

PADS FOR SALE - LEASE - BUILD TO SUIT

2275 WEST HUBBARD ROAD, KUNA, ID 83634



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PROPERTY HIGHLIGHTS

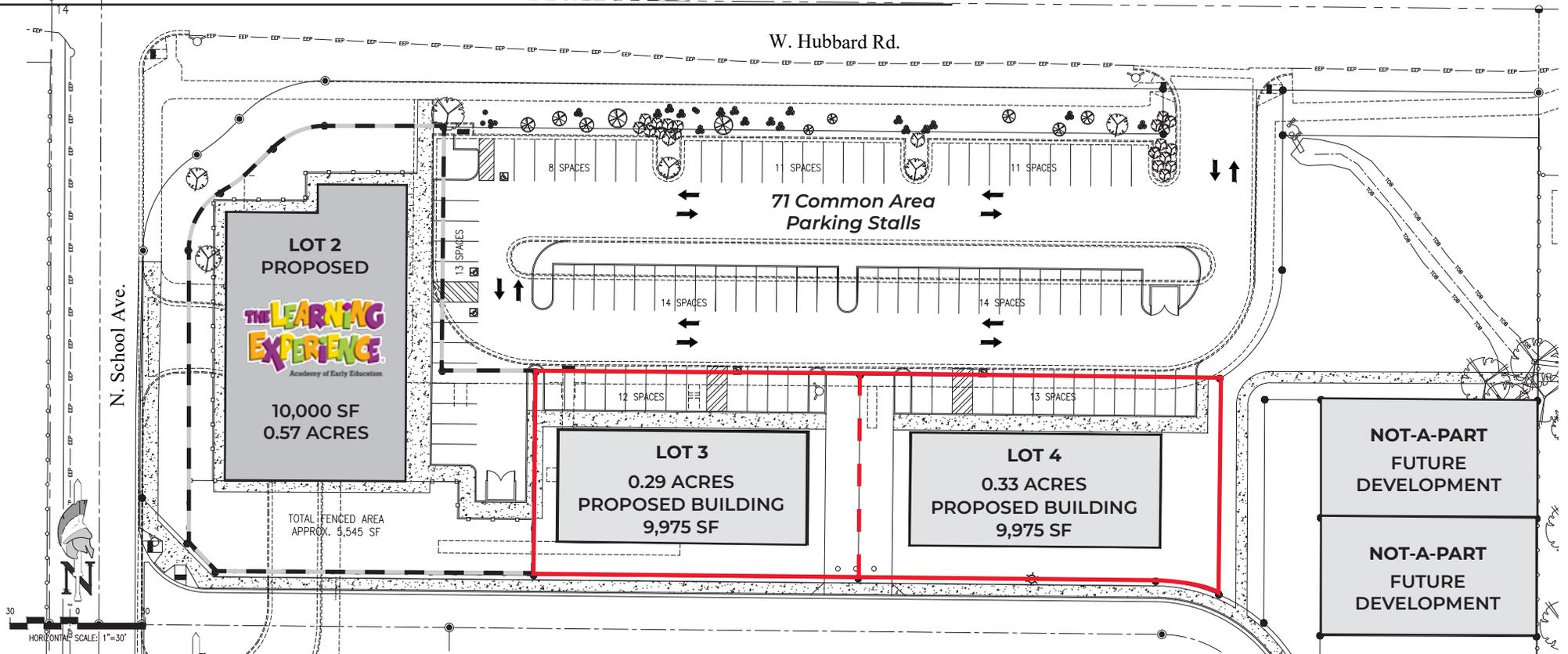
PRICING & RATES	Negotiable
LOT 3	0.29 Acres
LOT 4	0.33 Acres
BUILD TO SUIT	Up to 9,975 SF
PARKING	12 & 13 Stalls / Building
ZONING	City-of-Kuna C-1
PROPOSED USE	Retail, Office, Service
PARCEL #	S1314120891
COMMON AREA	71 Parking Stalls
FRONTAGE	Over 530' on Hubbard
UTILITIES	Available to Site
CO-TENANT	The Learning Experience
AVAILABILITY	Immediate

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0.29 TO 0.62 ACRES - 2 BUILDINGS UP TO 9,975 SF EACH
PART OF THE ARROW POINTE MIXED-USE DEVELOPMENT



