

**MIXED-USE DEVELOPMENT LAND  
FOR SALE, LEASE, BTS - 0.97 ACRES**

**1721 NORTH FIVE MILE ROAD, BOISE, ID 83713**



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**SUMMIT**  
COMMERCIAL  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS



**0.97 ACRES - BUILD-READY**



**ALL UTILITIES AVAILABLE TO SITE**



**NEGOTIABLE PRICE, GROUND LEASE & B-T-S**



**ZONING - CITY-OF-BOISE MX-3**  
**[CLICK HERE FOR ALLOWED USES](#)**



**BUILD-TO-SUIT - UP TO 8,500 SF**



**FIVE MILE FRONTAGE - 23,500 CARS PER DAY**



**PARCEL NUMBER S1103449211**



**SURROUNDED BY RETAILERS, RESTAURANTS,  
& PROFESSIONAL SERVICE PROVIDERS**

## LISTING DETAILS

- Prime mixed-use development land located at the busy signalized intersection of Fairview Avenue & Five Mile Road - two major thoroughfares servicing the Treasure Valley
- Current MX-3 zoning allows for a variety of uses - [Click Here for Details](#)
- Strong retail synergy, surrounded by several local, regional, and national tenants and professional service providers - strong demographic profile - [Click Here to View](#)
- East of one of the busiest intersections in the State of Idaho (Eagle Road & Fairview Avenue), the location of major retail developments including The Village at Meridian, Meridian Crossroads, Meridian Town Center and the Millstone Market Place - [Google Map View](#)
- Contact agents to discuss negotiable sales price, ground lease, and build-to-suit rates, terms, potential uses, and to schedule a site visit today!

