

# NEWLY CONSTRUCTED EAGLE RD. OFFICE: SALE LEASEBACK

5536 N. Eagle Rd., Boise, ID 83713



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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## PROPERTY DETAILS

<b>SALE PRICE</b>	\$2,250,000
<b>BUILDING SIZE</b>	4,540 SF
<b>BLDG. CLASS</b>	"A"
<b>YEAR BUILT</b>	2025
<b>SITE AREA</b>	0.26 AC
<b>TERM</b>	Leaseback Term 1.5 - 3 Years Commenced at Closing
<b>NNN RENT</b>	\$145,280/yr
<b>CAP RATE</b>	6.46%
<b>TENANT</b>	Future Mortgage
<b>ZONING</b>	MX-1
<b>PARCEL</b>	R9226350040

**DO NOT DISTURB TENANTS. CONTACT  
AGENTS FOR SHOWING INSTRUCTIONS.**





## EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire a newly constructed freestanding single-tenant office building with exceptional Eagle Road visibility. This modern property is ideal for investors seeking immediate rental income through a sale-leaseback arrangement or owner-users willing to wait out the short leaseback period to occupy the space. With state-of-the-art construction and premium finishes, this high-exposure building stands out in a market where freestanding office buildings of this size and price point are scarce.



**PROFESSIONAL  
CLASS "A" OFFICE**



**NEW CONSTRUCTION  
COMPLETED IN 2025**



**WEST BOISE  
LOCATION**



**ON-SITE  
PARKING**



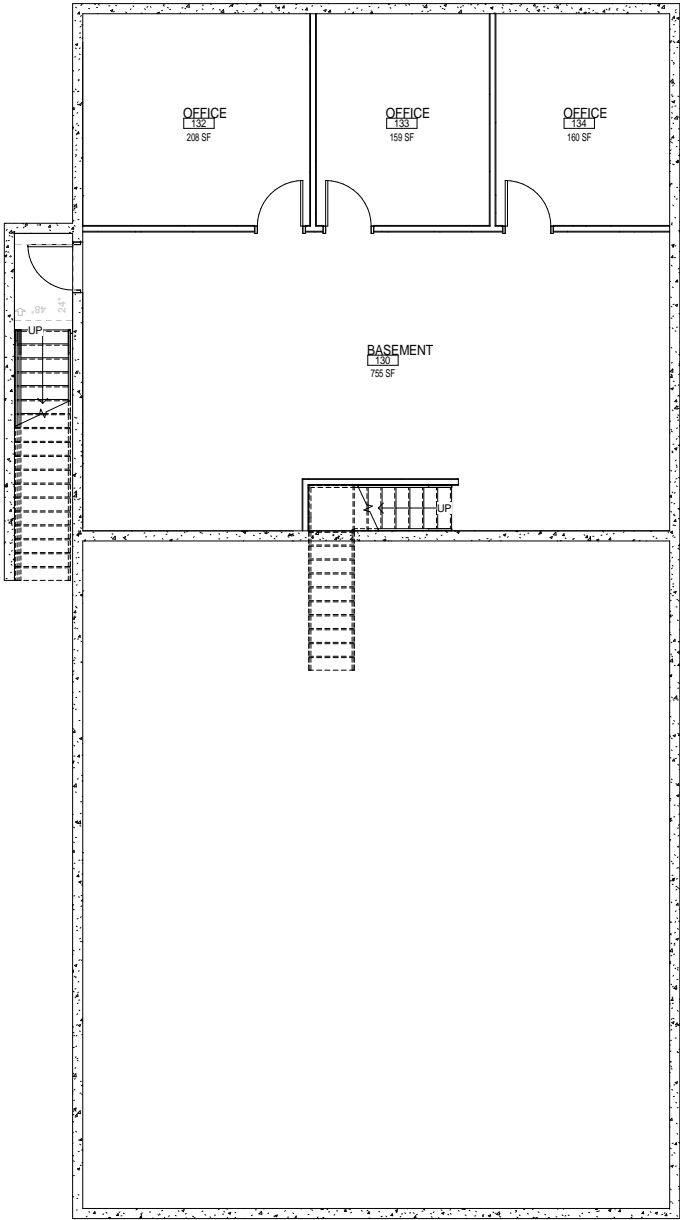
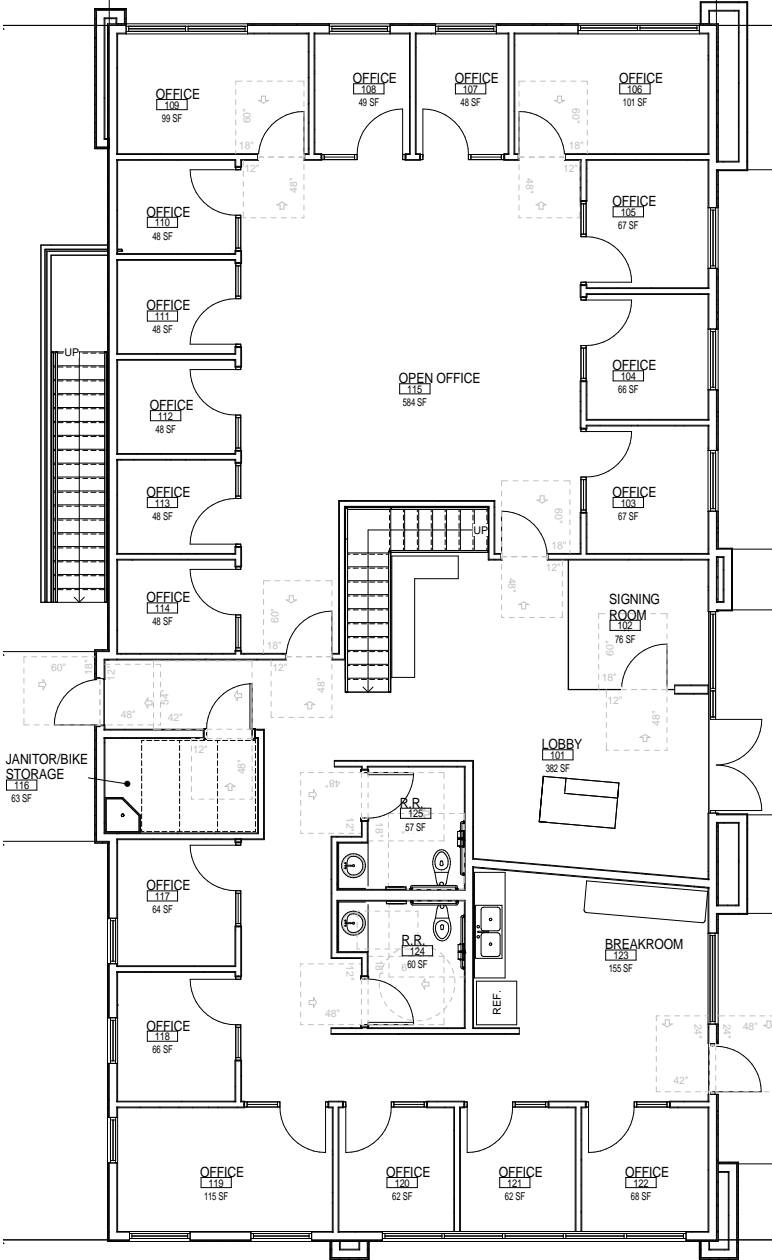
**UPGRADED  
MODERN FINISHES**



