

# AHLQUIST.

## River District

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# Overview

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AVAILABLE SQ. FT. 1,500 – 20,000 SQ. FT.

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LEASE RATE \$42.00

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TI ALLOWANCE \$60.00

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BUILDING SIZE 20,000 SQ. FT.

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PARKING 650 Parking Garage Stalls  
On Street Parking

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YEAR BUILT 2026

# The River District

# Overview

# Building Details

## Retail Buildings



# The River District

# Buildings

# Building Details

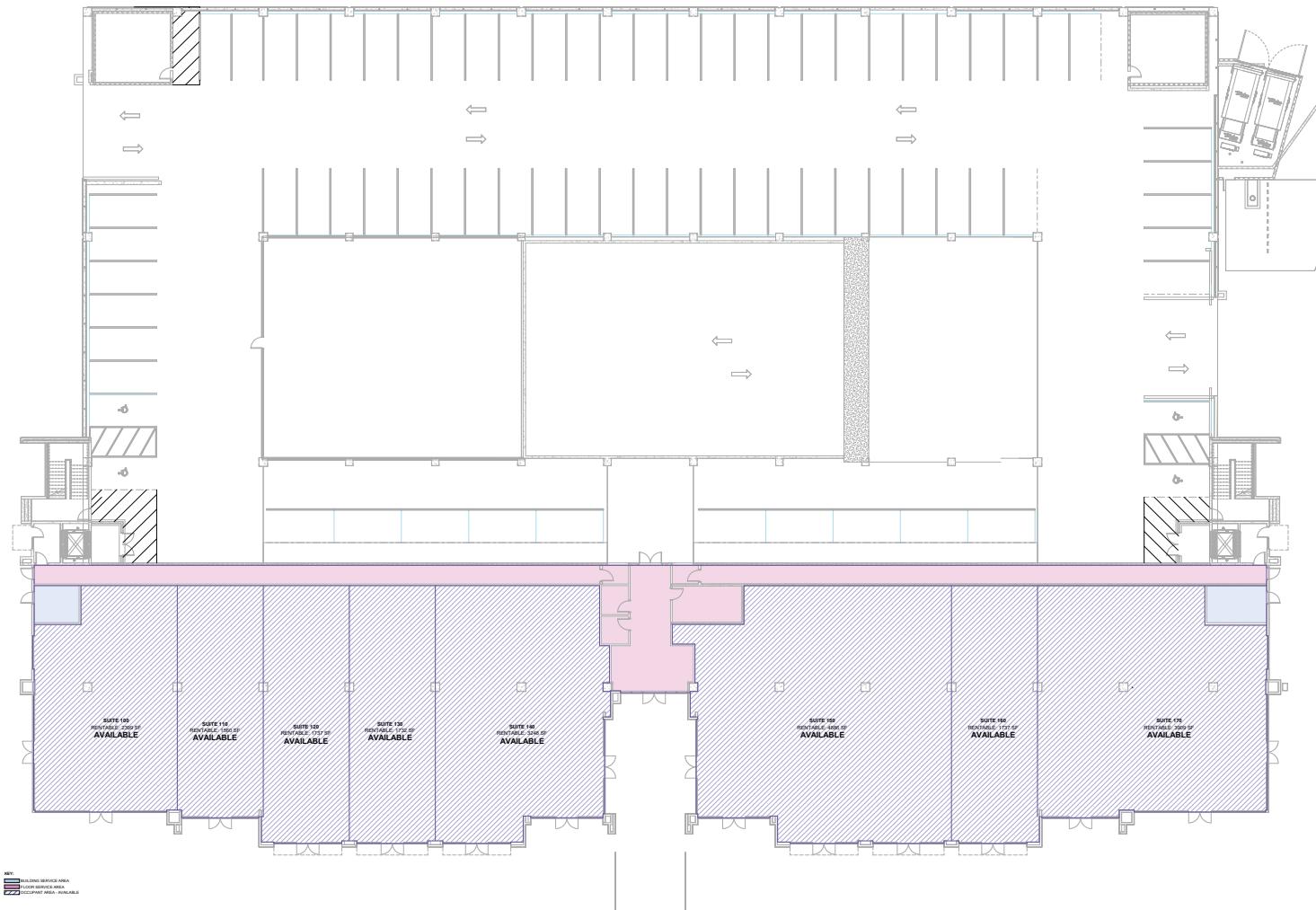
## Retail Buildings



# The River District

# Buildings

# Garage/ Retail Plan



# The River District

# Building Details

# Site Rendering

## KEY

- 01. CWI BUILDING
- 02. MULTIFAMILY
- 03. PARKING
- 04. RETAIL
- 05. RESTAURANT
- 06. HOTEL



# The River District

# Location

# Site Rendering

## KEY

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# The River District

# Location



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# CWI Building



**CWI** CAMPUS  
BUILDING  
DRH25-00081

# The River District

# Buildings

## REDUCED + SIMPLIFIED

- UNIFORM LANGUAGE OF GROUPED OPENINGS AT UPPER LEVELS.

- VERTICAL BREAK AT ENTRY AND CIRCULATION

- 2 STORY MASS HOLDS CORNER AND ALLOWS VISUAL TO PLAZA + ADDITIONAL SITE RETAIL

## QUALITY BUILDING MATERIALS

- EXPRESSIVE BASE OF MASONRY, STOREFRONT AND METAL PANEL