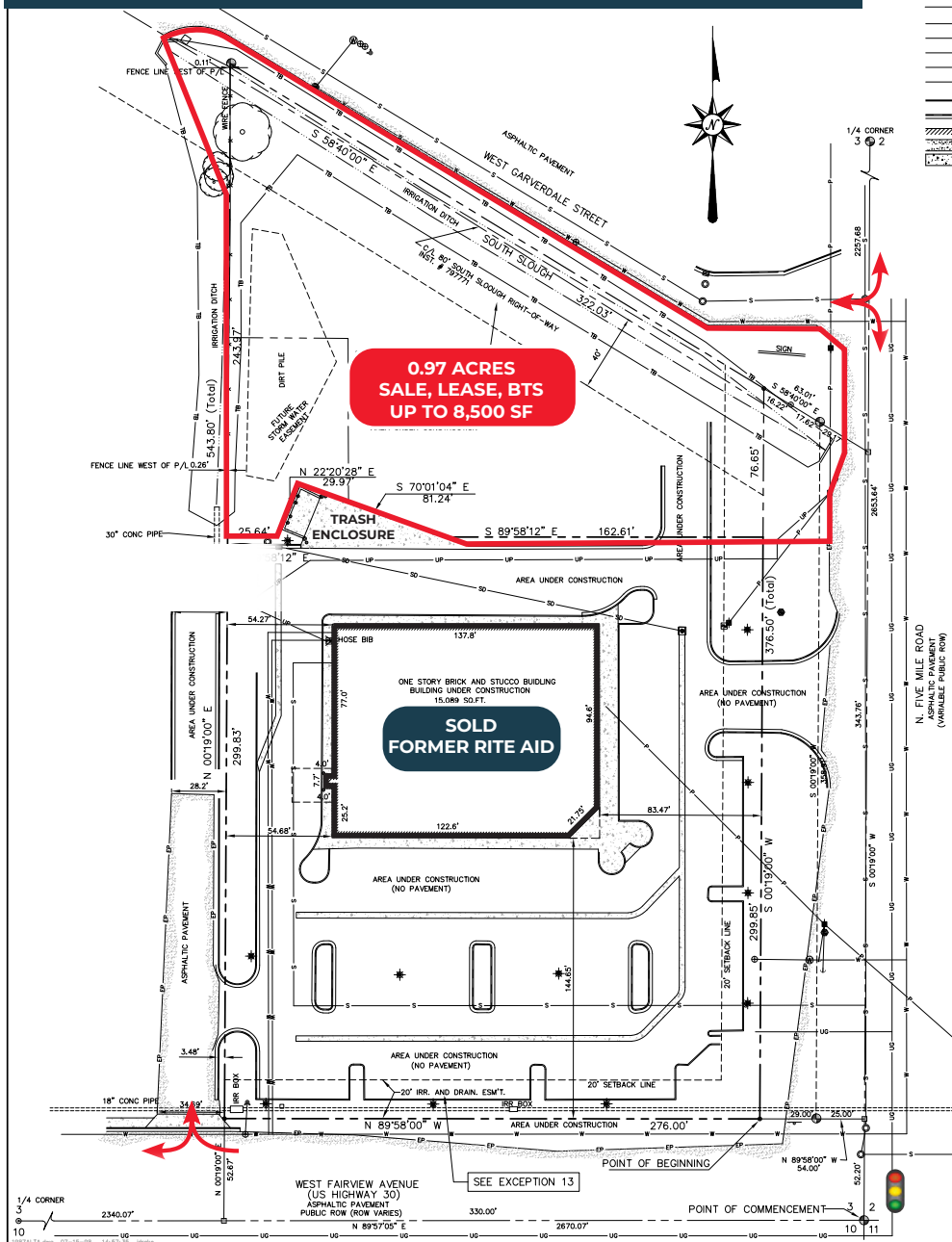
# FOR SALE, LEASE, BTS - MIXED-USE DEVELOPMENT LAND

## 1721 NORTH FIVE MILE ROAD, BOISE, ID 83713



### BUILD-READY - ALL UTILITIES AVAILABLE TO SITE

### ADJOINING FORMER RITE JUST SOLD



#### LEGEND

- BOUNDARY LINE
- CENTER LINE
- EXISTING FENCE LINE
- SANITARY SEWER LINE
- STORM DRAIN
- WATER LINE
- OVERHEAD POWER LINES
- TOP OF BANK
- EDGE OF PAVEMENT
- UNDERGROUND GAS LINE
- 6" CONC. EXTRUDED CURB
- VERTICAL CURB & GUTTER
- EXISTING BUILDING
- ASPHALTIC PAVEMENT
- CONCRETE
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2"x24" IRON PIN W/ CAP
- MANHOLE
- CALCULATED POINT, NOT SET
- POWER POLE
- GUY ANCHOR
- POWER METER
- TELEPHONE RISER
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TRAFFIC SIGN
- DECIDUOUS TREE
- BOLLARD
- CATCH BASIN

#### LEGAL DESCRIPTION

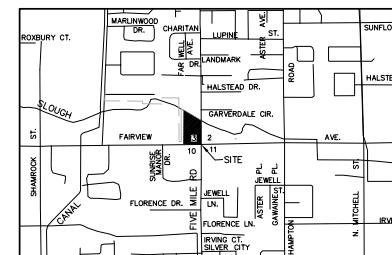
PARCEL 1  
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3, MARKED BY A BRASS CAP MONUMENT; THENCE NORTH 00°19'00" EAST 52.20 FEET ALONG THE EAST LINE OF SAID SECTION 3; THENCE NORTH 89°58'00" WEST 54.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FAIRVIEW AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FIVE MILE ROAD; THENCE NORTH 89°58'00" WEST 276.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°19'00" EAST 299.85 FEET TO A POINT; THENCE SOUTH 89°58'12" EAST 25.64 FEET TO A POINT; THENCE NORTH 22°20'28" EAST 29.97 FEET TO A POINT; THENCE SOUTH 70°01'04" EAST 81.24 FEET TO A POINT; THENCE NORTH 89°58'12" EAST 162.61 FEET TO A POINT; THENCE THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH FIVE MILE ROAD; THENCE SOUTH 00°19'00" WEST 299.85 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2  
THOSE EASEMENTS CONTAINED IN THE DECLARATION OF CROSS-ACCESS EASEMENT AND RESTRICTIVE COVENANTS DATED AUGUST 5, 1998 AND RECORDED IN THE OFFICIAL RECORDS OF ADA COUNTY ON AUGUST 5, 1998 AS DOCUMENT NO. 98075622.

#### TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
EXCEPTION 11	NONE	11. RIGHT OF WAY FOR SOUTH SLOUGH. DOES NOT AFFECT PARCEL 1.	PLOTTED
EXCEPTION 12	NONE	12. EXCEPT MINERAL OR WATER RIGHTS, CLAIMS OR TITLE TO MINERAL OR WATER.	NOT PLOTTABLE
EXCEPTION 13	INST. 409692	13. EASEMENTS AND RESTRICTIONS APPEARING IN WARRANTY DEED, RECORDED MAY 2, 1957, AS INSTRUMENT NO. 409692, OFFICIAL RECORDS.	PLOTTED
EXCEPTION 14	INST. 7503172	14. AN EASEMENT OVER SAID LAND IN FAVOR OF STATE OF IDAHO, FOR INCIDENTAL PURPOSES AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 17, 1975, AS INSTRUMENT NO. 7503172, OFFICIAL RECORDS.	NO LONGER APPLIES TO SAID PROPERTY
EXCEPTION 15	INST. 95059584 INST. 95060293	15. ANY EFFECTS OF SURVEY, RECORDED AUGUST 22, 1995, AS INSTRUMENT NO. 95059584, AND AMENDED BY AFFIDAVIT, RECORDED AUGUST 24, 1995, AS INSTRUMENT NO. 95060293, OFFICIAL RECORDS. DOES NOT AFFECT PARCEL 1.	SLOUGH PLOTTED
EXCEPTION 17	NONE	17. ANY OFF-RECORD FACTS, ENCUMBRANCES, EASEMENTS OR POSSESSORY CLAIMS, A SURVEY OR INSPECTION WOULD DISCLOSE.	NOT PLOTTABLE

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. FA-121578/MLC



#### VICINITY MAP

SCALE: 1" = 100'

#### ZONING INFORMATION

LOCATION:	THE SE 1/4 SE 1/4 OF SECTION 3, T.3N., R.1E., B.M., BOISE, ADA COUNTY, IDAHO		
ZONE:	C-2D		
USE:	COMMERCIAL RETAIL		
ITEM	REQUIREMENTS	EXISTING	
MINIMUM LOT AREA	0	1,928 AC.	
MINIMUM FRONT SETBACK	20'	83.5'	
MINIMUM SIDE SETBACK	0', 20' SIDE STREET	144.7'	
MINIMUM REAR SETBACK	0', ABUTTING "R" DIST.=10' (1 STRY), 15' (2 STRY)	64.3'	
MAXIMUM BUILDING HEIGHT	45'	19.2'	
MAXIMUM BUILDING COVERAGE	0	12%	
OFF-STREET PARKING	1 PER 250 SQ.FT. GROSS FLOOR AREA=60 SPACES		PROPOSED 89 REGULAR 4 HANDICAP
SANITARY SEWAGE	PUBLIC OR PRIVATE	PUBLIC	
WATER SUPPLY	PUBLIC OR PRIVATE	PUBLIC	

#### SURVEY CERTIFICATION

I HEREBY CERTIFY TO RA2 BOISE-FAIRVIEW LLC, THIRTY PAVES, INC., PW REAL ESTATE INVESTMENTS, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES ON THE GROUND; THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL IMPROVEMENTS THEREON; THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE SHOWN; THAT THERE ARE NO ENCUMBRANCES BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES UPON SUBJECT PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT ANY EASEMENTS APPEARING ON A VISUAL INSPECTION ARE DELINEATED HEREON.

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 2.5.6, 7(5), 7(6)(1), 7(6)(A), 9.0.1(1) AND 13 OF TABLE A THEREOF; AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN ALTA SURVEY.

