CLASS "A" RETAIL FOR SALE OR LEASE

10941 W. Overland Rd., Boise, ID 83709



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE	$5,355,000
BUILDING A	$2,298,000
BUILDING B	$3,057,000
LEASE RATE	$41.00 SF/yr
LEASE TYPE	NNN
AVAILABLE SF	1,200 - 8,670 SF
SITE AREA	0.948 AC
ZONING	MX - 1
PARCEL	R8048700125
DELIVERY	May 2026



EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to lease or purchase these brand new retail buildings located on Overland Rd. in Boise, ID. Shadow anchored by Fred Meyer with traffic counts of 21,730 cars per day presenting excellent visibility and access. Modern design, abundance of on-site parking and easy ingress/engress are just a few amenities this property has to offer. Buildings can be purchased or leased together or separately.

CLASS "A" DEVELOPMENT
Brand new Class "A" development delivered in vanilla shell condition, with tenant improvement opportunities to customize the space.

STRONG VISIBILITY
The property benefits from excellent visibility along a well-established roadway, supported by existing infrastructure that enhances access and long-term growth.

INGRESS/EGRESS ON OVERLAND
Multiple points of ingress and egress along overland road allow for efficient traffic flow, easy access, and improved circulation for customers and deliveries.

STRONG CO-TENANCY
The property is surrounded by a strong mix of retail, medical, and residential uses, creating consistent daily traffic and a built-in customer base for a wide range of business types.

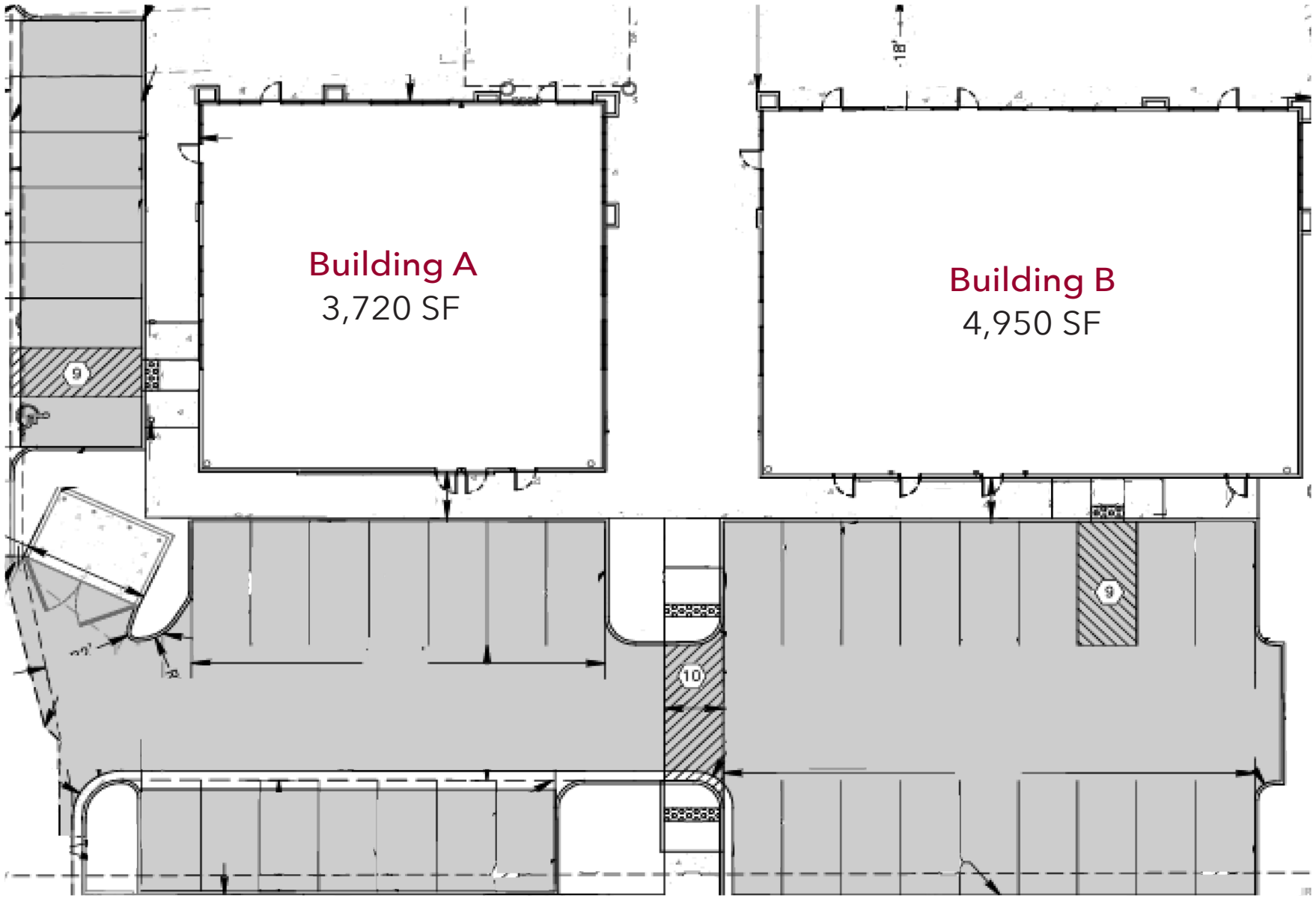
RETAIL AND SIGNAGE EXPOSURE
Positioned along a major retail corridor, the property benefits from high consumer traffic, with building signage available to further enhance visibility.

