



RETAIL SPACE FOR LEASE HAZELWOOD MARKETPLACE

10785 LAKE HAZEL ROAD | BOISE, ID 83709

COMMERCIAL



CONTACT

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LISTING COMMENTS

Shadow anchored by Albertsons.

Great location in the high growth southwest Boise submarket.

Phase II coming soon.

Nearby tenants include Walgreen's, Jackson's, Human Bean, Papa Murphy's, Zamzows, Verizon, and more.

AVAILABLE SPACE

SPACE:	RSF:	RATE:
Phase II - BTS/ GROUND LEASE	1/4 - 2 Acres	Contact Agent for Details



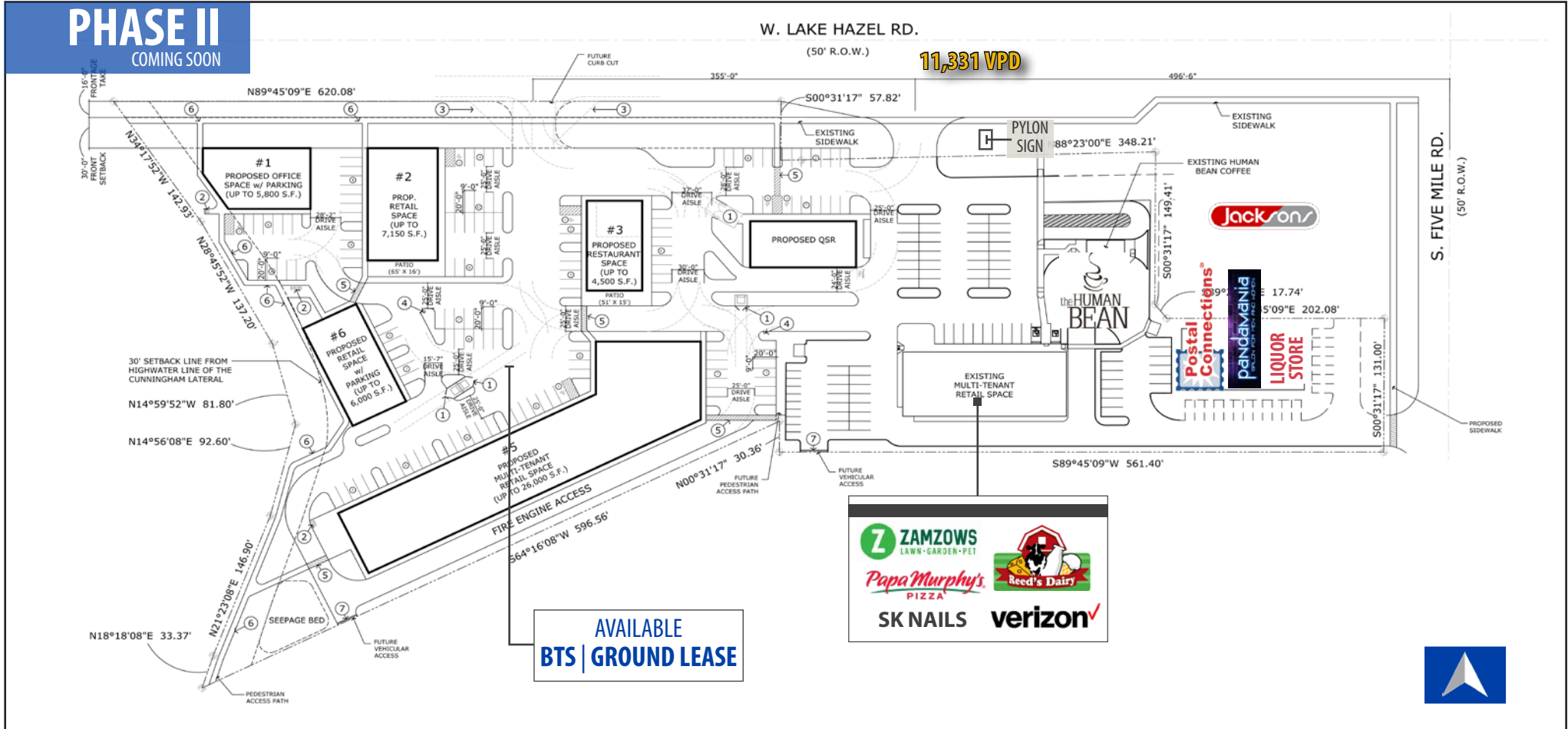
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PHASE II
COMING SOON



