



2 Suites: 1,650 SF & 5,561 SF
Lease Rate: \$10.00 - \$14.00/SF

Property Highlights

Lease Type	NNN - Est. - \$4.25/SF
Space Conditions	Built-Out & Shell Space
T.I. Allowance	Negotiable, Contact Agents
Lot Size	3.479 Acres
Zoning	City-of-Boise C-2D
Traffic Counts	31,706 + ADT (6/10/2014)
Frontage	Over 280 Feet on Overland
Signage	Building & Monument Panel Space
Parking	Ample On-Site
LockBox	No, Contact Agent for Walkthroughs

Listing Features

- High Visibility Frontage & Pylon Signage on Overland Road, Located in a Prime Retail Corridor
- Space Conditions Vary from Shell to Fully Built-Out Retail & Office Space
- Tenant Improvement Allowance Negotiable, Contact Agents for Details
- 3 Mile Pop.: 83,099 | 3 Mile Avg. HH Income: \$57,904 (2015)
- Surrounded by New Developments Including: Wendy's, Del Taco, Jimmy Johns, and The Humane Society as well as Other Various Retailers, Restaurants, Hotels, Financial Institutions & Professional Services Creating a Strong Retail Synergy
- Current Tenants: MacLife, Wendy's, Lucky Palace Restaurant, The Animal Health Hospital & Marcie-n-Mac's - A Salon for Pets

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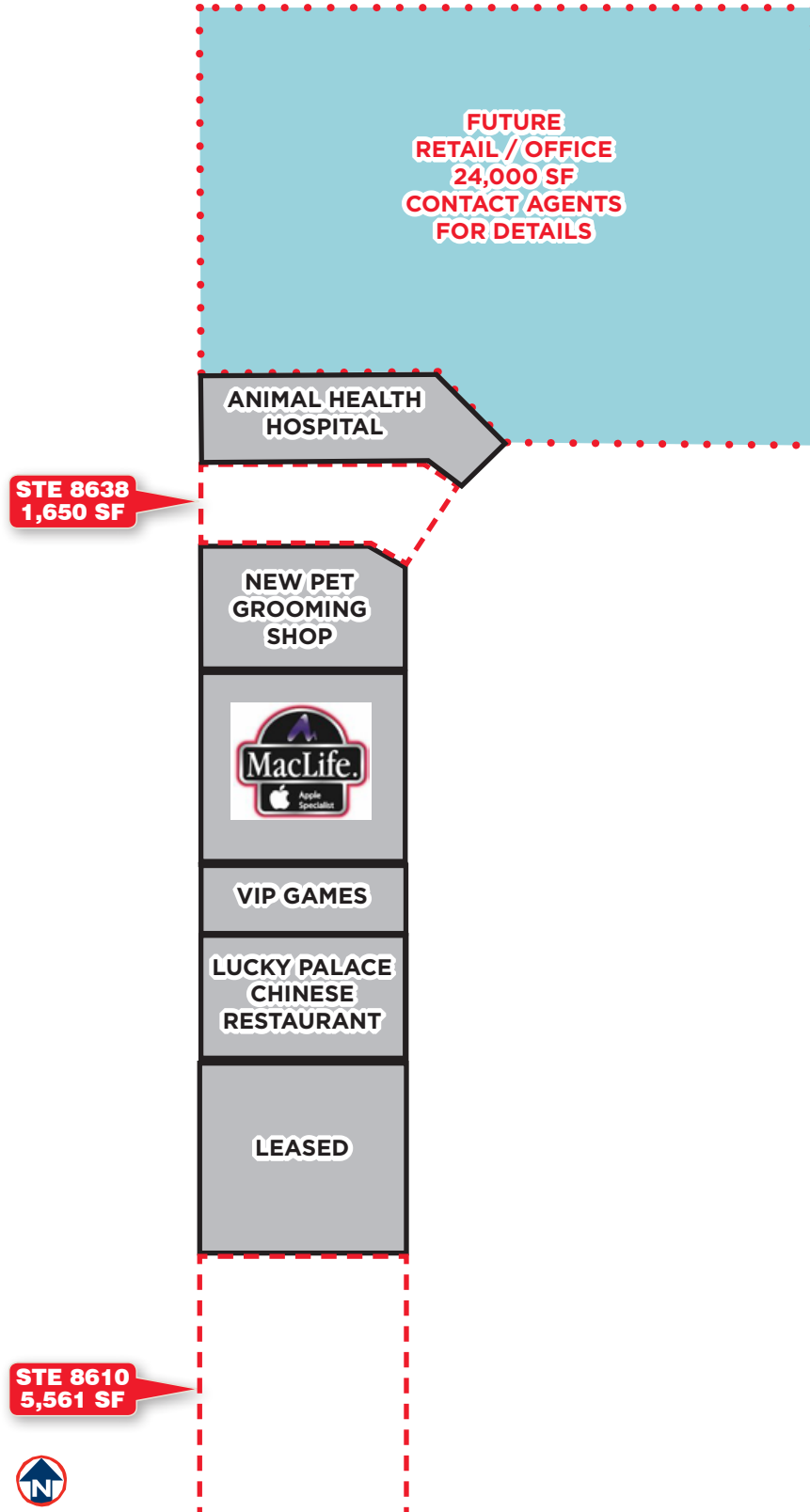
**CUSHMAN &
WAKEFIELD**
Commerce

