

# HILLCREST SHOPPING CENTER

# TOK

COMMERCIAL

MIXED-USE SPACE | FOR LEASE

**2,515 SF**  
TO  
**20,227 SF**

**ESTABLISHED**  
DEVELOPMENT  
WITH **STRONG**  
**RETAIL SYNERGY**

CLICK FOR  
**DRONE TOUR**



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# HILLCREST SHOPPING CENTER

## PROPERTY ADDRESS

5100-5350 Overland Road  
Boise, ID 83705

## PROPERTY DESCRIPTION

Retail Center with Office & Light Industrial Potential

## ZONING

C-2D | General Commercial

## AVAILABLE SPACE

2,515 SF - 20,227 SF

## RATES

\$7.00/SF - \$12.00/SF, NNN

## EST. NNN

\$3.00/SF/YR

CAM: \$0.14/SF/MO

INSURANCE: \$0.01/SF/MO

TAXES: \$0.10/SF/MO

## LEASE TERM

3-7 Years

## PROPERTY HIGHLIGHTS

- Great rates with low NNN's!
- Abundance of parking.
- Located in an emerging area of Boise.
- Central location close to freeway and airport.
- Zoning allows for office and retail uses.
- Potential for industrial use with roll-up and dock doors.

## AVAILABLE

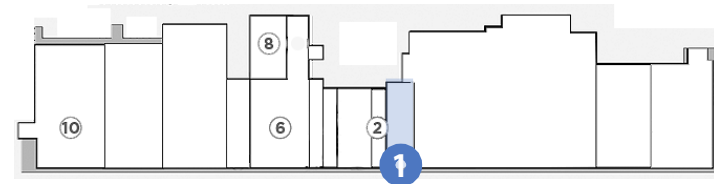
- SUITE 1** | 4,975 SF  
\$10.00/SF  
Retail | Office
- SUITE 2** | 2,515 SF  
\$12.00/SF  
Retail | Office
- SUITE 6** | 13,693 SF  
\$10.00/SF  
Retail | Office | Industrial
- SUITE 8** | 6,300 SF  
CONTACT AGENT  
Retail | Office | Industrial
- SUITE 10** | 20,227 SF  
\$7.00/SF  
Retail | Office | Industrial





# SUITE ONE

- ▶ **4,975** SQUARE FEET
- ▶ **\$10.00**/SF, NNN
- ▶ EXCELLENT SPACE **DIRECTLY NEXT TO ALBERTSONS ANCHOR**
- ▶ FORMER **HAIR SALON**



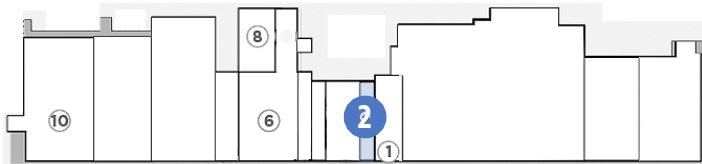
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# SUITE TWO

- ▶ **2,515** SQUARE FEET
- ▶ **\$12.00**/SF, NNN
- ▶ SUITE ONE & TWO MAY BE **COMBINED FOR 7,490 SF**

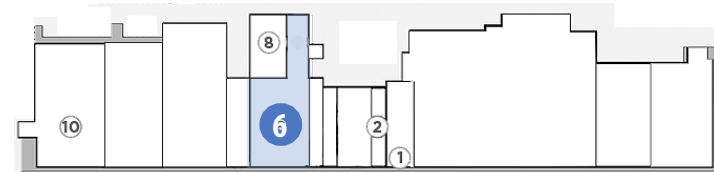


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# SUITE **SIX**

- ▶ **13,693** SQUARE FEET
- ▶ **\$10.00**/SF, NNN
- ▶ **EXCELLENT LIGHT INDUSTRIAL POTENTIAL WITH RAMPED ENTRANCE AND ABILITY TO ADD ROLL UP & DOCK DOORS**

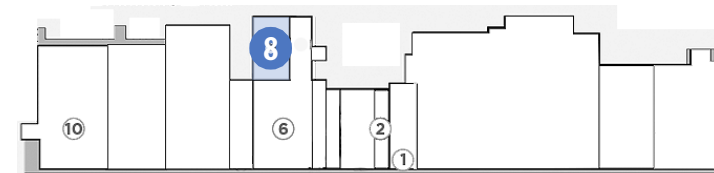


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# SUITE EIGHT

MAY BE COMBINED WITH STE. 6 FOR 19,993 SF

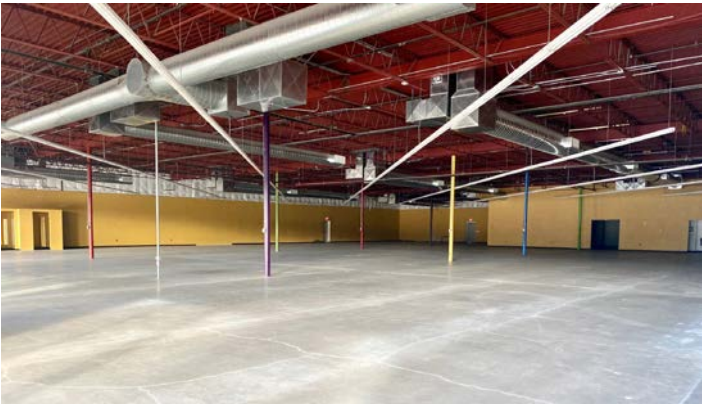
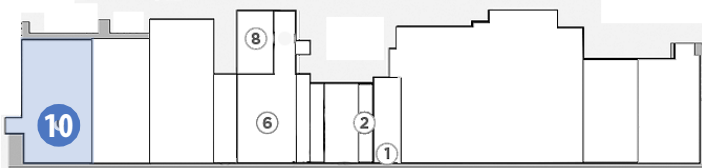
- ▶ **6,300** SQUARE FEET
- ▶ **CONTACT AGENT** FOR RATE
- ▶ **FORMER MOVIE THEATRE** WITH SLOPED GRADE SEATING. **LIGHT INDUSTRIAL OR ENTERTAINMENT POTENTIAL**