- **2 Lots available** for sale, ground lease or build to suit - part of a new mixed-use development
- **Potential building size** up to 9,975 SF on each lot, sale price and lease rates negotiable, contact agents for additional information
- **Proposed uses include** retail, restaurant, medical or sales office, and other service providers
- **Amenities include** common area shared parking, landscaping, and all utilities at or near site
- **The Arrow Pointe Development** is surrounded by new and existing residential projects
- **Join The Learning Experience**, construction starting soon

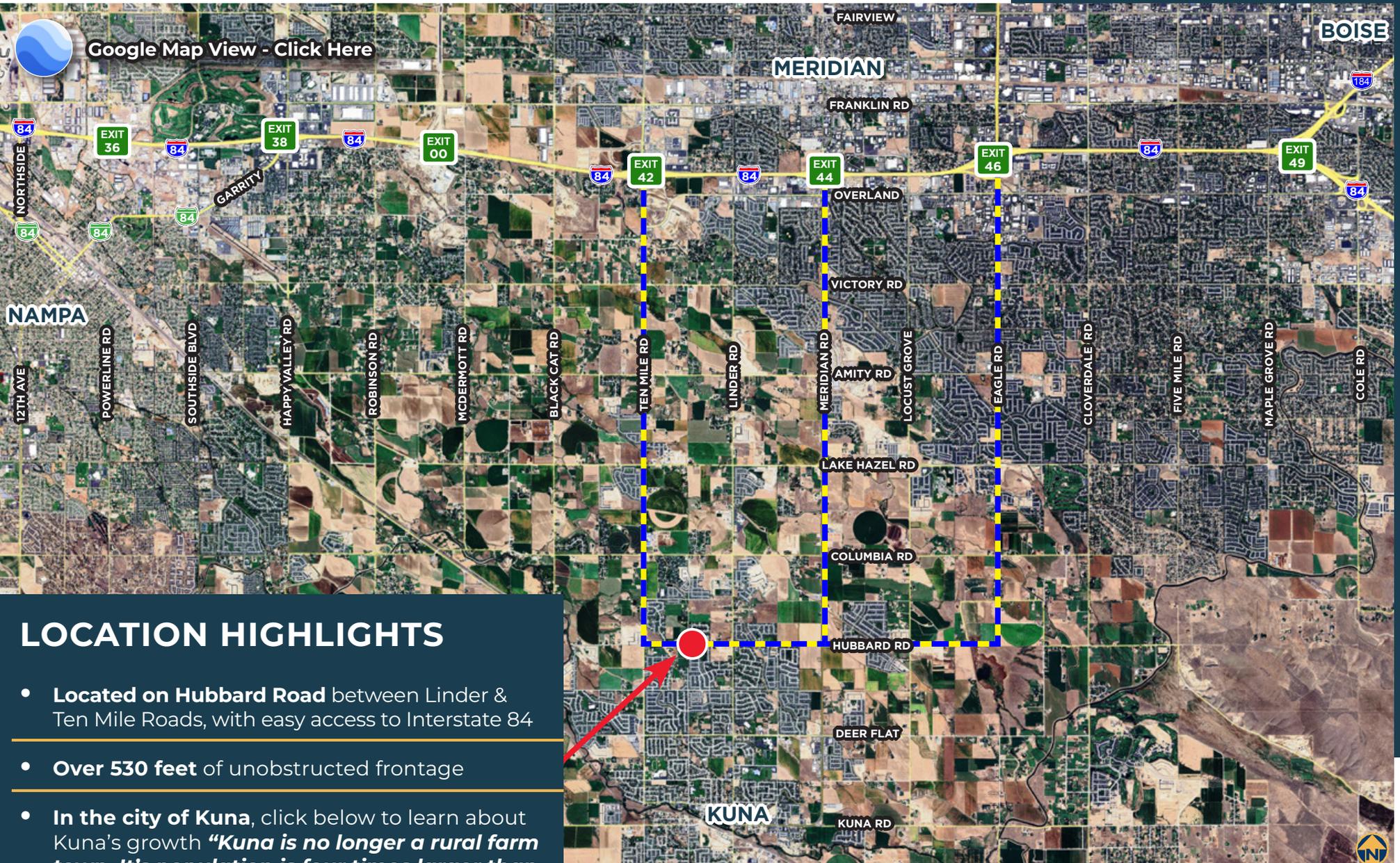


Representative Photo

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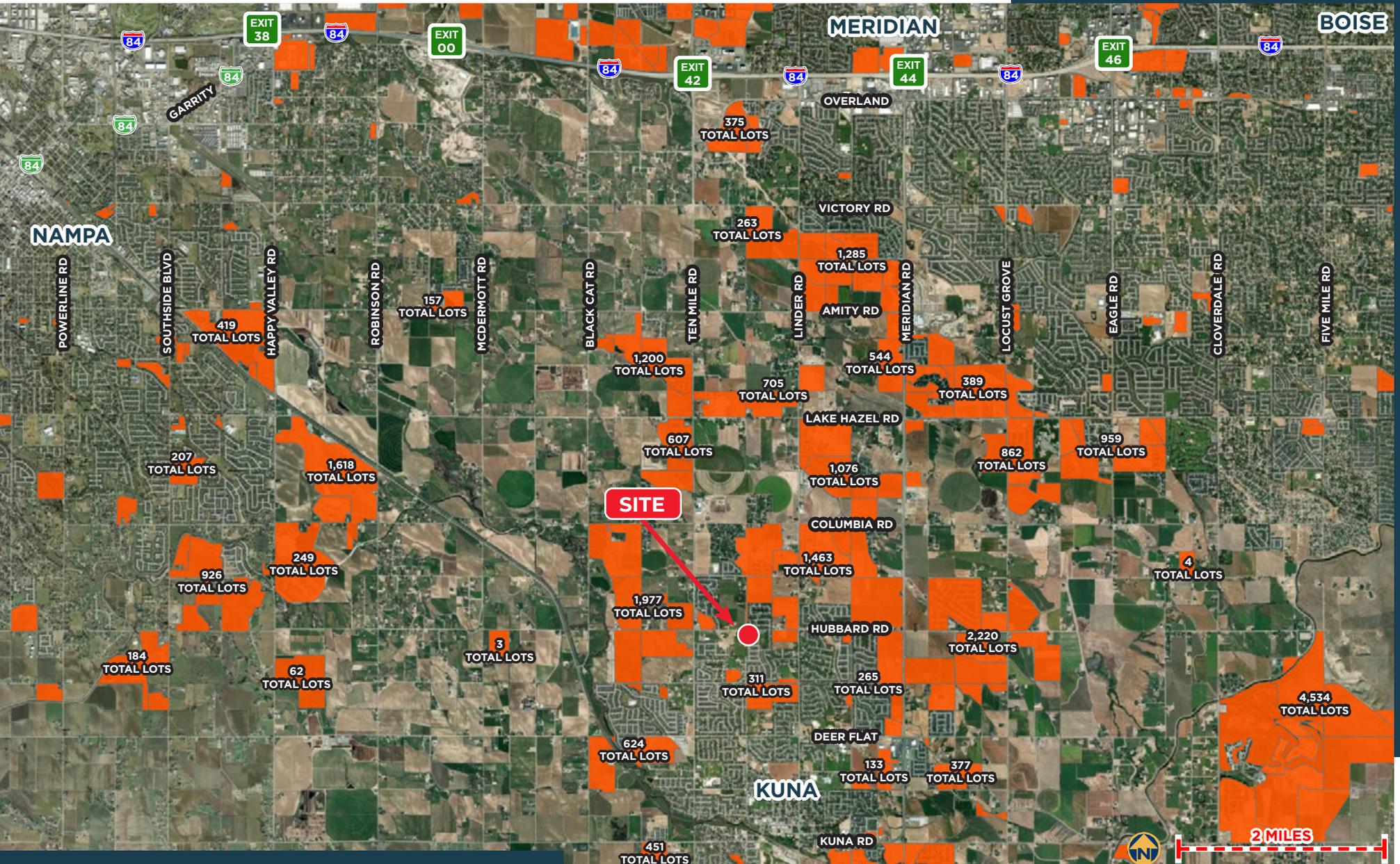
Google Map View - Click Here

LOCATION HIGHLIGHTS

- Located on Hubbard Road between Linder & Ten Mile Roads, with easy access to Interstate 84
- Over 530 feet of unobstructed frontage
- In the city of Kuna, click below to learn about Kuna's growth *"Kuna is no longer a rural farm town. It's population is four times larger than it was in 2000"* - <https://bit.ly/4mliMj3>

