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GOLDKING PLAZA

NEW CONSTRUCTION | FOR LEASE
10100 W OVERLAND ROAD, BOISE, IDAHO 83709

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R RALLENS REALTY
CONSULTANTS



PROPERTY INFORMATION

PROPERTY TYPE DELIVERY	New Retail Construction Delivery Q3 2024
LEASE RATE	\$27.00 SF/YR (NNN)
AVAILABLE SPACE	±1,250 SF - ±8,750 SF
ADDRESS	10100 W Overland Road Boise, ID 83709
LEASE TERM	Negotiable
IDEAL USES	Retail, Office
CURRENT ZONING	R2/DA
SPACE DELIVERY	Vanilla Shell including bathrooms, HVAC, flooring, and demising wall

HIGHLIGHTS

- Iconic architectural design, first of its kind in the Treasure Valley
- HVAC, concrete flooring, restrooms included
- Monument and Facade Signage
- Abundance of parking to service all retail users
- Located at the intersection of two high-traffic corridors
- Densely populated area with excellent demographics

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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Now Available



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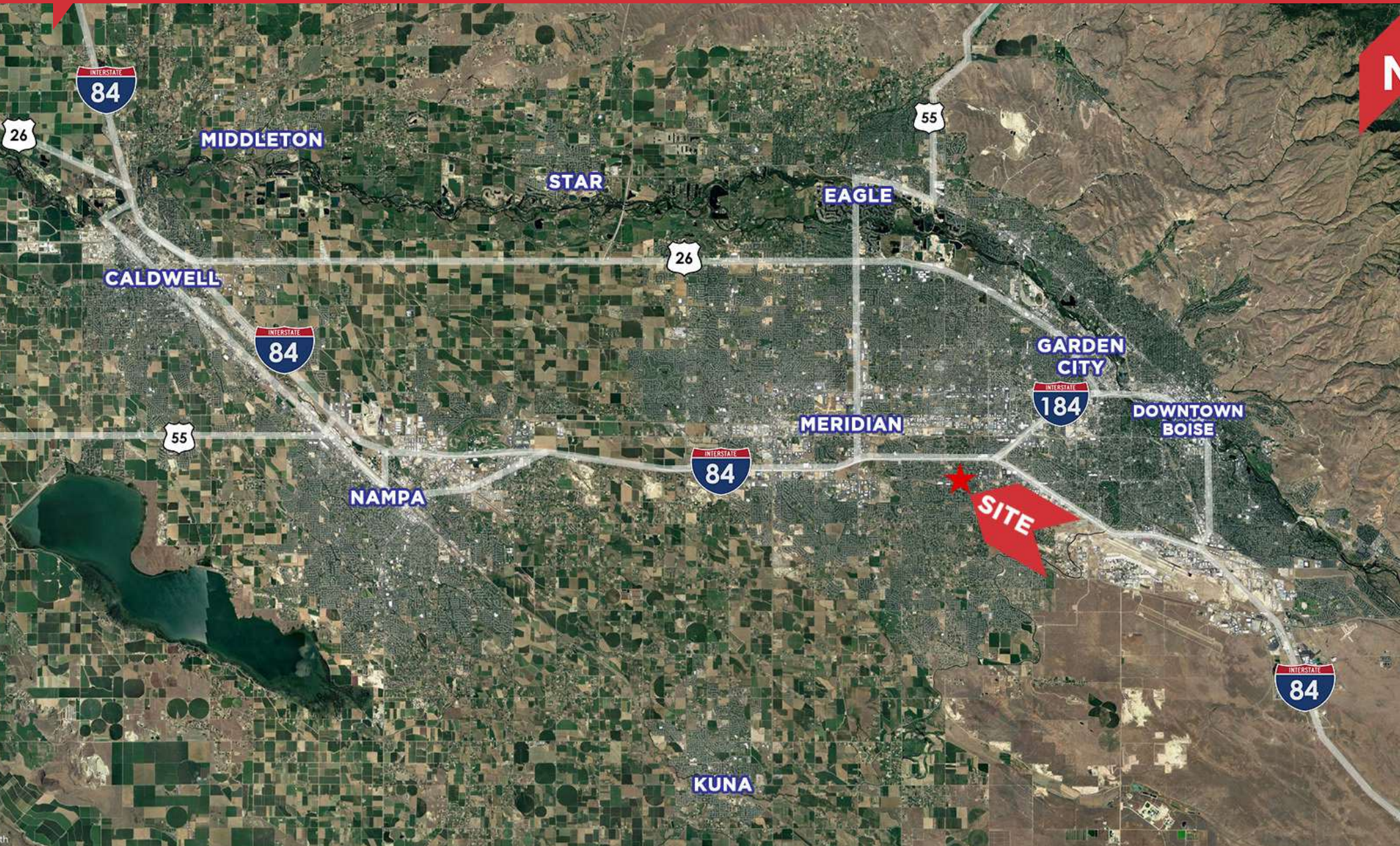
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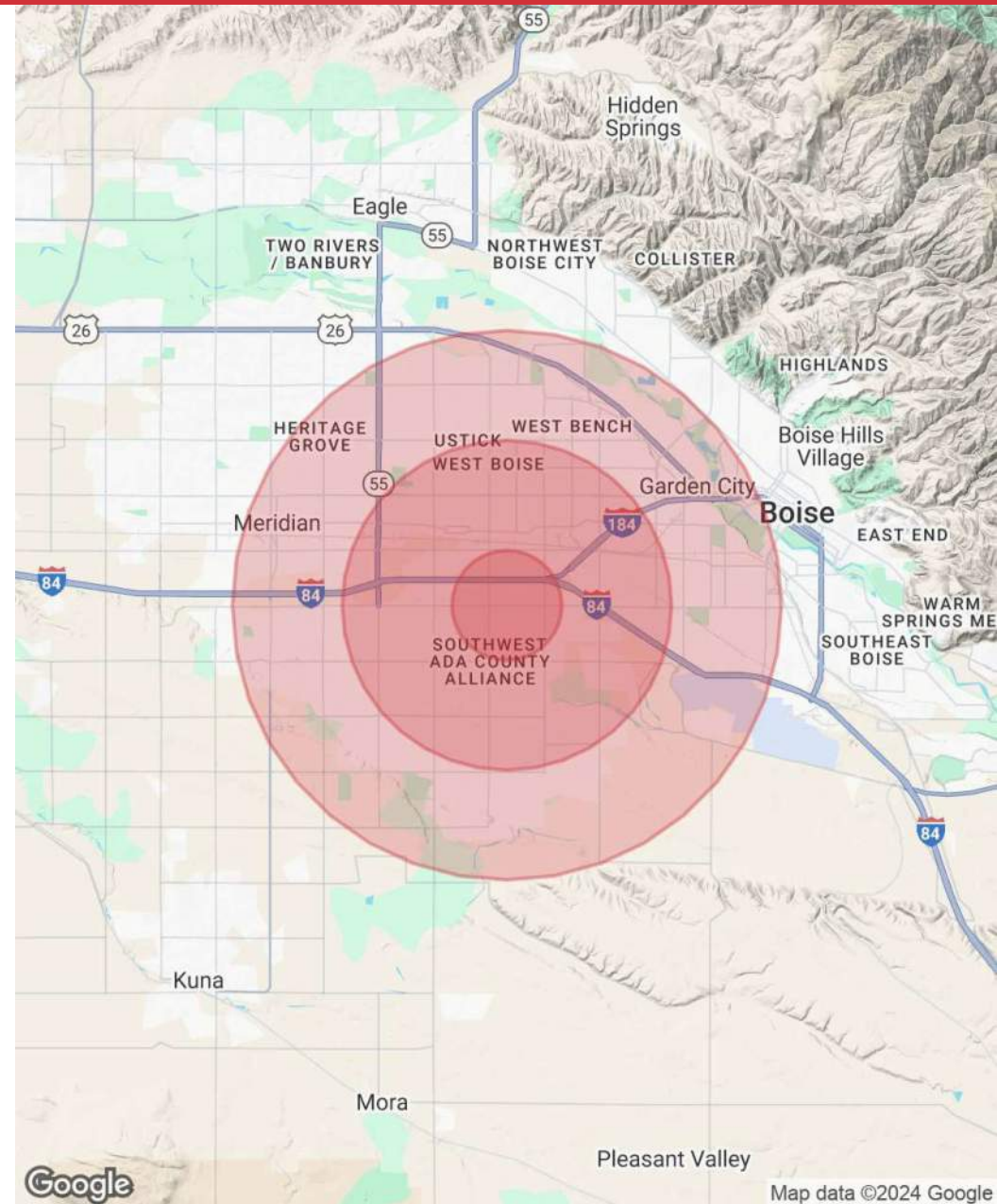
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,412	94,141	246,296
Average Age	42	40	40
Average Age (Male)	41	39	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,442	36,274	95,994
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$118,507	\$101,971	\$103,410
Average House Value	\$523,216	\$466,622	\$523,469

