



# RETAIL SPACE FOR LEASE CALDERWOOD NORTH

8915 W. OVERLAND ROAD BOISE, IDAHO 83709

COMMERCIAL



**AVAILABLE**

**ONLY ONE SPACE LEFT!**  
**FOR LEASE | 2,293 SF**

[CLICK FOR STREET VIEW](#)

### CONTACT:

**Brianna Miller, CLS**

208.947.5519

✉ [briannam@tokcommercial.com](mailto:briannam@tokcommercial.com)

**Bob Mitchell, CSM**

208.947.0836

✉ [bob@tokcommercial.com](mailto:bob@tokcommercial.com)

### LISTING COMMENTS:

Monument sign provides great exposure.

Excellent Southwest Boise location, at the intersection of primary traffic arterials.

Near Wal-Mart, Lowe's, Costco, Crunch Fitness, Primary Health Clinic and Edwards 21 Theatres.

Across from Black Eagle Business Park with +1,000 employees.

### AVAILABLE SPACE:

SPACE:	RSF:	RATE:	EST. NNN:
Suite 8921	2,293 SF	\$17.00, NNN	\$6.32/SF



# RETAIL SPACE FOR LEASE CALDERWOOD NORTH

8915 W. OVERLAND ROAD BOISE, IDAHO 83709

COMMERCIAL

## FLOOR PLAN

2,293 SF AVAILABLE



### PROPERTY INFORMATION:

<b>Submarket:</b>	Southwest	<b>Parking:</b>	105
<b>Available:</b>	Immediately	<b>Lease Type:</b>	NNN
<b>Bldg Type:</b>	Retail	<b>Est. 2020 NNN:</b>	\$6.32/SF
<b>Bldg Size:</b>	10,896 SF		

### DEMOGRAPHICS:

2020	1 Mi.	3 Mi.	5 Mi.
<b>Population:</b>	8,001	87,632	227,225
<b>Avg HH Income:</b>	\$80,247	\$69,542	\$73,406
<b>Daytime Pop:</b>	8,448	62,821	157,488



# RETAIL SPACE FOR LEASE **CALDERWOOD NORTH**

8915 W. OVERLAND ROAD BOISE, IDAHO 83709

COMMERCIAL





# RETAIL SPACE FOR LEASE **CALDERWOOD NORTH**

8915 W. OVERLAND ROAD BOISE, IDAHO 83709

COMMERCIAL





# RETAIL SPACE FOR LEASE CALDERWOOD NORTH

8915 W. OVERLAND ROAD BOISE, IDAHO 83709

COMMERCIAL