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NEW PLATED DEVELOPMENTS

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1, 3 & 5 MILE DEMOGRAPHICS & COMMUNITY SUMMARY

5 MILE SNAPSHOT

69,712
POPULATION

\$109,902
MEDIAN HH INCOME

\$50,078
PER CAPITA INCOME

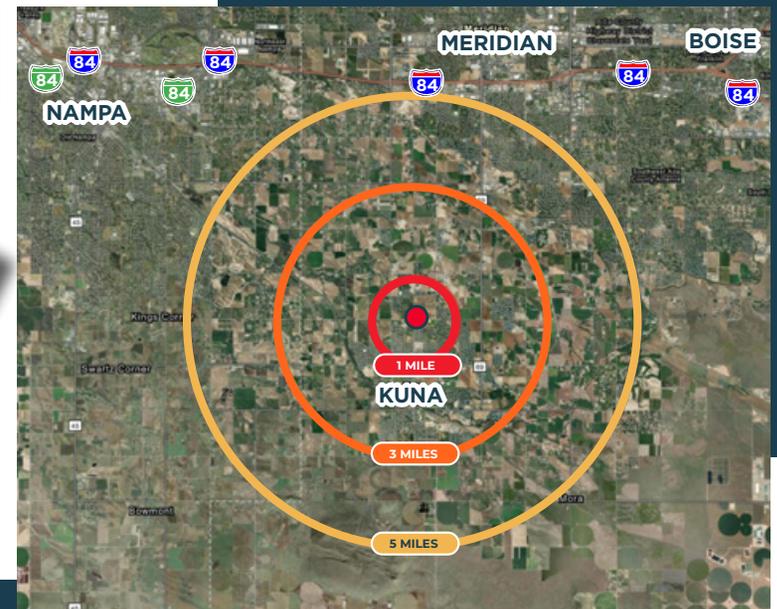
23,404
HOUSEHOLDS

\$148,742
AVERAGE HH INCOME

36
AVERAGE AGE

1, 3 & 5 MILE DEMOGRAPHICS
CLICK BELOW TO VIEW

COMMUNITY SUMMARY
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 & 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

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5, 10 & 15 MINUTE DRIVE-TIME DEMOGRAPHICS & RETAIL DEMAND OUTLOOK REPORT

10 MINUTE SNAPSHOT

35,525
POPULATION

\$97,350
MEDIAN HH INCOME

\$42,540
PER CAPITA INCOME

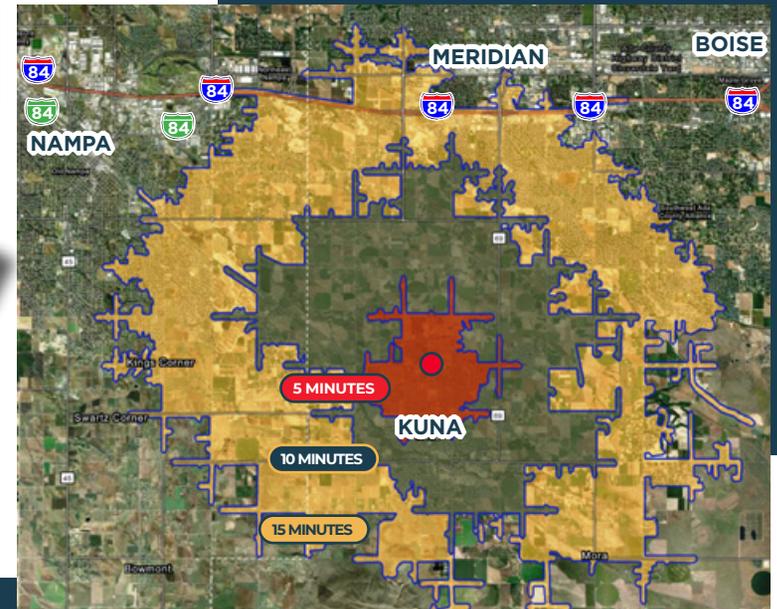
11,931
HOUSEHOLDS

\$126,172
AVERAGE HH INCOME

34
AVERAGE AGE

5, 10 & 15 MIN DRIVE-TIME DEMOS
CLICK BELOW TO VIEW

RETAIL DEMAND OUTLOOK
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2025 & 2030. Esri converted Census 2010 into 2020 geography & Census 2020 data.

