

12296 / 12340 / 12388

# WEST BOUNTY LANE

STAR, ID 83669

Norterra Star Retail/  
Office Development  
For Sale or Lease

**±45,388** Total SF Available



# AVAILABILITY

SALE PRICE:	\$560.00/PSF
LEASE RATE:	\$40.00 - \$45.00/SF
AVAILABLE:	Bldg. 1: 14,661 SF Bldg. 2: 14,561 SF Bldg. 3: 12,946 SF
LEASE TYPE:	NNN
T.I ALLOWANCE:	\$50.00/SF
LOT SIZE:	4.76 Acres
ZONING:	CBD/DA (Central Business Dist./Development)
PARCEL #:	R6119281400, R6119281300, R6119281200
CONSTRUCTION:	Anticipated Summer 2025, Delivery Q1 2026

## Listing Features

- Newly proposed retail/office buildings just off Cortona Way
- Ideal spot for retail, dining, and service businesses
- Strategically positioned at the signalized intersection of Ten Mile & McMillan Roads, key routes in the Treasure Valley
- Nestled among vibrant new and upcoming residential communities
- High-visibility location near the bustling new Costco and Winco Foods
- Situated right in the heart of a rapidly growing area

**VIEW LOCATION MAP**

[Click Here](#)





**Building 1**



**Building 2**



**Building 3**

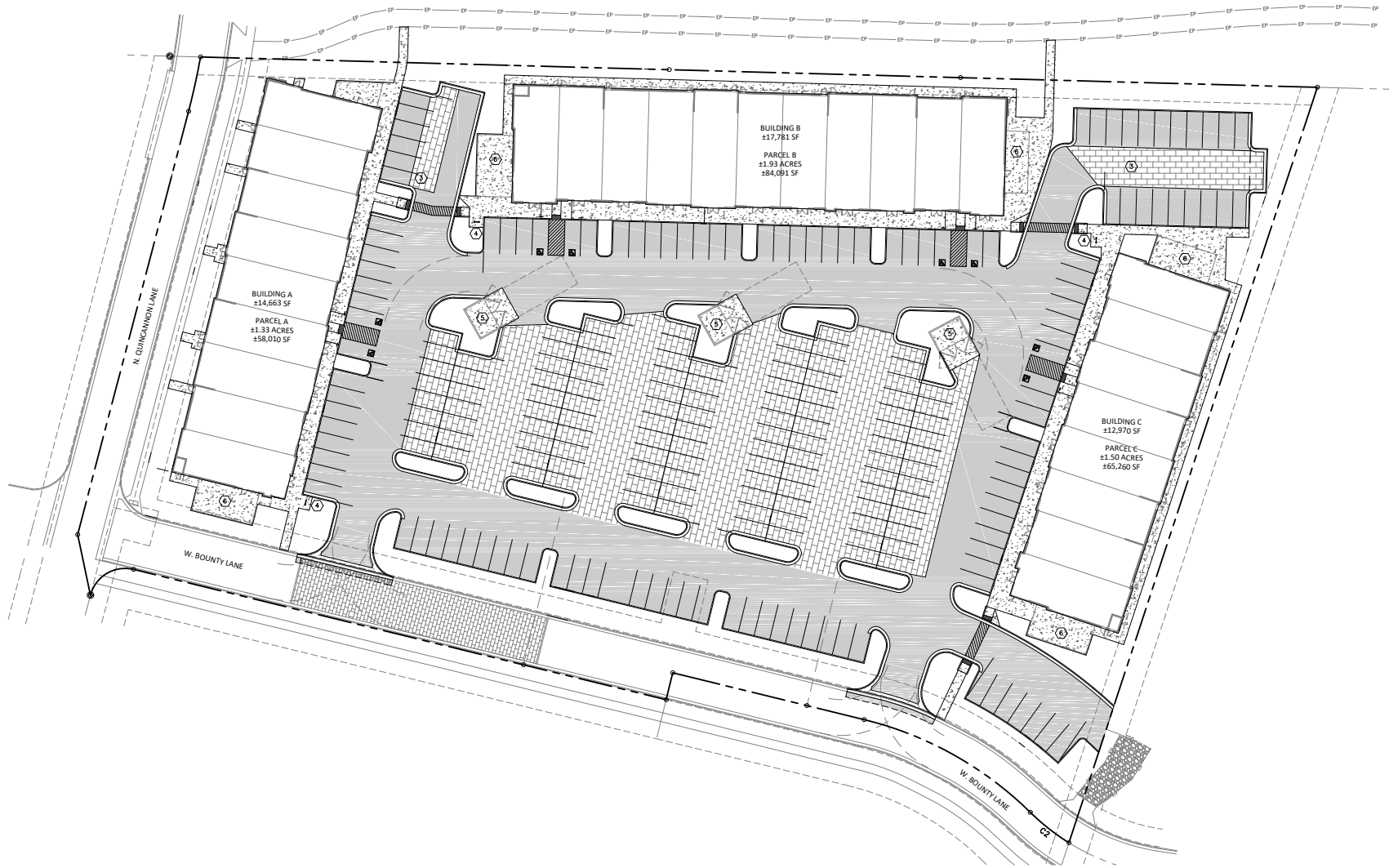