FOR LEASE

Overland Retail / Office Spaces

8610-8638 W. Overland Road, Boise, ID 83709

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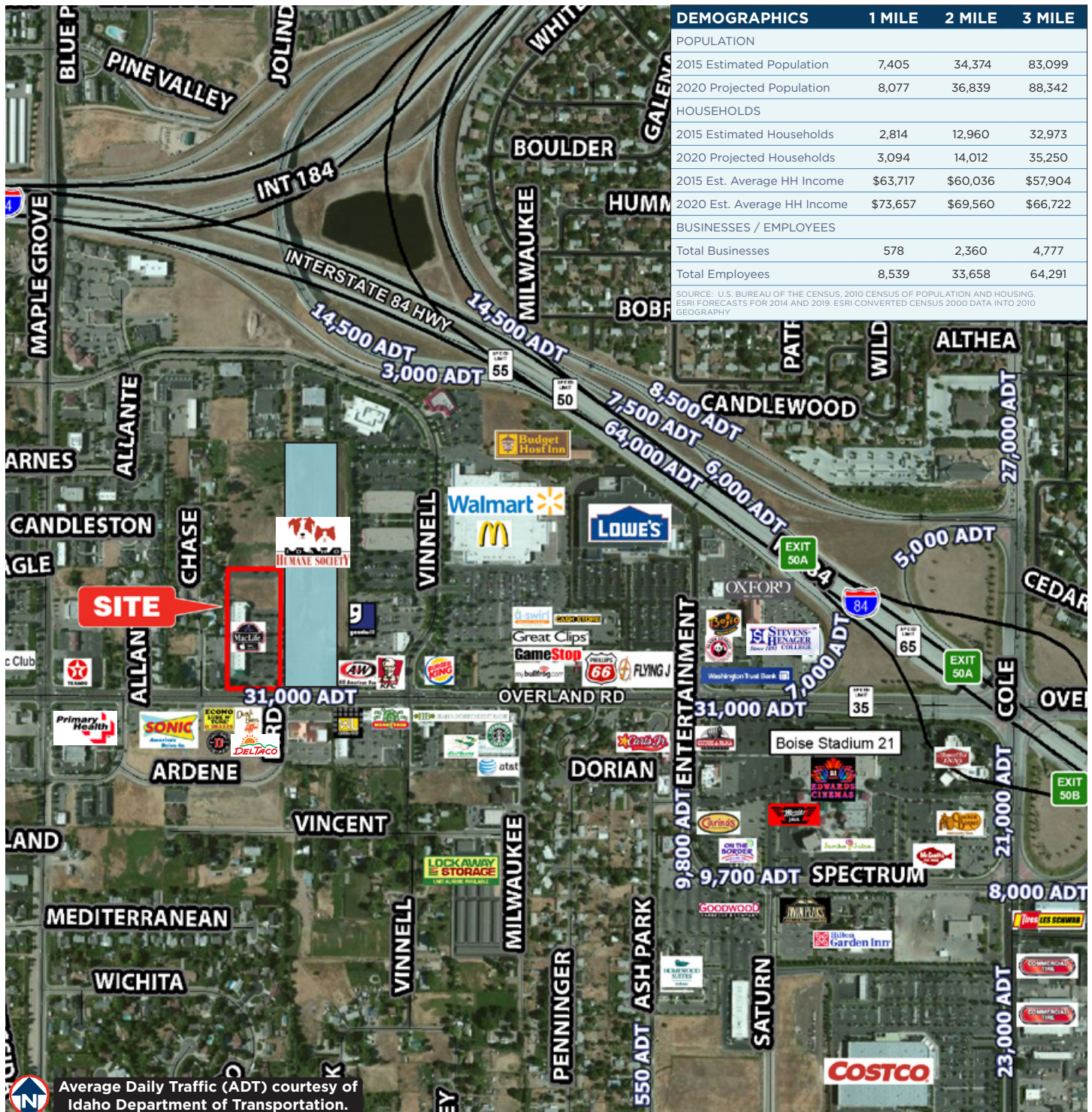


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DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
POPULATION			
2015 Estimated Population	7,405	34,374	83,099
2020 Projected Population	8,077	36,839	88,342
HOUSEHOLDS			
2015 Estimated Households	2,814	12,960	32,973
2020 Projected Households	3,094	14,012	35,250
2015 Est. Average HH Income	\$63,717	\$60,036	\$57,904
2020 Est. Average HH Income	\$73,657	\$69,560	\$66,722
BUSINESSES / EMPLOYEES			
Total Businesses	578	2,360	4,777
Total Employees	8,539	33,658	64,291

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2014 AND 2019, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

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