Demographics data derived from AlphaMap



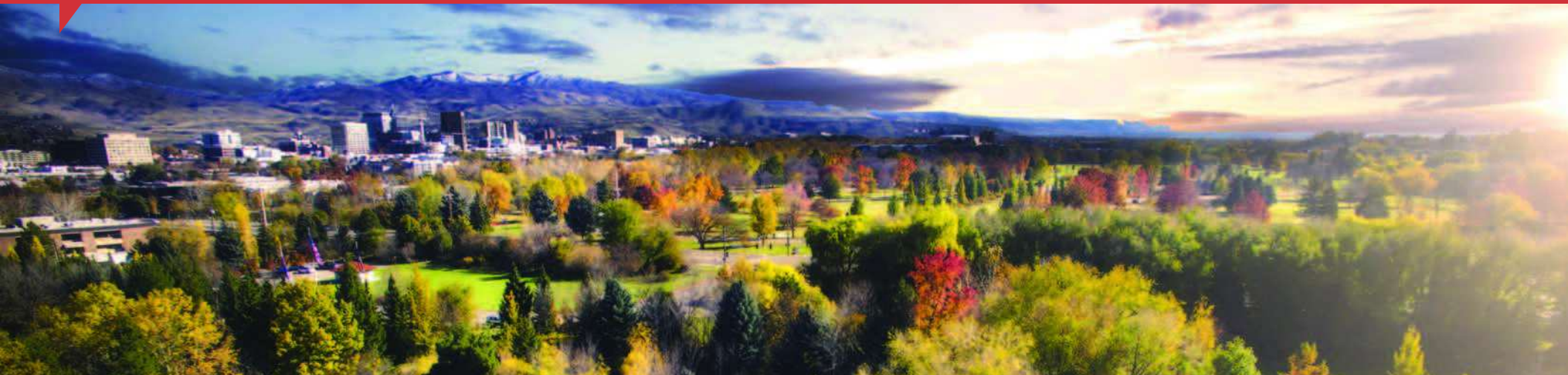
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730K

93% of the migration
is arriving from
outside of Idaho



Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

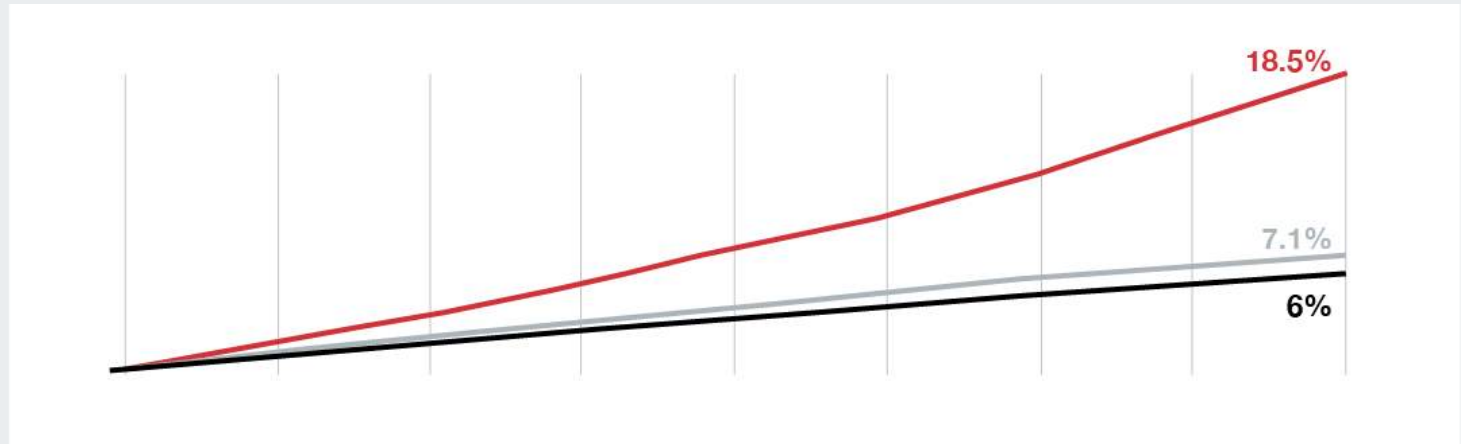
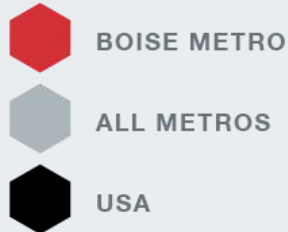
Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

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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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