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# SUITE TEN

- ▶ **20,227** SQUARE FEET
- ▶ **\$7.00**/SF, NNN
- ▶ **LARGE, OPEN SPACE**  
WITH ABILITY TO ADD  
**ROLL UP & DOCK DOORS**



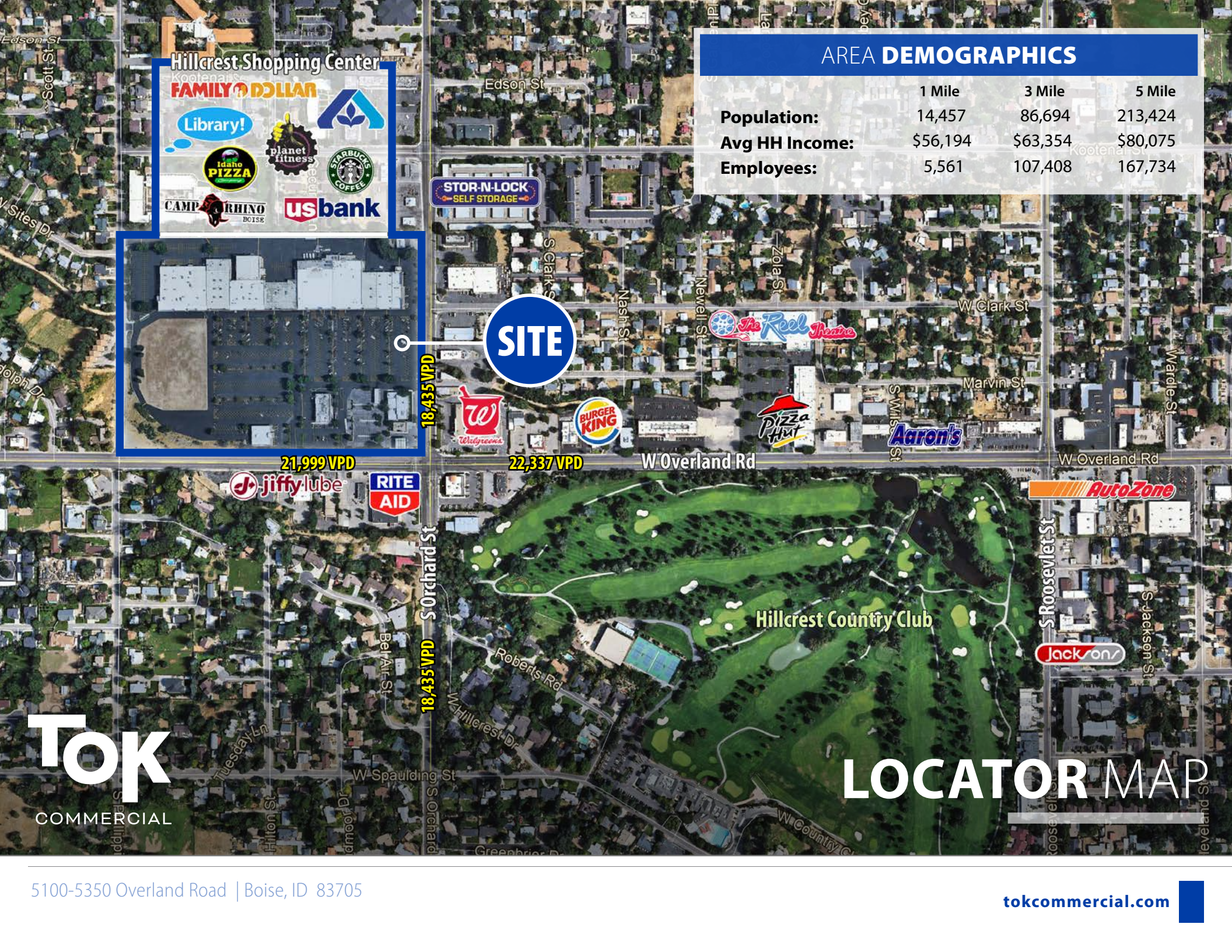
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# HILLCREST SHOPPING CENTER



CLICK FOR  
DRONE TOUR





AREA DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
<b>Population:</b>	14,457	86,694	213,424
<b>Avg HH Income:</b>	\$56,194	\$63,354	\$80,075
<b>Employees:</b>	5,561	107,408	167,734

**Hillcrest Shopping Center**

**FAMILY DOLLAR**  
**Library!**  
**planet fitness**  
**STARBUCKS COFFEE**  
**CAMP RHINO BOISE**  
**usbank**

**STOR-N-LOCK SELF STORAGE**

**SITE**

18,435 VPD

21,999 VPD

22,337 VPD

W Overland Rd

18,435 VPD

Hillcrest Country Club

**LOCATOR MAP**

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