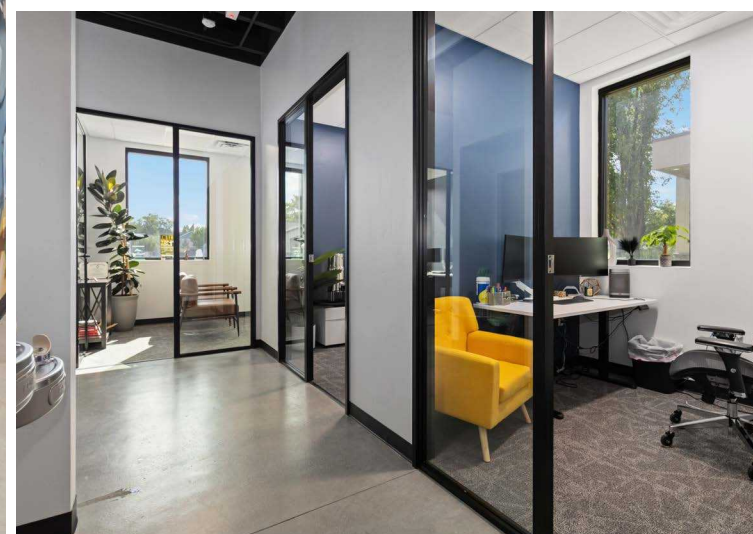
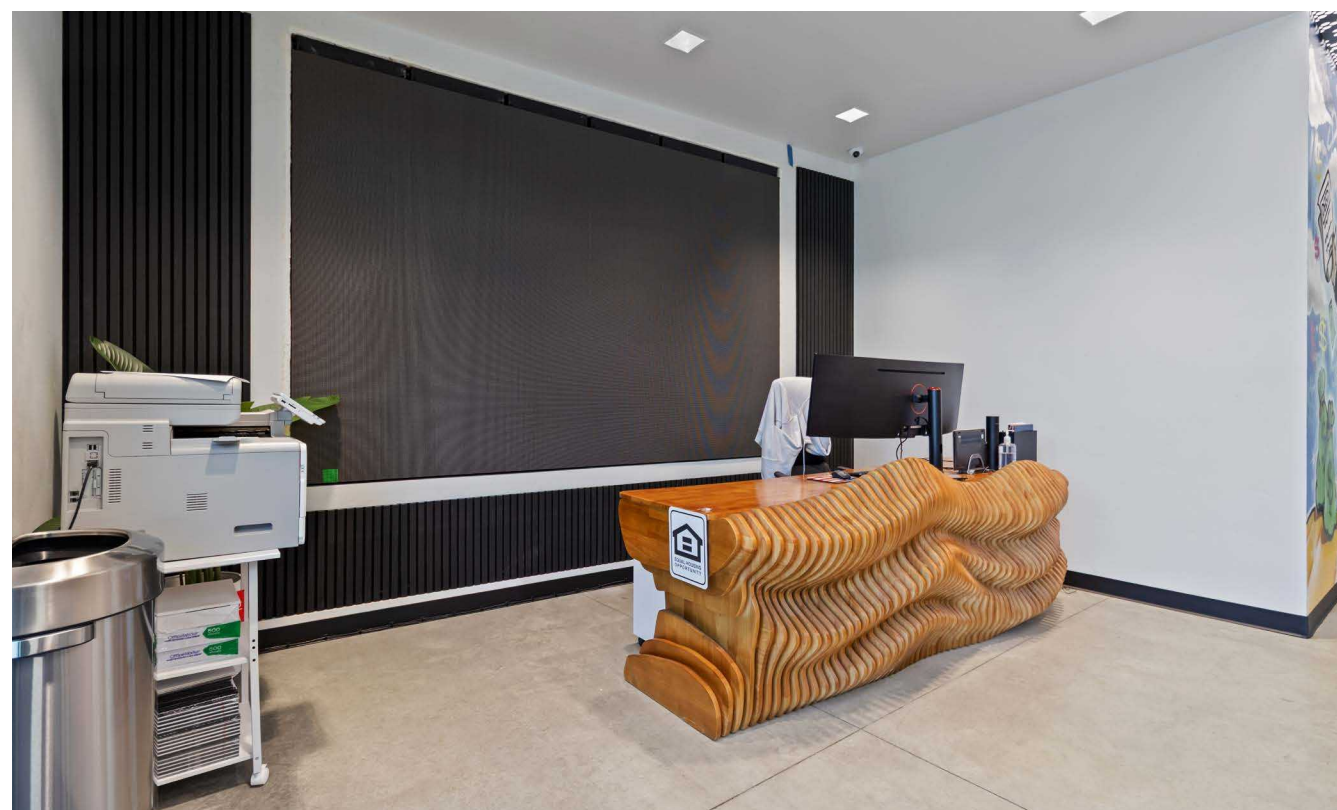