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BOISE METRO & REGIONAL INFORMATION & BROCHURE



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.

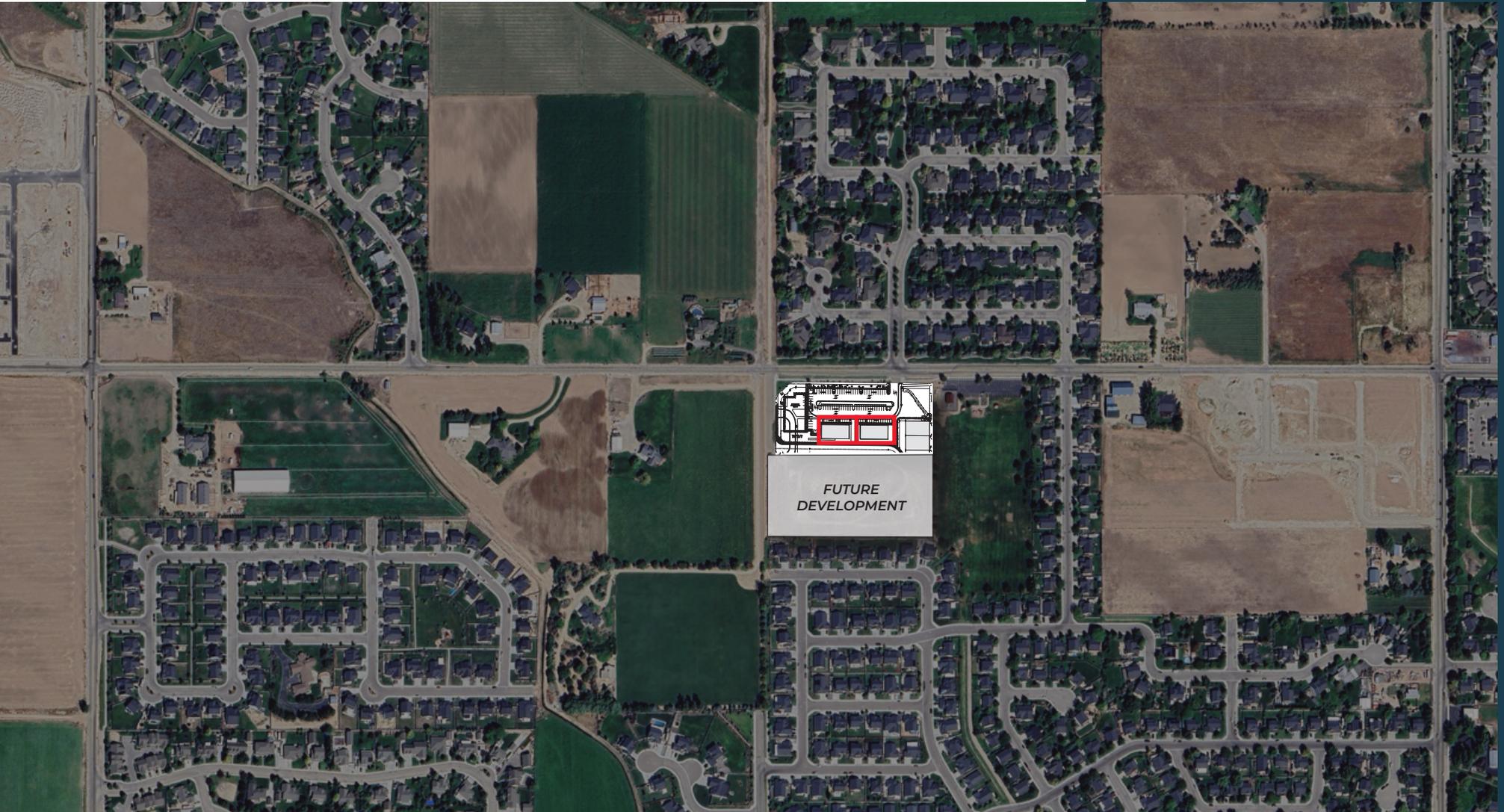
We'll let the numbers do the talking. If you're looking for data that speaks more specifically to your company's relocation or expansion, contact us and we'll provide a report tailored to your needs. [Click Here to Learn More From BVEP](#)



*Click here to download the complete
Boise Valley Regional Overview:*
<https://bit.ly/45eyYg1>

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