PROPERTY INFORMATION

Submarket:	Southwest	Zoning:	C-1
Bldg Type:	Retail	Lease Term:	5-10 years
Bldg Size:	9,600 SF	Lease Type:	NNN
Parking:	2:1000		

DEMOGRAPHICS

2020	1 Mi.	3 Mi.	5 Mi.
Population:	12,573	49,547	105,994
Avg HH Income:	\$87,442	\$89,294	\$82,694
Total Employees:	869	5,971	49,157



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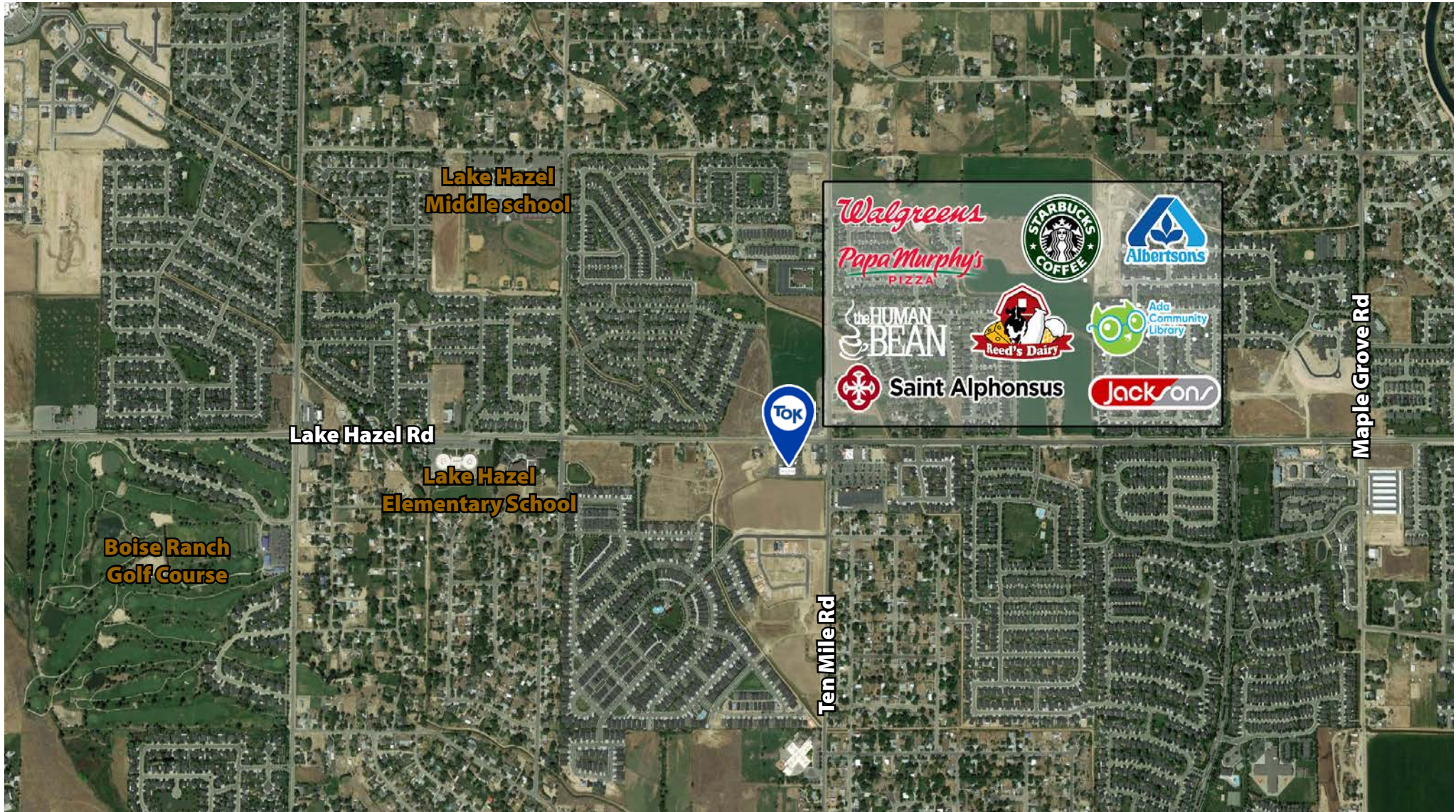