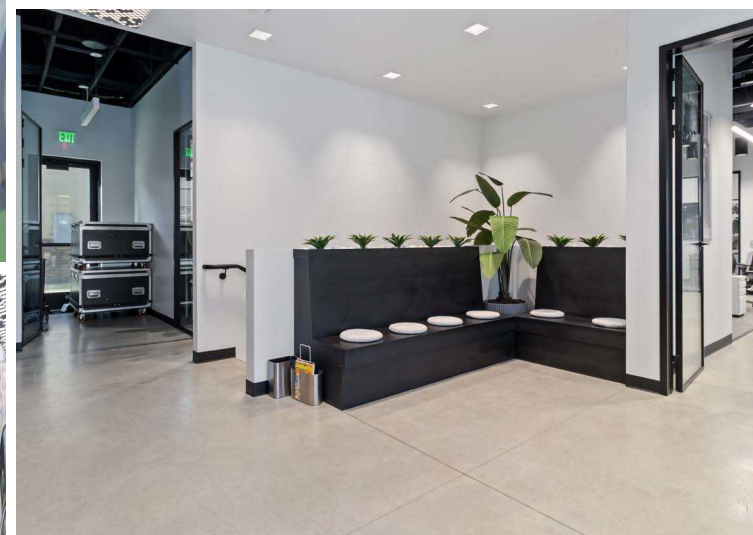
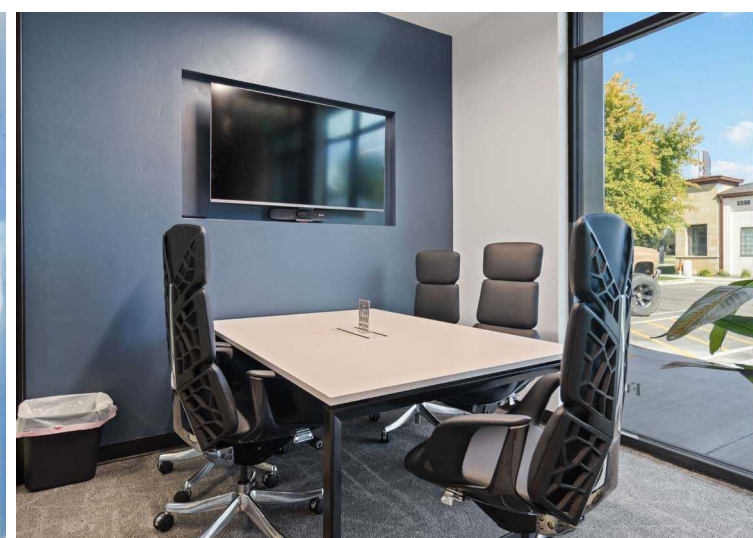
**EAGLE ROAD  
VISIBILITY**