OUTDOOR DINING PATIO
An outdoor dining patio offers an inviting space for customers and an opportunity to enhance the overall user experience seasonally.

RESTAURANT READY
Each building is stubbed for a grease trap, allowing for streamlined food service build-outs while reducing upfront time and costs.



SITE PLAN



RENDERINGS





Washington Trust Bank

UNDER CONSTRUCTION NOW!

INTERSTATE 84

W. OVERLAND RD.

VPD: 20,644

Fred Meyer



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	33,882	166,537	306,860

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	$110,572	$120,883	$116,363

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	13,424	60,035	113,710

LABOR FORCE

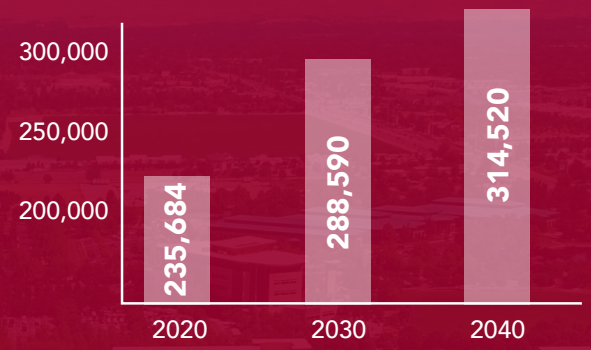
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	18,447	86,841	157,290

KEY EMPLOYERS

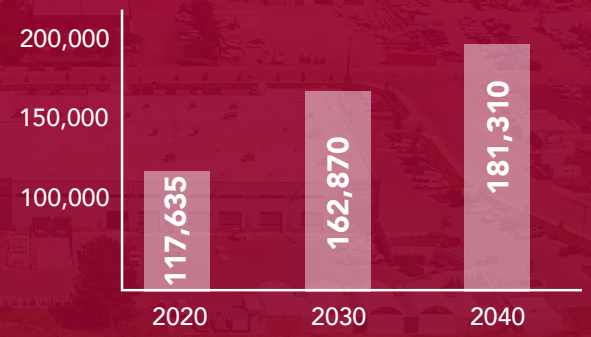
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

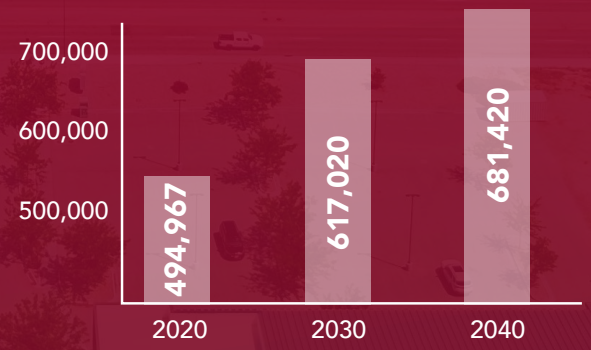
BOISE



MERIDIAN



ADA COUNTY



AREA OVERVIEW

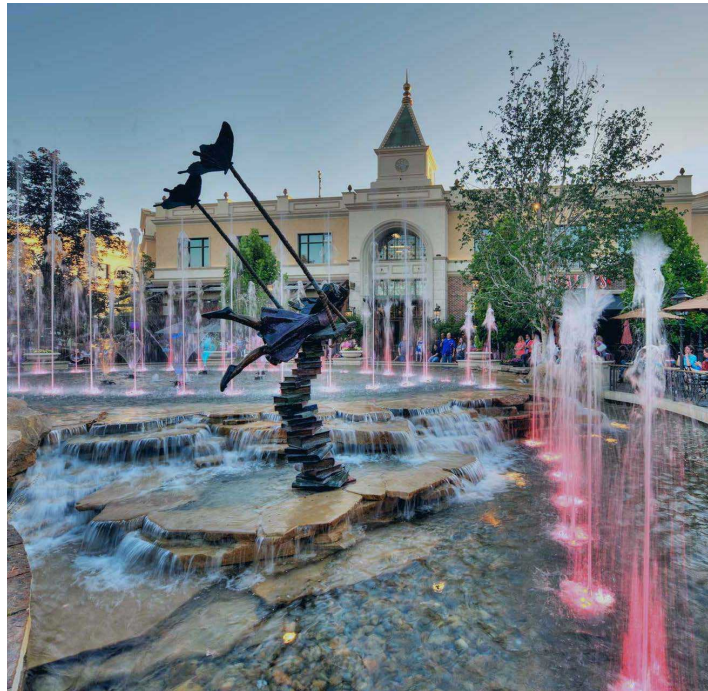
MERIDIAN, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.









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