

For Lease

# Retail / Flex Space

Calderwood II - 8958 W. Ardene St., Boise

# NAISelect



## AVAILABLE PROPERTY

<b>Location</b>	Southeast corner of Overland Rd. and Maple Grove Rd.
<b>Building Size</b>	8,200 SF
<b>Availability</b>	3,692 SF
<b>Lease Rate</b>	\$12.00 SF/yr (NNN)
<b>NNN Estimate</b>	\$5.35/SF
<b>TI Allowance</b>	Negotiable

## SITE INFORMATION

- Excellent Southwest Boise location, at the intersection of primary traffic arterials
- Across from Black Eagle Business Park with +1,000 employees
- Pylon sign provides great exposure
- Near Wal-Mart, Lowe's, Costco, Crunch Fitness, Primary Health Clinic and Edwards 21 Theatres

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	2,622	28,662	72,059
Total Population	7,128	74,191	183,198
Average HH Income	\$62,310	\$58,707	\$60,486



## NAISelect

5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

**Mike Erkmann, CCIM**

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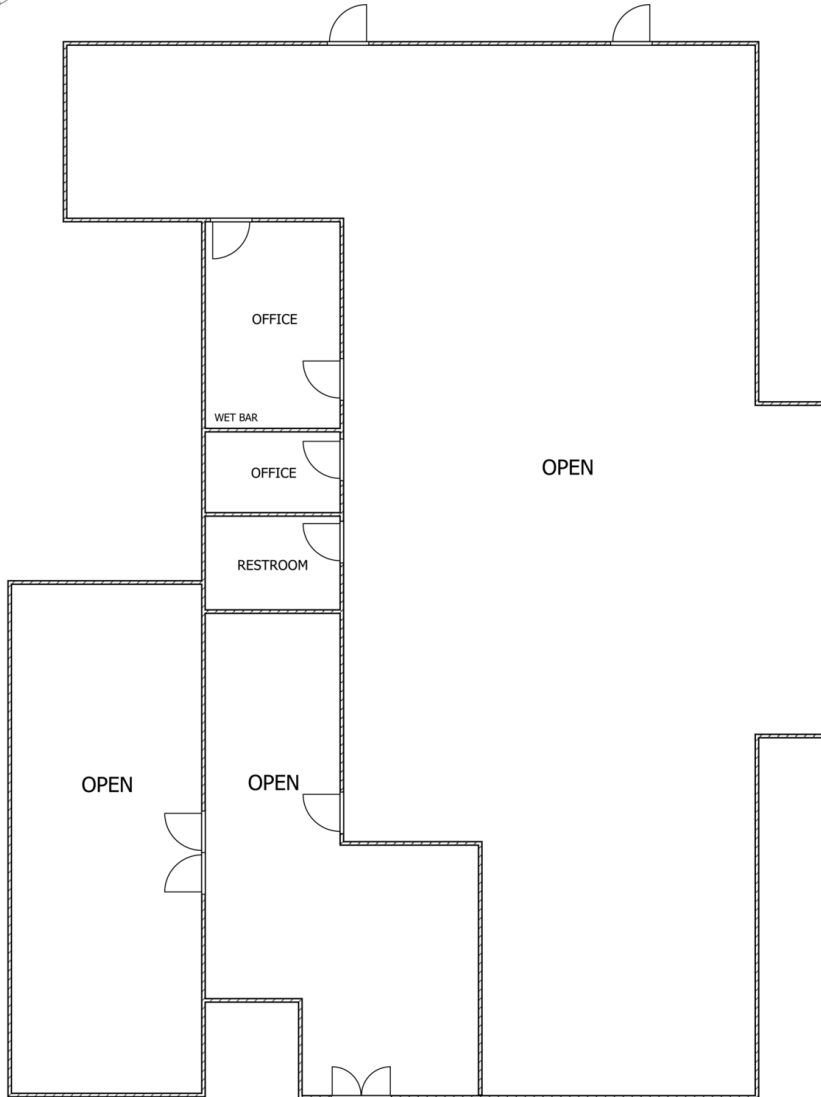
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