- UPPER LEVEL STOREFRONT FRAMED IN EIFS, BRANDED ACCENT COLOR

## ENHANCED FEATURES ON MAIN + WHITEWATER

- ACTIVATION AND TRANSPARENCY ALONG MAIN STREET

- INVITING BUILDING ENTRANCE WITH GLASS AND CWI GREEN FIN

- USING CWI COLORS FOR PLACE MAKING AND IDENTITY

# Consumer Profile Report

## Population

	1 mile	3 miles	5 miles
<b>Population</b>	11,094	104,635	198,805
<b>Population Density</b> (people per sq mi)	3,792	3,786	2,576

	1 mile	3 miles	5 miles			
<b>Households</b>	5,412	45,989	85,953			
Family households	2,190	40%	22,242	48%	46,226	54%
Married couples	1,629	30%	16,210	35%	34,800	40%
With kids under 18	728	13%	6,117	13%	12,848	15%
Other family types	562	10%	6,032	13%	11,426	13%
Single dad households with kids	208	4%	1,003	2%	2,027	2%
Single mom households with kids	113	2%	1,920	4%	3,623	4%
Non-family households	3,222	60%	23,747	52%	39,727	46%

	1 mile	3 miles	5 miles			
<b>Homes</b>	5,908	49,182	90,751			
Occupied Homes	5,412	45,989	85,953			
Owner occupied units	2,422	45%	22,614	49%	50,872	59%
Renter occupied units	2,990	55%	23,375	51%	35,081	41%

# The River District

# Demographics

# Consumer Profile Report

## Age

	1 mile		3 miles		5 miles	
<b>Median Age</b>	36		35		38	
<b>Population</b>	11,094		104,635		198,805	
Ages 9 & under	929	8%	9,315	9%	18,683	9%
Ages 10 to 19	1,134	10%	13,669	13%	24,352	12%
Ages 20 to 29	2,182	20%	20,560	20%	32,992	17%
Ages 30 to 39	1,989	18%	16,631	16%	30,203	15%
Ages 40 to 49	1,696	15%	13,047	12%	24,759	12%
Ages 50 to 59	1,409	13%	11,775	11%	23,904	12%
Ages 60 to 69	1,023	9%	10,204	10%	22,400	11%
Ages 70 & over	733	7%	9,435	9%	21,513	11%