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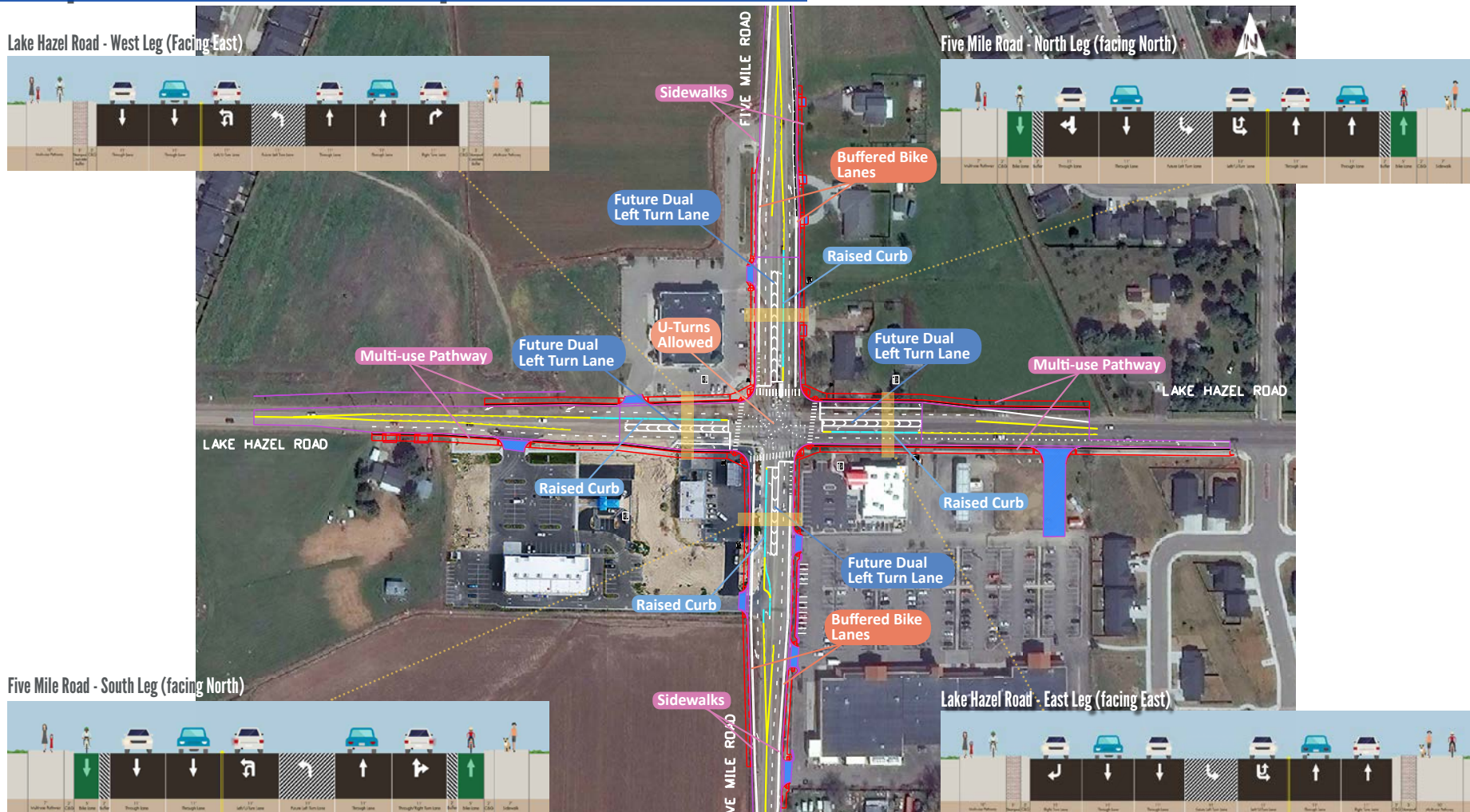
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PROPOSED INTERSECTION IMPROVEMENTS | NOW UNDER CONSTRUCTION

SOURCE: ACHDIDAHO.ORG





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RETAIL MARKETPLACE PROFILE | 3 MILE RADIUS

