

— RETAIL SPACE FOR LEASE

8921 W. Overland Rd. | Boise, ID 83709

2,293 SF AVAILABLE

SUITE 104



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

AUSTIN HOPKINS

Principal
C. 208.995.5944
austinh@leeidaho.com

MATT MAHONEY, SIOR

Managing Principal
C. 208.340.9780
mattm@leeidaho.com



SUITE 104

PROPERTY DETAILS

LEASE RATE \$22.00 SF/yr

LEASE TYPE NNN

AVAILABLE Suite 104 | 2,293 SF

BLDG. SIZE 10,750 SF

PARKING On-site

SITE SIZE 0.84 AC

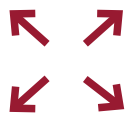
ZONING MX-3

EXECUTIVE SUMMARY

Lee & Associates is pleased to present this highly desirable retail space in the high growth area of South Boise, for lease. This center sits on the hard corner of Maple Grove and Overland Road with excellent visibility and traffic counts of 49,000 per day. Close proximity to retailers like Walmart, Lowes, and Costco. Great service based co tenancy in the building.



MULTIPLE POINTS OF
INGRESS/EGRESS



ABUNDANCE OF
ON-SITE PARKING



HARD CORNER LOCATION



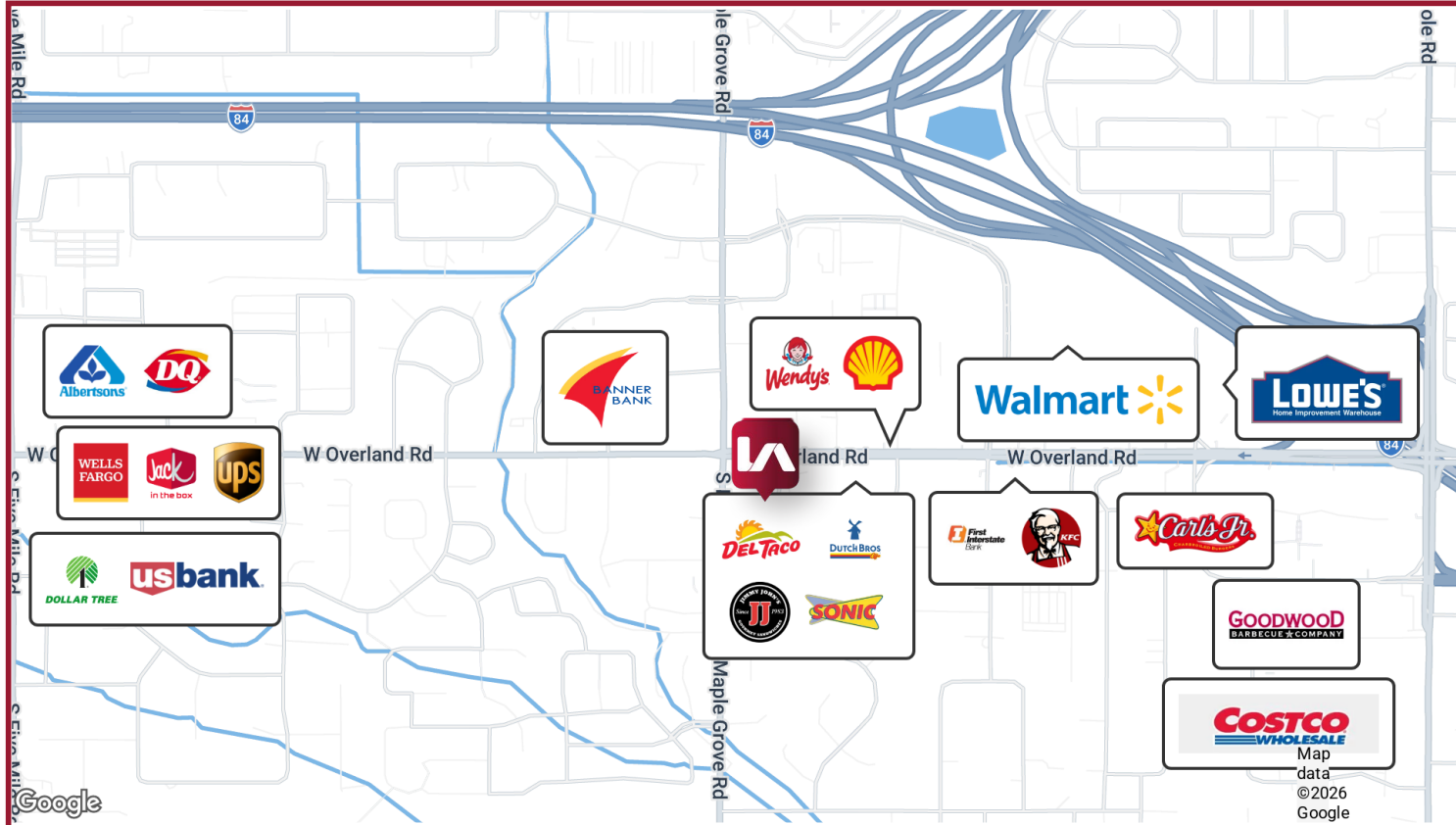
MONUMENTAL SIGNAGE



FLOOR PLAN