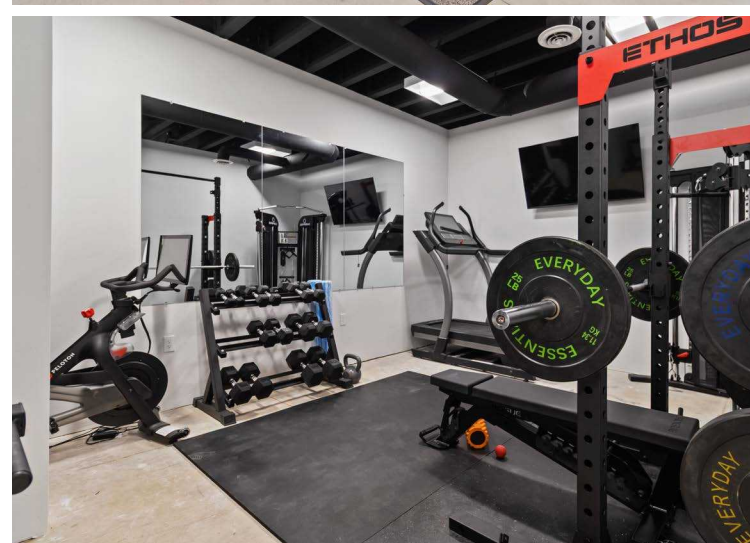
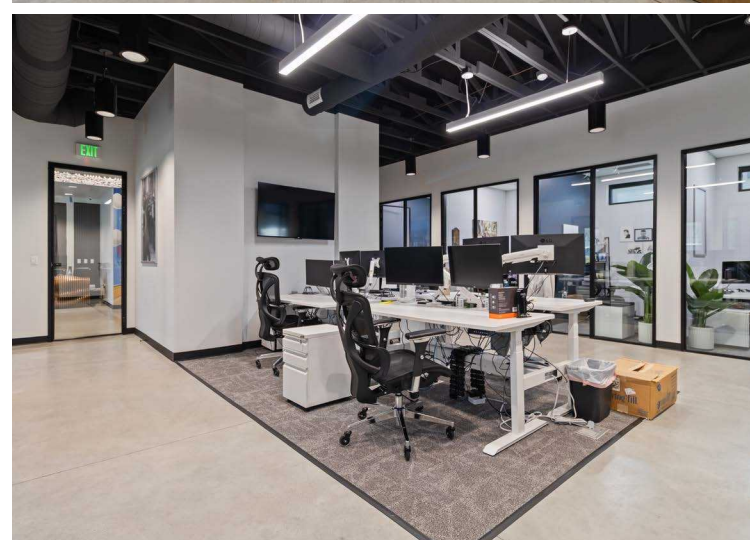
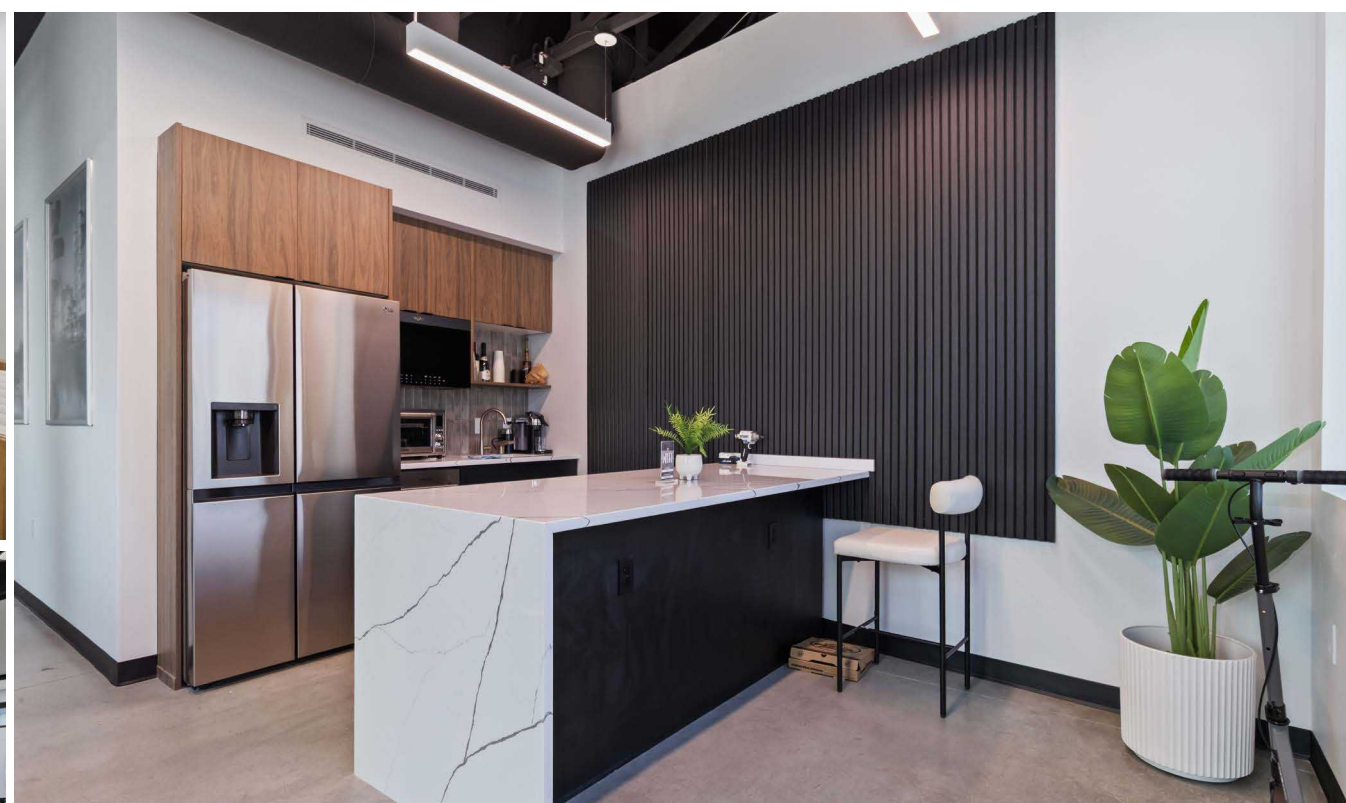
FLOOR PLAN