2017 Industry Summary		(Retail Potential)	(Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses	Summary Demographics	
Total Retail Trade and Food & Drink	44-45,722	\$634,530,169	\$220,039,136	\$414,491,033	48.5	75	2018 Population	48,170
Total Retail Trade	44-45	\$572,247,075	\$201,969,476	\$370,277,599	47.8	50	2018 Households	16,401
Total Food & Drink	722	\$62,283,094	\$18,069,660	\$44,213,434	55.0	24	2018 Median Disposable Income	\$58,901
2017 Industry Group		NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses	2018 Per Capita Income
Motor Vehicle & Parts Dealers	441	\$124,692,154	\$26,858,428	\$97,833,726	64.6	5		
Automobile Dealers	4411	\$93,832,537	\$3,536,958	\$90,295,579	92.7	1		
Other Motor Vehicle Dealers	4412	\$17,824,079	\$21,143,302	-\$3,319,223	-8.5	2		
Auto Parts, Accessories & Tire Stores	4413	\$13,035,538	\$2,178,168	\$10,857,370	71.4	2		
Furniture & Home Furnishings Stores	442	\$18,771,988	\$3,406,871	\$15,365,117	69.3	4		
Furniture Stores	4421	\$11,704,617	\$936,564	\$10,768,053	85.2	1		
Home Furnishings Stores	4422	\$7,067,371	\$2,470,307	\$4,597,064	48.2	3		
Electronics & Appliance Stores	443	\$17,922,570	\$2,044,307	\$15,878,263	79.5	2		
Bldg Materials, Garden Equip. & Supply Stores	444	\$40,004,240	\$38,165,913	\$1,838,327	2.4	8		
Bldg Material & Supplies Dealers	4441	\$36,148,505	\$37,982,950	-\$1,834,445	-2.5	7		
Lawn & Garden Equip & Supply Stores	4442	\$3,855,735	\$182,964	\$3,672,771	90.9	1		
Food & Beverage Stores	445	\$88,182,195	\$11,201,030	\$76,981,165	77.5	6		
Grocery Stores	4451	\$79,090,011	\$10,376,913	\$68,713,098	76.8	5		
Specialty Food Stores	4452	\$4,959,663	\$410,683	\$4,548,980	84.7	1		
Beer, Wine & Liquor Stores	4453	\$4,132,520	\$413,433	\$3,719,087	81.8	1		
Health & Personal Care Stores	446,4461	\$26,725,495	\$10,763,767	\$15,961,728	42.6	6		
Gasoline Stations	447,4471	\$67,099,073	\$12,177,494	\$54,921,579	69.3	1		
Clothing & Clothing Accessories Stores	448	\$21,025,473	\$18,396,278	\$2,629,195	6.7	3		
Clothing Stores	4481	\$13,148,304	\$1,099,925	\$12,048,379	84.6	2		
Shoe Stores	4482	\$2,824,555	\$0	\$2,824,555	100.0	0		
Jewelry, Luggage & Leather Goods Stores	4483	\$5,052,614	\$17,296,354	-\$12,243,740	-54.8	1		
Sporting Goods, Hobby, Book & Music Stores	451	\$22,539,779	\$2,399,032	\$20,140,747	80.8	6		
Sporting Goods/Hobby/Musical Instr Stores	4511	\$20,066,262	\$2,399,032	\$17,667,230	78.6	6		
Book, Periodical & Music Stores	4512	\$2,473,516	\$0	\$2,473,516	100.0	0		
General Merchandise Stores	452	\$116,995,385	\$71,816,821	\$45,178,564	23.9	2		
Department Stores Excluding Leased Depts.	4521	\$82,622,278	\$0	\$82,622,278	100.0	0		
Other General Merchandise Stores	4529	\$34,373,106	\$51,257,791	-\$16,884,685	-19.7	1		
Miscellaneous Store Retailers	453	\$24,121,417	\$1,987,146	\$22,134,271	84.8	4		
Florists	4531	\$801,140	\$0	\$801,140	100.0	0		
Office Supplies, Stationery & Gift Stores	4532	\$5,134,555	\$404,013	\$4,730,542	85.4	1		
Used Merchandise Stores	4533	\$4,243,220	\$748,767	\$3,494,453	70.0	1		
Other Miscellaneous Store Retailers	4539	\$13,942,502	\$834,366	\$13,108,136	88.7	2		
Nonstore Retailers	454	\$4,167,306	\$2,752,388	\$1,414,918	20.4	3		
Electronic Shopping & Mail-Order Houses	4541	\$2,577,322	\$1,952,368	\$624,954	13.8	1		
Vending Machine Operators	4542	\$327,190	\$0	\$327,190	100.0	0		
Direct Selling Establishments	4543	\$1,262,794	\$773,582	\$489,212	24.0	2		
Food Services & Drinking Places	722	\$62,283,094	\$18,069,660	\$44,213,434	55.0	24		
Special Food Services	7223	\$404,195	\$0	\$404,195	100.0	0		
Drinking Places - Alcoholic Beverages	7224	\$1,603,934	\$414,515	\$1,189,419	58.9	1		
Restaurants/Other Eating Places	7225	\$60,274,966	\$17,655,145	\$42,619,821	54.7	23		