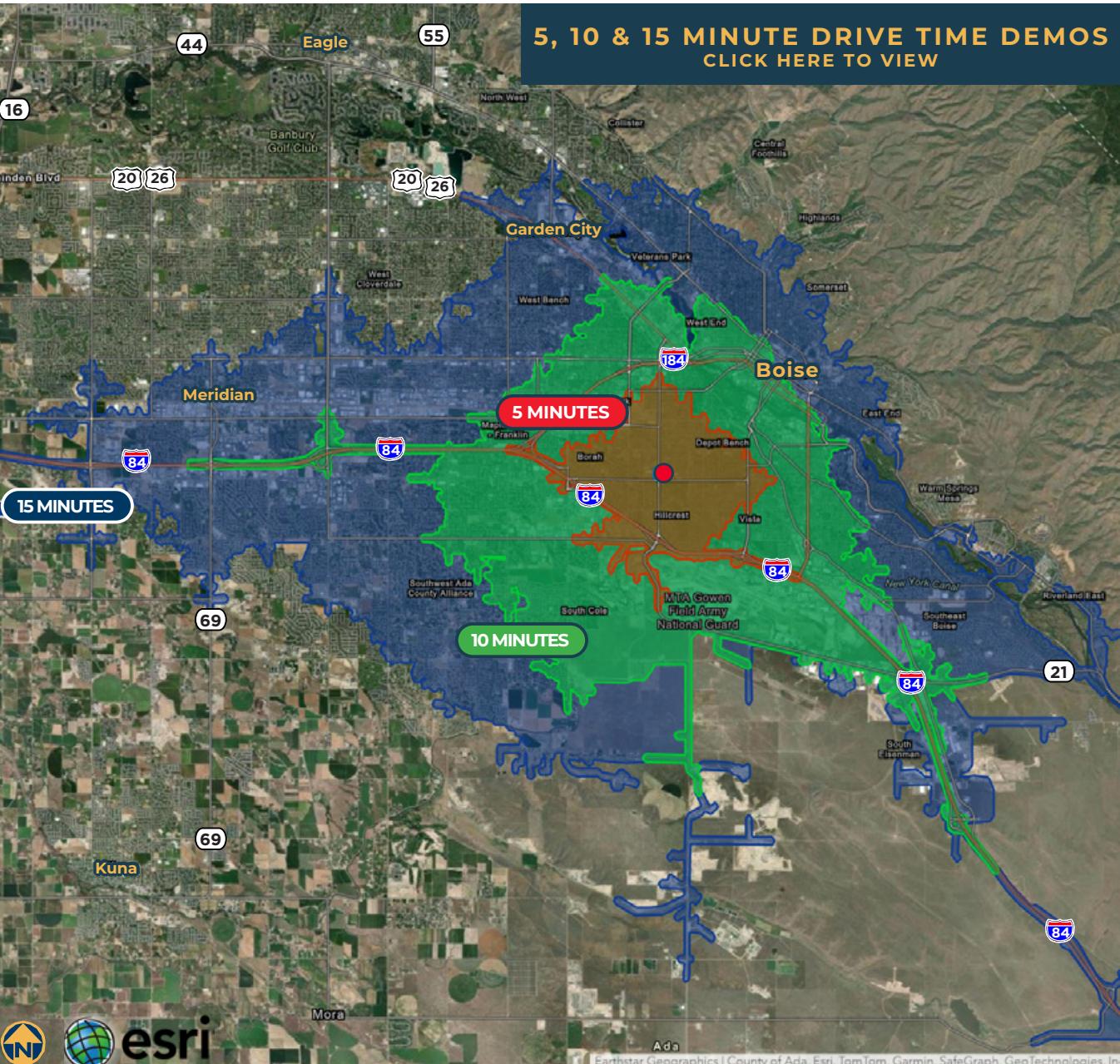
\$84,577

AVERAGE HH INCOME

104,288

DAYTIME POPULATION

5, 10 & 15 MINUTE DRIVE TIME DEMOS
[CLICK HERE TO VIEW](#)



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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://bverp.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 our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.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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