## Educational Attainment

	1 mile		3 miles		5 miles	
<b>Population Aged 25 &amp; Over</b>	7,716		71,064		140,001	
No high school diploma	365	5%	4,529	6%	8,076	6%
High school graduate or equal	1,376	18%	14,080	20%	28,608	20%
Some college	1,416	18%	15,330	22%	30,796	22%
Associate's degree	337	4%	4,681	7%	10,110	7%
Bachelor's degree	2,659	34%	20,617	29%	39,540	28%
Advanced degree	1,564	20%	11,826	17%	22,871	16%

# The River District

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## Employment Status

	1 mile		3 miles		5 miles	
<b>Population Aged 16 &amp; Over</b>	9,686		89,821		167,986	
In labor force	7,048	73%	62,024	69%	114,536	68%
Civilian labor force	7,048	73%	61,819	69%	114,118	68%
Employed	6,854	71%	59,402	66%	109,536	65%
Unemployed	194	2%	2,416	3%	4,583	3%
In armed forces	0	0%	205	0%	417	0%
Not in labor force	2,638	27%	27,796	31%	53,450	32%

## Race & Ethnicity

	1 mile		3 miles		5 miles	
<b>Population</b>	11,094		104,635		198,805	
White	8,800	79%	84,118	80%	160,749	81%
Black	102	1%	1,490	1%	2,830	1%
American Indian	76	1%	348	0%	638	0%
Asian	97	1%	2,266	2%	5,345	3%
Pacific Islander	0	0%	168	0%	396	0%
Other race	55	0%	331	0%	698	0%
Two or more races	449	4%	4,125	4%	8,076	4%
Hispanic or Latino	1,516	14%	11,789	11%	20,074	10%

# The River District

# Demographics

# Consumer Profile Report

## Income

	1 mile		3 miles		5 miles	
<b>Median Household Income</b> (in 2023 inflation adjusted dollars)	\$62,423		\$66,750		\$74,442	
<b>Average Household Income</b> (in 2023 inflation adjusted dollars)	\$90,392		\$99,442		\$105,320	
<b>Families in Poverty</b>	151	7%	1,789	8%	3,096	7%
<b>Households</b>	5,412		45,989		85,953	
Less than \$25,000	1,264	23%	7,020	15%	11,168	13%
\$25,000 to \$49,999	1,027	19%	10,351	23%	16,810	20%
\$50,000 to \$74,999	831	15%	8,271	18%	15,334	18%
\$75,000 to \$99,999	731	14%	6,319	14%	12,913	15%
\$100,000 to \$199,999	1,053	19%	9,830	21%	21,157	25%
Over \$200,000	506	9%	4,197	9%	8,571	10%

## POPULATION PROJECTIONS

State and county population projections.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Idaho	<b>17%</b> 1,567,582 - 1,839,106	<b>9%</b> 1,839,106 - 2,010,363	Grow
Ada County	<b>26%</b> 392,365 - 494,967	<b>14%</b> 494,967 - 566,562	Grow

# The River District

# Demographics

# Consumer Profile Report

## Housing Unit Value

	1 mile		3 miles		5 miles	
<b>Median Home Value</b>	\$524,070		\$448,194		\$436,455	
<b>Owner Occupied Homes</b>	2,422		22,614		50,872	
Under \$100,000	156	6%	1,245	6%	2,824	6%
\$100,000 to \$199,999	62	3%	836	4%	1,980	4%
\$200,000 to \$299,999	192	8%	3,289	15%	7,047	14%
\$300,000 to \$399,999	273	11%	4,002	18%	9,752	19%
\$400,000 to \$499,999	434	18%	4,015	18%	10,515	21%
\$500,000 to \$749,999	972	40%	5,688	25%	11,562	23%
\$750,000 to \$999,999	153	6%	1,617	7%	3,501	7%
\$1,000,000 to \$1,499,999	149	6%	1,434	6%	2,714	5%
\$1,500,000 to \$1,999,999	4	0%	179	1%	455	1%
Over \$2,000,000	26	1%	310	1%	522	1%

# The River District

# Demographics

# The River District



## Holt Haga

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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.



## Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.

# Contact

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Thank you

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