By: Patrick A. Tealey  
Registration No. 4347

Date: Today Land Surveying

THIS SURVEY WAS PREPARED FOR BARAKOS-LANDINO, INC. BY: TEALEY'S LAND SURVEYING, 915 W. JEFFERSON ST, BOISE ID. 83702 (208) 385-0636



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UP TO 8,500 SF**

**SOLD  
FORMER RITE AID**



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**LOCATED AT THE BUSY SIGNALIZED INTERSECTION  
OF FAIRVIEW AVENUE & FIVE MILE ROAD**



**Google Map View - Click Here**





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**LOCATED IN A PRIME RETAIL CORRIDOR**  
**EAST OF THE VILLAGE AT MERIDIAN**





**1, 3 & 5 MILE DEMOGRAPHICS**

**3 MILE SNAPSHOT**

**105,594**  
**POPULATION**

**40,981**  
**HOUSEHOLDS**

**\$72,892**  
**MEDIAN HH INCOME**

**\$97,554**  
**AVERAGE HH INCOME**

**66,710**  
**DAYTIME POPULATION**

In the identified area, the current year population is 268,051. In 2020, the Census count in the area was 259,311. The rate of change since 2020 was 1.03% annually. The five-year projection for the population in the area is 274,588 representing a change of 0.48% annually from 2023 to 2028.

The household count in this area has changed from 101,355 in 2020 to 105,610 in the current year, a change of 1.27% annually. The five-year projection of households is 109,127, a change of 0.66% annually from the current year total. Average household size is currently 2.50, compared to 2.52 in the year 2020. The number of families in the current year is 67,534 in the specified area..

**1, 3 & 5 MILE DEMOGRAPHICS**  
CLICK BELOW TO VIEW

**KEY DEMO FACTS REPORT**  
CLICK BELOW TO VIEW



Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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**5, 10 & 15 MINUTE DRIVE-TIME  
DEMOGRAPHICS**