NEARBY RETAILERS



PROXIMITY TO RETAILERS

Just minutes from Walmart, Lowe's, and Costco, offering convenient access to dining, shopping, and essential services.



INTERSTATE ACCESS

Just 2 minutes from I-84, providing convenient connectivity to South Boise and the Meridian markets.



AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	34,670	155,221	303,082

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$100,227	\$100,115	\$106,892

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	13,292	61,863	122,851

LABOR FORCE

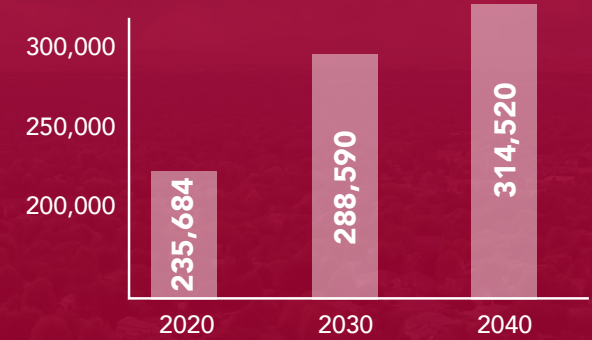
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	17,938	83,178	164,086

KEY EMPLOYERS

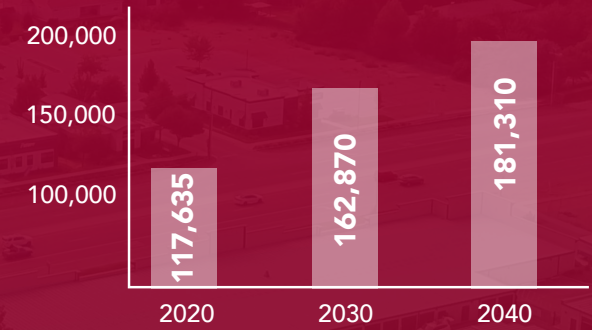
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

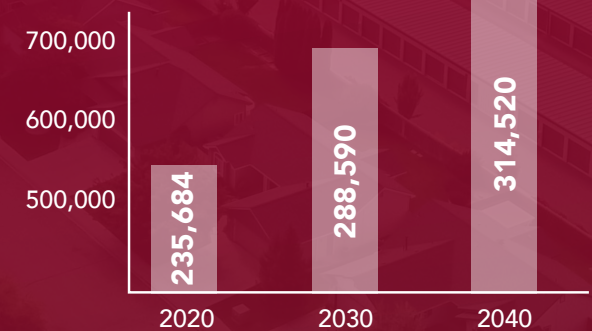
BOISE



MERIDIAN



ADA COUNTY





**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

MATT MAHONEY, SIOR

Managing Principal

208.340.9780

mattm@leeidaho.com

AUSTIN HOPKINS

Principal

208.995.5944

austinh@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com