

Colliers



Hard Corner
Retail Space!

Site



N Orchard St | 20,657 VPD

W Emerald St | 11,374 VPD

For Lease

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5006 W Emerald Street Boise, Idaho

Highlights:

- Great end cap location available
- Great visibility on signalized hard corner connecting the Boise Town Center Mall, St. Al's Medical Center, Interstate 84, and the Boise Connector Freeways
- Back-lit Monument Signs on the hard corner, and on Emerald Street, with 2 sign panels per suite per monument sign. Additional signage opportunities on the front and back of the building for maximum visibility
- Unused Grease Trap allows an opportunity for food-related or restaurant usage

Accelerating success.

For Lease

Property Information

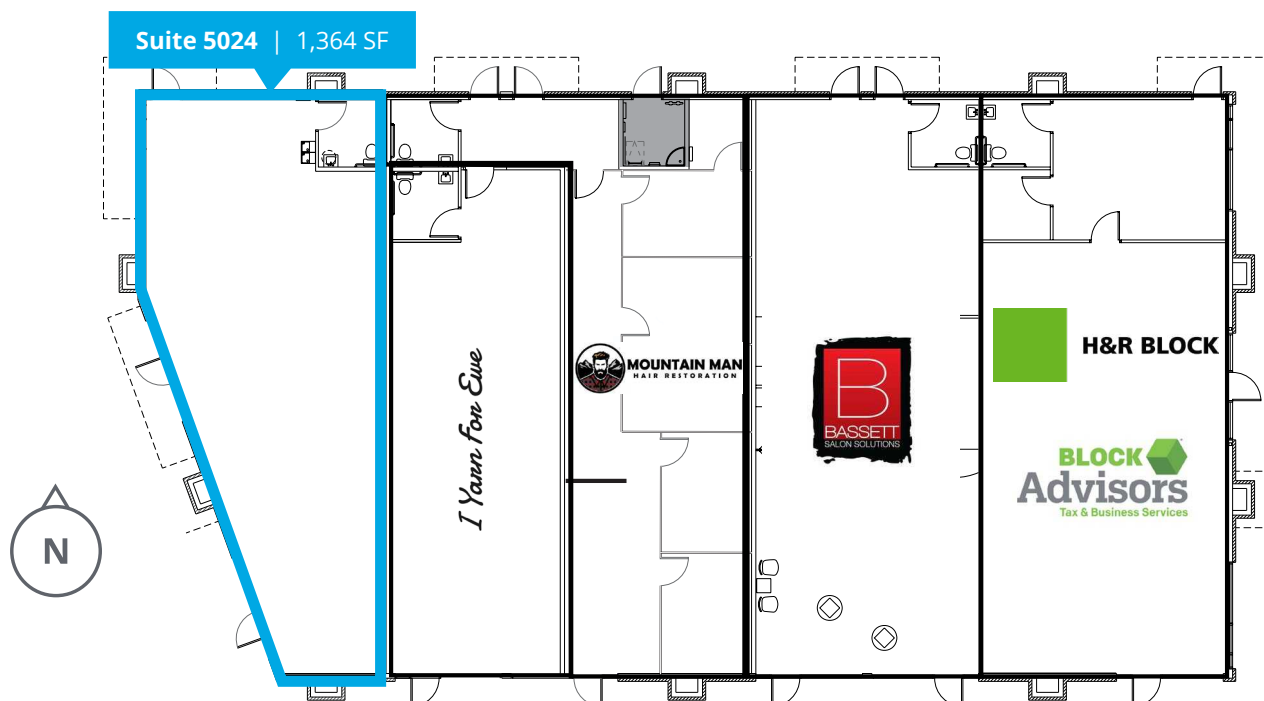
Property Type	Retail
Building Size:	7,013 SF
Land Size:	0.732 Acres
Zoning:	City of Boise MX-1
Parking:	Ample on-site
Year Built:	2007
Lease Type:	NNN (est. \$6.24)
Lease Rate:	\$20.00 PSF