# SITE PLAN

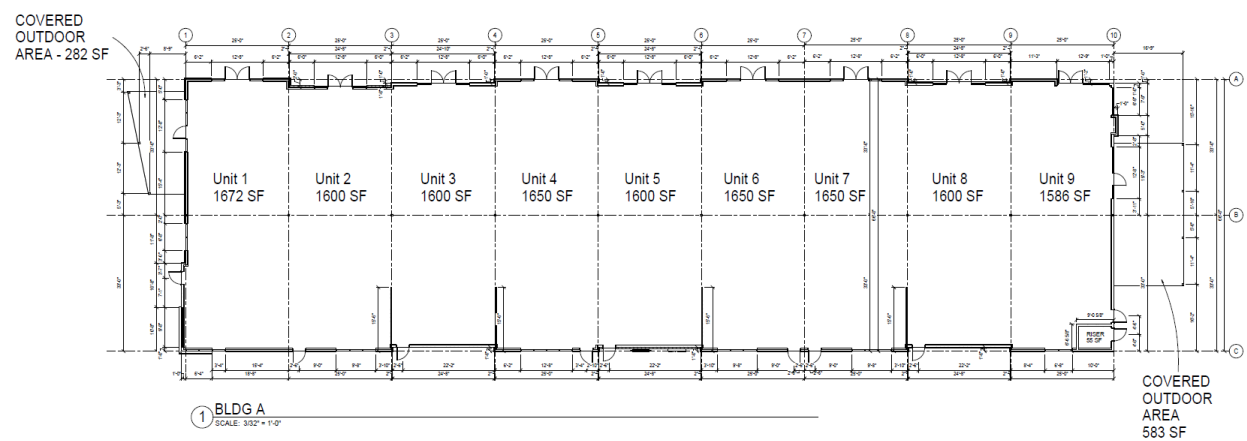


# SITE PLAN

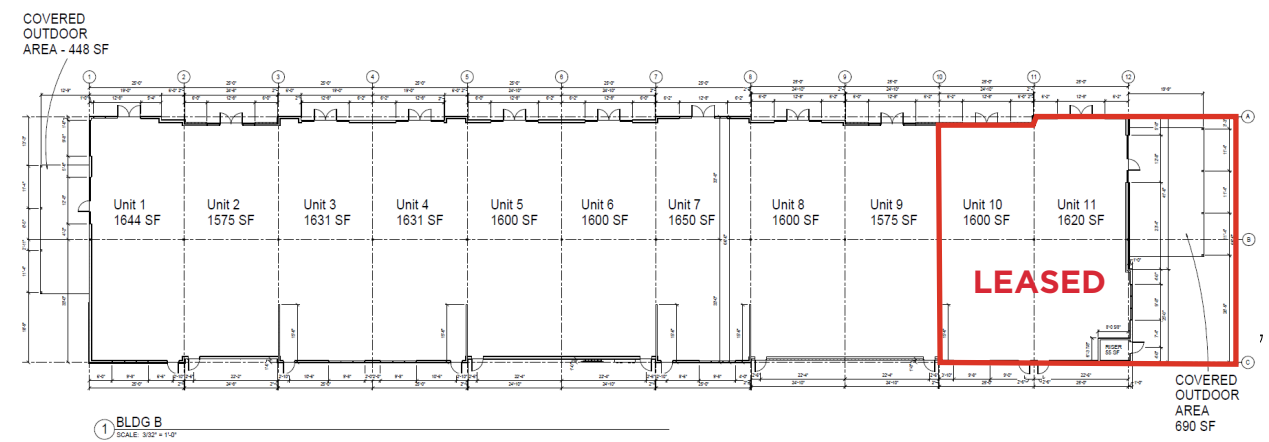


# SITE PLAN

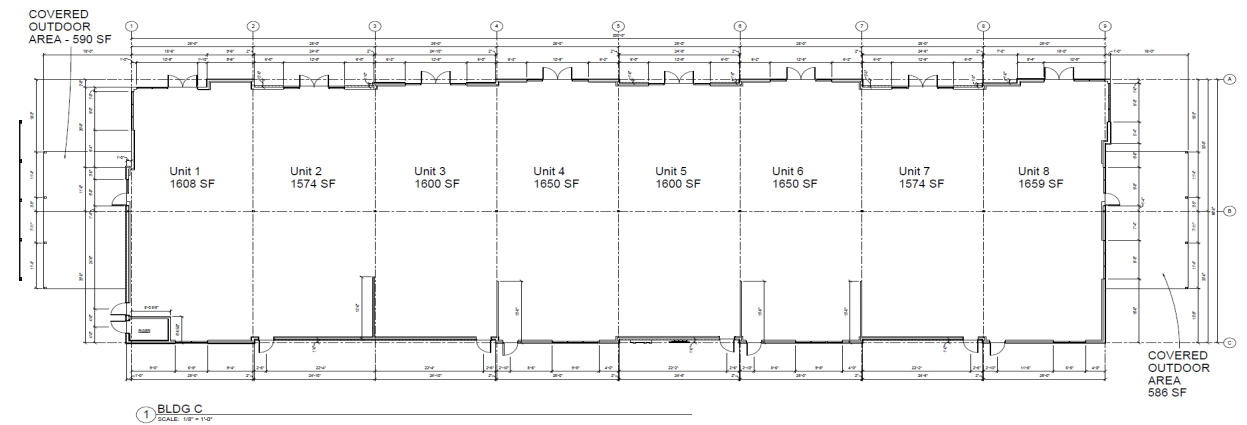
## BUILDING 1



## BUILDING 2



## BUILDING 3





# RETAIL MARKET





# MARKET VIEW



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WEST BOUNTY LANE



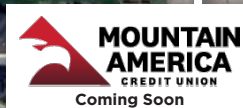
Coming Soon



Coming Soon



Coming Soon



Coming Soon

Star Town Center



Great Clips



CLUB PILATES

usbank





# METRO INFORMATION

## Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

## Why Boise Metro

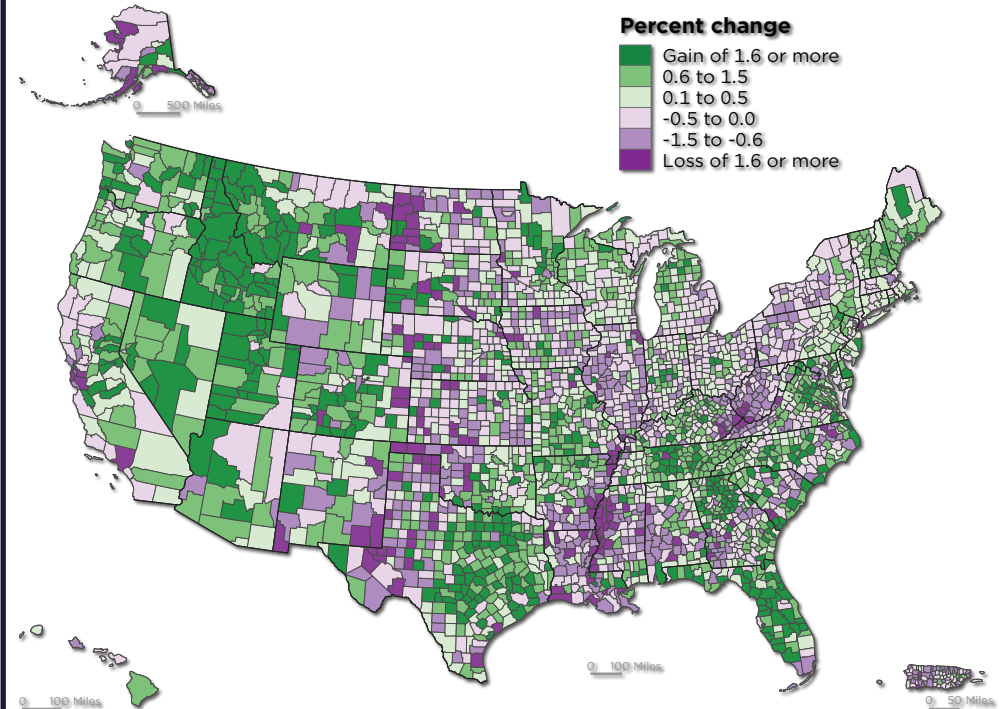
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:  
<https://bvop.org/regional-overview/>

## Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™  
**Census**  
Bureau

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
**census.gov**

SOURCE: VINTAGE 2018 POPULATION ESTIMATES  
[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/PEP.html](https://www.census.gov/programs-surveys/pe.html)

## About Star, Idaho

"As poets have honored the beauty of the stars in the galaxy, the Idaho legislature honors it's very own Star. While it only twinkles in size to many other Idaho cities, its residents have an inner warmth of goodness, friendliness and community spirit. We are confident these qualities will shine forth like diamonds in the sky, as the new City of Star takes its place as one of Idaho's shining examples of good and wise municipal government."

2022 is our 25th year as a city, and these words continue to ring true. Star remains a beacon of goodness, friendliness and community spirit that draws people from all over the U.S. in search of a place to call home. Whether you've lived here your entire life, or are one of the many people that have recently relocated to Star, I want to personally welcome you and hope that you will take the time to get to know your neighbors, wave at a stranger, enjoy one of our parks, take a walk along the Boise River or volunteer with one of the many committees and organizations that serve our community and make it an awesome place to live.

Learn More By Clicking Here:





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