

For Lease or Sale

6965 N Glenwood Street

Garden City, Idaho

Contact Broker for
Lease and/or Sale Price

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CBRE



Property Overview

3,768 SF on .59 acre

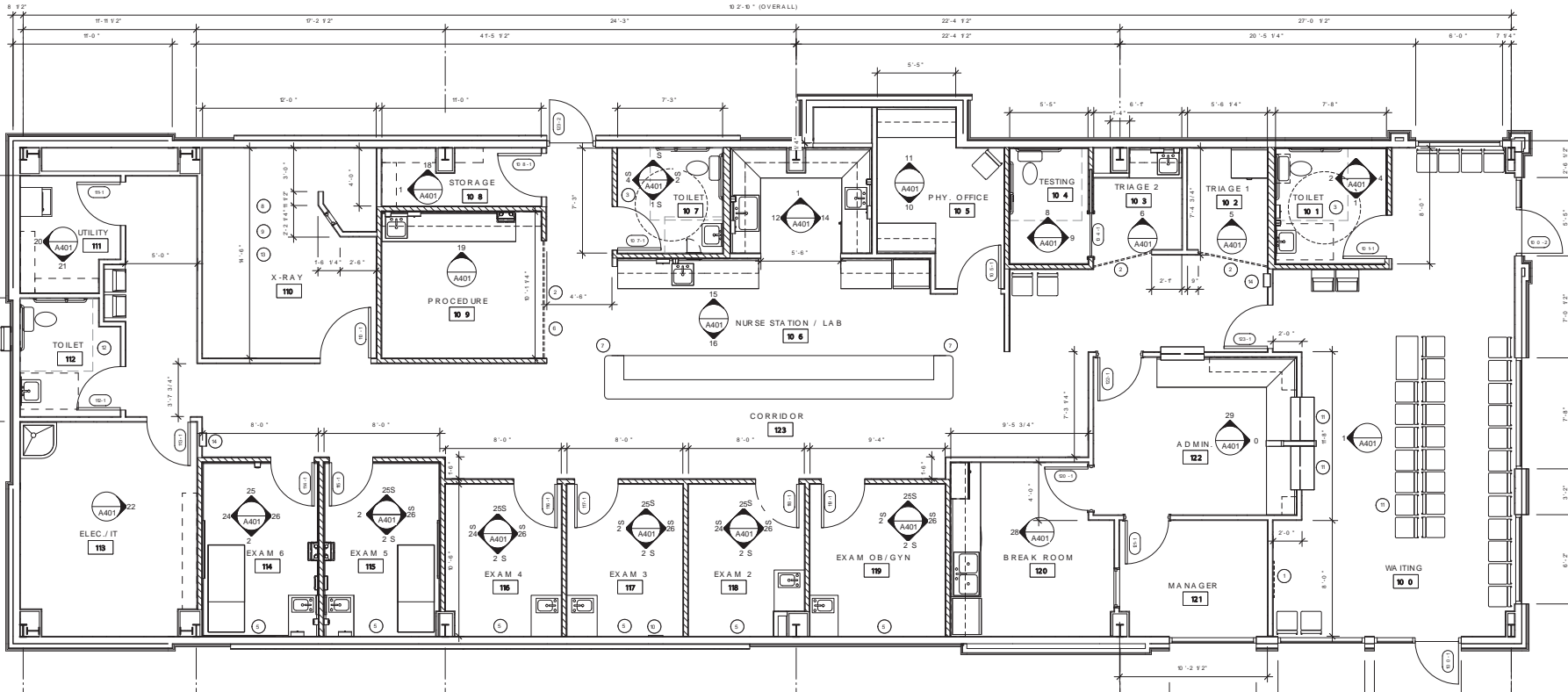
Highlights

- **Optimal Location:** Walmart outparcel on prime hard corner at Glenwood Avenue and State Street, one of Boise MSA's top 10 busiest intersections.
- **High-Traffic Exposure:** Excellent signage opportunities and strong daily traffic count to boost brand awareness.
- **Central Market Access:** Serves Garden City, West Boise, and Eagle with quick connectivity to Downtown Boise and Chinden Blvd.
- **Medical-Ready Buildout:** Includes six private exam rooms, lab space, nurses' station, and provider offices for efficient care delivery.
- **Surrounded by Established Communities:** Close to neighborhoods, schools, professional sports venues, entertainment, and commercial services.
- **Drive-Thru Equipped Property:** Former QSR can be converted back to food service operations.
- **Available for Lease or Sale:** Contact broker for lease rate and sale price.

*Average Weekday Vehicle Volume,
Sources: 2025, Compass Idaho and 2023, ACHD



Floor Plan



Location

Oliver Finley Plaza

DOLLAR TREE | **Oliver Finley ACADEMY**

T Mobile | **Washington Trust Bank**

Applebee's | **PALM BEACH TAN**

BR **BASKIN-ROBBINS** | **GameStop**

Water's Edge Marketplace

Walgreens

CosmoProf | **O'Reilly AUTO PARTS**

Five Guys | **Swig** | **FedEx**

SUBWAY | **SONIC** | **PANDA EXPRESS**

GREEN BLVD COORIDOR aims to transform from vehicle-focused routes into multimodal spaces with sidewalks, transit stops, landscaped medians, and improved pedestrian safety. Development along these corridors should prioritize multimodal access, restrict high single-occupancy traffic uses, and follow regulations for access management and building placement.

Walmart

Target

6965 N Glenwood Street

DISCOUNT TIRE

Glenwood Country Center

Expo Idaho

Boise Fairgrounds

Opens March 2026

BOISE

North Pointe

PACIFIC DENTAL SERVICES | **THE JOINT chiropractic** | **COLD STONE CREAMERY**

Black Bear Diner | **CHIPOTLE MEXICAN GRILL** | **ME Thriftway** | **Jersey Mike's**

Northgate Shopping Center

Albertsons | **usbank** | **WORKOUT ANYTIME**

ups | **Papa Murphy's** | **Jack in the box**

Plantation Shopping Center

BIG 5 SPORTING GOODS | **D+B SUPPLY** | **ROSS DRESS FOR LESS**

MATTRESS FIRM | **TIRE CHOICE AUTO SERVICE CENTERS** | **Sofia's DRESS SHOP**

NOTHING BUNDT CAKES | **BURGER KING** | **Idaho PIZZA** | **WELLS FARGO**

Shops at State & Bloom

Planned
135 townhomes
'The Residences at The River Club'

The River Club
A historic full-service private lifestyle Country Club

1 MILE

Demographics

6965 N Glenwood St

	1 MILE	3 MILES	5 MILES
Place of Work			
2025 Businesses	503	2,534	8,813
2025 Employees	4,505	20,520	99,864
Population			
2025 Population - Current Year Estimate	10,700	67,225	179,486
2025-2030 Annual Population Growth Rate	0.62%	0.80%	1.03%
Households			
2025 Households - Current Year Estimate	5,104	28,638	74,936
2025-2030 Annual Household Growth Rate	0.96%	1.10%	1.39%
2025 Average Household Size	2.08	2.31	2.36
Household Income			
2025 Average Household Income	\$125,913	\$114,191	\$121,882
Housing Units			
2019-2023 Housing Units	5,016	28,143	74,869
Daytime Population			
2025 Daytime Population	10,877	56,367	199,629
Housing Units			
2025 Housing Units	5,251	29,702	78,126
Household Size			
2025 Average Household Size	2.08	2.31	2.36

Source: 2025, CBRE



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