**10 MINUTE SNAPSHOT**

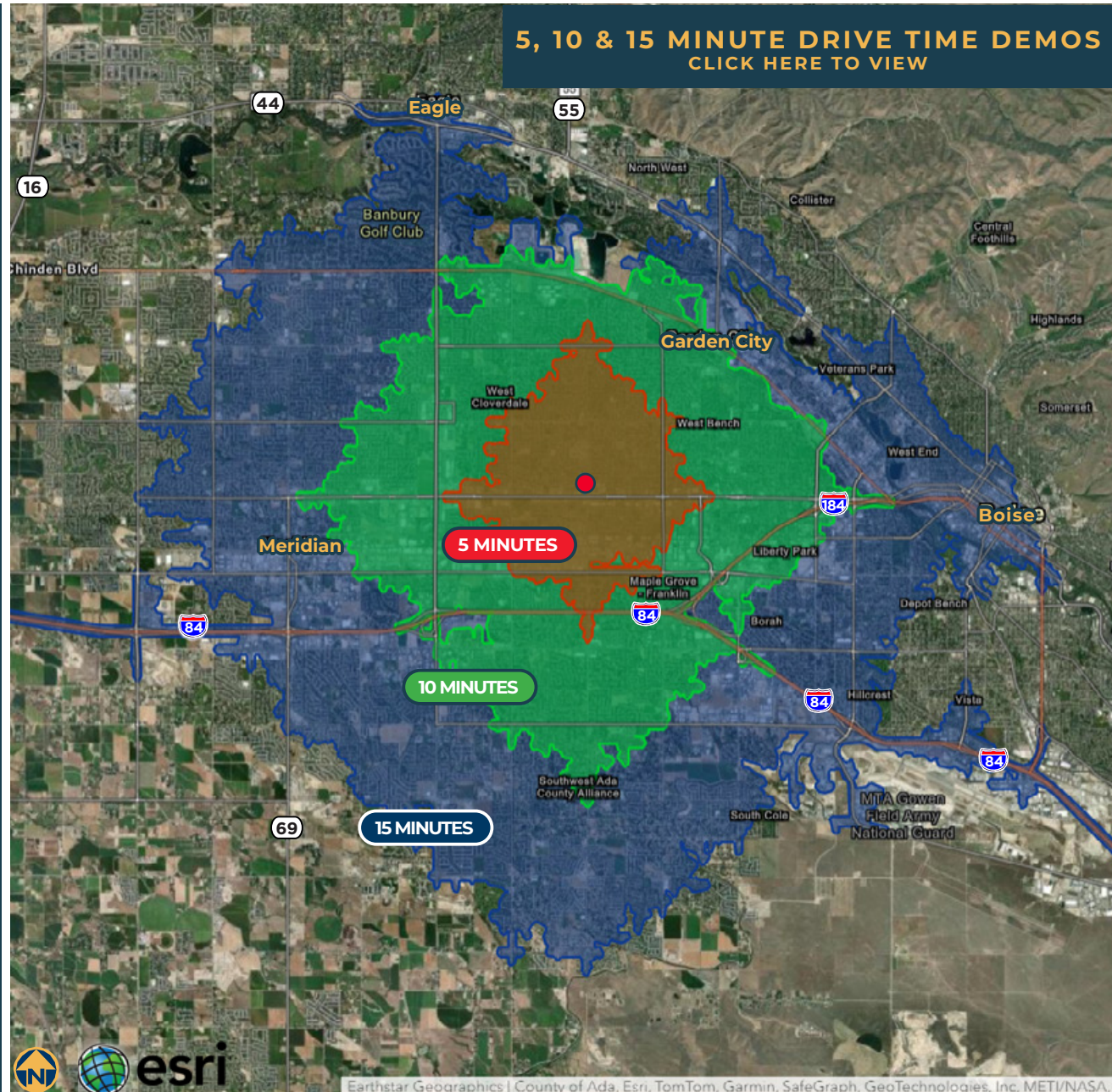
108,029  
**POPULATION**

41,791  
**HOUSEHOLDS**

\$73,272  
**MEDIAN HH INCOME**

\$98,233  
**AVERAGE HH INCOME**

71,721  
**DAYTIME POPULATION**





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## **REGIONAL INFORMATION**

### **THE BOISE METRO**



## **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://rb.gy/ngyz4i>



**REGIONAL INFORMATION**  
**THE 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://bvpep.org/>

<b>#1 Nampa &amp; #7 Meridian Top Cities for Economic Growth under 250K</b> <hr/> <b>Coworking Cafe</b> July 2024	<b>#3 Meridian, #5 Boise, #16 Nampa Best Places To Live Out West</b> <hr/> <b>Livability</b> July 2024	<b>Top 15 Cities for Young Professionals</b> <hr/> <b>Pheabs</b> May 2024	<b>Tech Workers Ditching big city for Boise</b> <hr/> <b>Wired</b> January 2024	<b>#3 Best Performing Cities</b> <hr/> <b>Milken Institute</b> 2024	<b>Top 25 Metro for Economic Growth</b> <hr/> <b>Area Development</b> Q4 2023
<b>#4 Overall On Talent Attraction Card</b> <hr/> <b>Lightcast</b> 2023	<b>#7 Overall Cutting Edge Cities Boise</b> <hr/> <b>WSJ</b> October 2023	<b>Top 20 Best Mid Size City in US</b> <hr/> <b>HGTV</b> September 2023	<b>Top 20 Safest Cities</b> <hr/> <b>WalletHub</b> October 2023	<b>#5 Best Performing Cities</b> <hr/> <b>Milken Institute</b> 2023	<b>Blue Turf Biggest Attraction for Sports Fans</b> <hr/> <b>USA Today</b> 2023
<b>#6 Best Large Cities to Start a Business</b> <hr/> <b>WalletHub</b> April 2023	<b>Next Great Food City</b> <hr/> <b>Food &amp; Wine</b> April 2022	<b>#5 Top Emerging Industrial Markets</b> <hr/> <b>CommercialEdge</b> February 2022	<b>#1 Most Promising US City</b> <hr/> <b>RocketHomes</b> December 2021	<b>#2 Nampa, #3 Meridian Top Boomtowns in America</b> <hr/> <b>Smart Asset</b> November 2021	<b>#8 Best Places for Outdoor Enthusiasts to Live &amp; Work</b> <hr/> <b>Smart Asset</b> October 2021
<b>#10 Best City for Young Professionals</b> <hr/> <b>Smart Asset</b> June 2021	<b>Safest Cities in America</b> <hr/> <b>Smart Asset</b> April 2021	<b>#5 Best State</b> <hr/> <b>US News Report</b> March 2021	<b>Best-Performing Cities</b> <hr/> <b>Milken Institute</b> February 2021	<b>#4 Best Place to Find a Job</b> <hr/> <b>WalletHub</b> February 2021	<b>Top 5 Metros for First Time Homebuyers</b> <hr/> <b>Move.org</b> January 2021





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