



RETAIL | OFFICE SPACE FOR LEASE

SHOPS AT SPECTRUM POINTE

1460-1492 S. ENTERTAINMENT AVENUE BOISE IDAHO 83709

COMMERCIAL

Reduced Rate

AVAILABLE SPACES:

SPACE:	RSF:	RATE/SF:	
1462	3,960 SF	\$14.95	\$12.00!
1480	900 SF	\$14.95	\$12.00!

LOCKBOX ON SUITE 1480

LISTING COMMENTS:

Located at the corner of Overland Road and Entertainment Avenue in front of the new Oxford Suites Hotel.

Shadow anchored by Walmart, Lowe's and Costco.

Co-tenants include Sport Clips, Ocean Nail & Spa, and Tortilla Factory Mexican Grill.

CONTACT:

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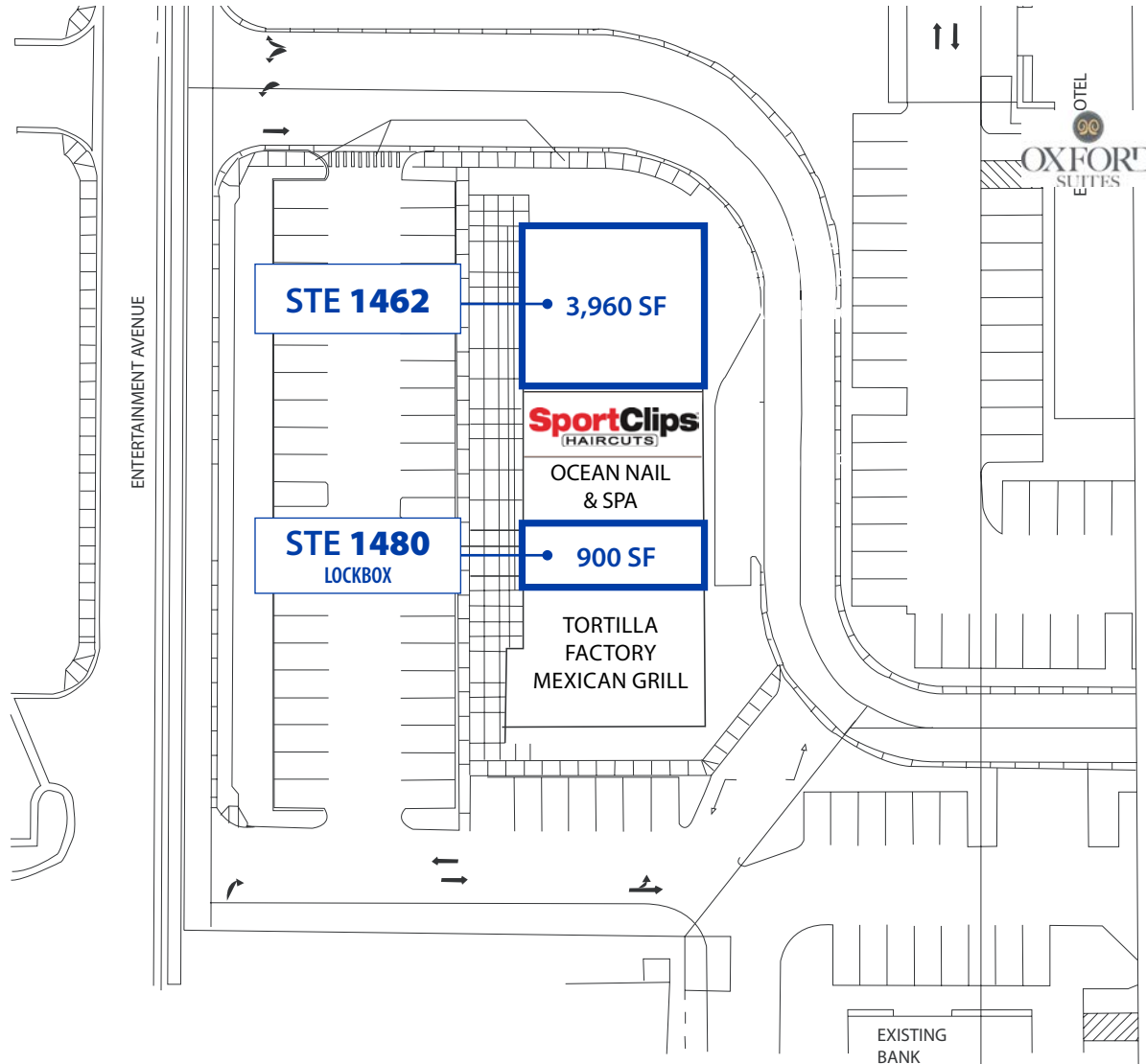
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PROPERTY INFORMATION:

Submarket:	Southwest Boise	Parking:	5/1,000 SF
Bldg Type:	Multi-Tenant Retail	Zoning:	C-3D
Bldg Size:	10,000 SF	Lease Type:	NNN
Year Built:	2006	Est. NNN:	\$6.53

DEMOGRAPHICS:

2019	1 Mi.	3 Mi.	5 Mi.
Population:	7,124	91,518	234,165
Avg HH Income:	\$66,567	\$66,727	\$71,977
Total Employees:	11,281	64,786	173,739



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PROPERTY SITE PLAN