**LOWE'S**  
Home Improvement Warehouse

**Target**

**TRADER JOE'S**

**crumbl**  
cookies

**DICK'S**

**HOBBY LOBBY**

**GROCERY OUTLET**  
bargain market

**THE VILLAGE AT MERIDIAN**  
6 MIN. | 2.6 MI.



**ROCKY MOUNTAIN ENDODONTICS**  
ROOT CANAL SPECIALISTS

**BrightStarCare**

**SALT**  
HAIR + BEAUTÉ

**APTA Idaho**  
A Chapter of the American  
Physical Therapy Association



**INTERSTATE - 3.9 MILES**



**BOISE AIRPORT - 11.8 MILES**

**DOWNTOWN EAGLE**  
7 MIN. | 3.8 MI.

**N. EAGLE RD.**



## POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	45,887	161,928	292,317

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$132,884	\$121,941	\$119,426

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,245	60,222	110,206

## LABOR FORCE

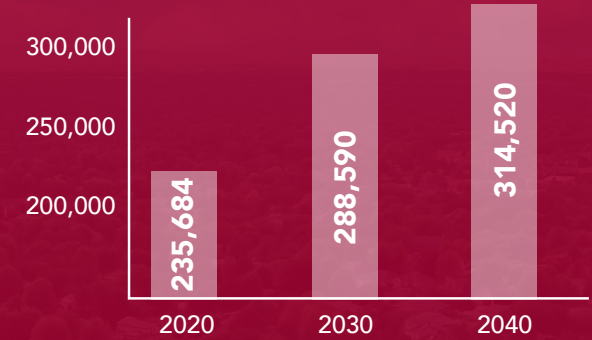
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,087	81,360	148,326

## KEY EMPLOYERS

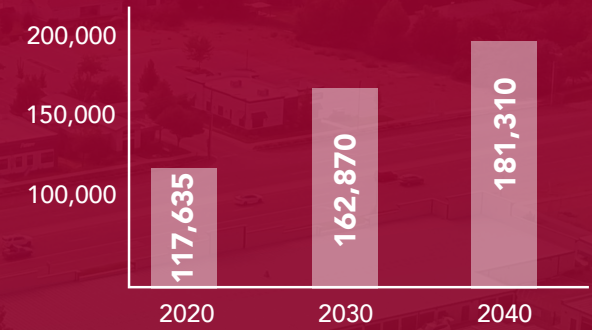
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

## GROWTH PROJECTION

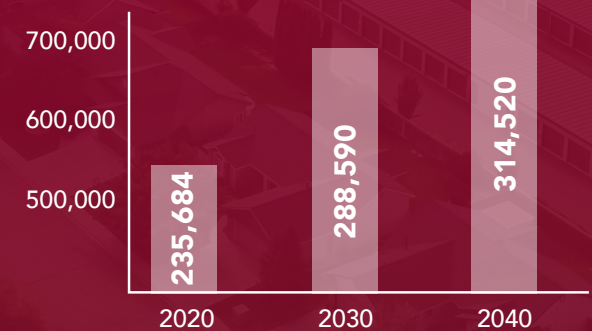
### BOISE



### MERIDIAN



### ADA COUNTY





## AREA OVERVIEW

### **BOISE, IDAHO**

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.







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FOR MORE INFORMATION, PLEASE CONTACT

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