

TOK

COMMERCIAL

OVERLAND PLAZA

RETAIL FOR SALE OR LEASE | 3925 - 3929 W. OVERLAND ROAD | BOISE, ID 83705



SALE PRICE REDUCED!

CONTACT

KEKAULA KANIHO
 208.947.0853
 kekaula@tokcommercial.com

SAM MCCASKILL, CCIM
 208.947.0804
 sam@tokcommercial.com

HIGHLIGHTS



Excellent ownership opportunity on Overland Road with quality tenants and professional management in place.

Newly remodeled turn-key barber or salon space with quality finishes, available for lease.

Excellent visibility and signage on Overland Road.

Ample parking for employees and customers.

Easy access to Boise State University, downtown, and I-84.

Building underwent extensive exterior and interior remodel in 2023.

DETAILS



BLDG. TYPE:	Retail
BLDG. SIZE:	4,352 SF
SALE PRICE:	\$1,300,000 \$1,100,000
NOI:	\$65,259
AVAILABLE SPACE:	Ste 3929 1,001 SF
LEASE RATE:	\$18.00/SF + NNN
PARKING:	Ample On-Site
EST NNN'S:	\$7.77 SF/yr
AVAILABLE:	Immediately

UPDATED: 11.18.2025

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AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	MED. INCOME	EMPLOYEES
1 MI 15,607	1 MI 7,248	1 MI \$72,161	1 MI 7,435
3 MI 94,466	3 MI 44,682	3 MI \$73,209	3 MI 90,225
5 MI 203,398	5 MI 89,730	5 MI \$86,075	5 MI 121,384



SITE

HILLCREST GOLF COURSE

MONUMENT SIGNAGE OPPORTUNITY



ON HIGH TRAFFIC OVERLAND!

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