Space Available

Suite	Size	Rate
5024	1,364	\$20.00 PSF NNN

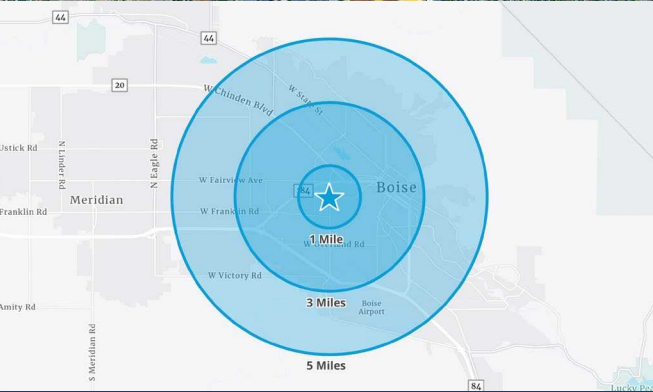
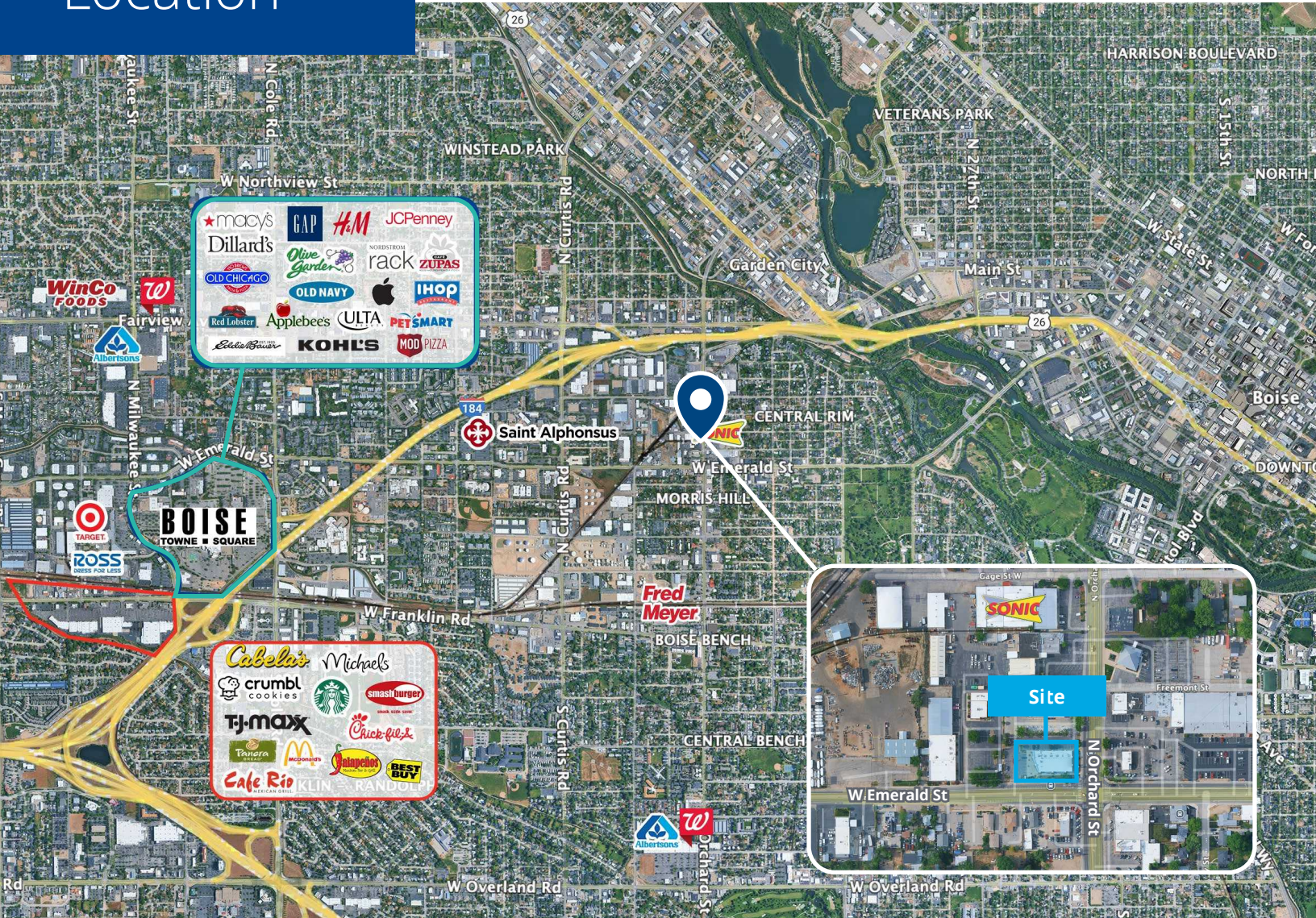
Site Plan



Location

Google Map

Street View



Demographics	1 Mile	3 Miles	5 Miles
Population	9,539	115,151	224,897
Avg. Income	\$68,425	\$70,501	\$81,369
Median Home Value	\$486,536	\$521,978	\$546,326



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