

# PRIME RETAIL - OFFICE PADS

For Lease, Build to Suit or Sale



**MARK BOTTLES**  
REAL ESTATE SERVICES



## PROPERTY INFORMATION:

**Address:** TBD Riverside Drive  
Eagle, Idaho 83616

**Location:** SEC of Hwy 44 and Hwy 55  
(SEC of State Street & Eagle Rd)

**Zoned:** C - 3 - DA

**Acres:** +/- 10.3 (3 parcels combined)  
+/- 1.483 parcel further East

**Price:** Contact Agent

## COMMENTS:

- 1600+ feet of frontage on Hwy 44(State St)
- Excellent access to Hwy 44 and Eagle Rd  
Traffic light on the East at Edgewood and  
on the West on Rivershore
- Variable Pad sites available
- Utilities to property
- Great exposure and proximity to roof tops
- Traffic Counts: Eagle Rd 44,000

839 S. Bridgeway Place  
Eagle, Idaho  
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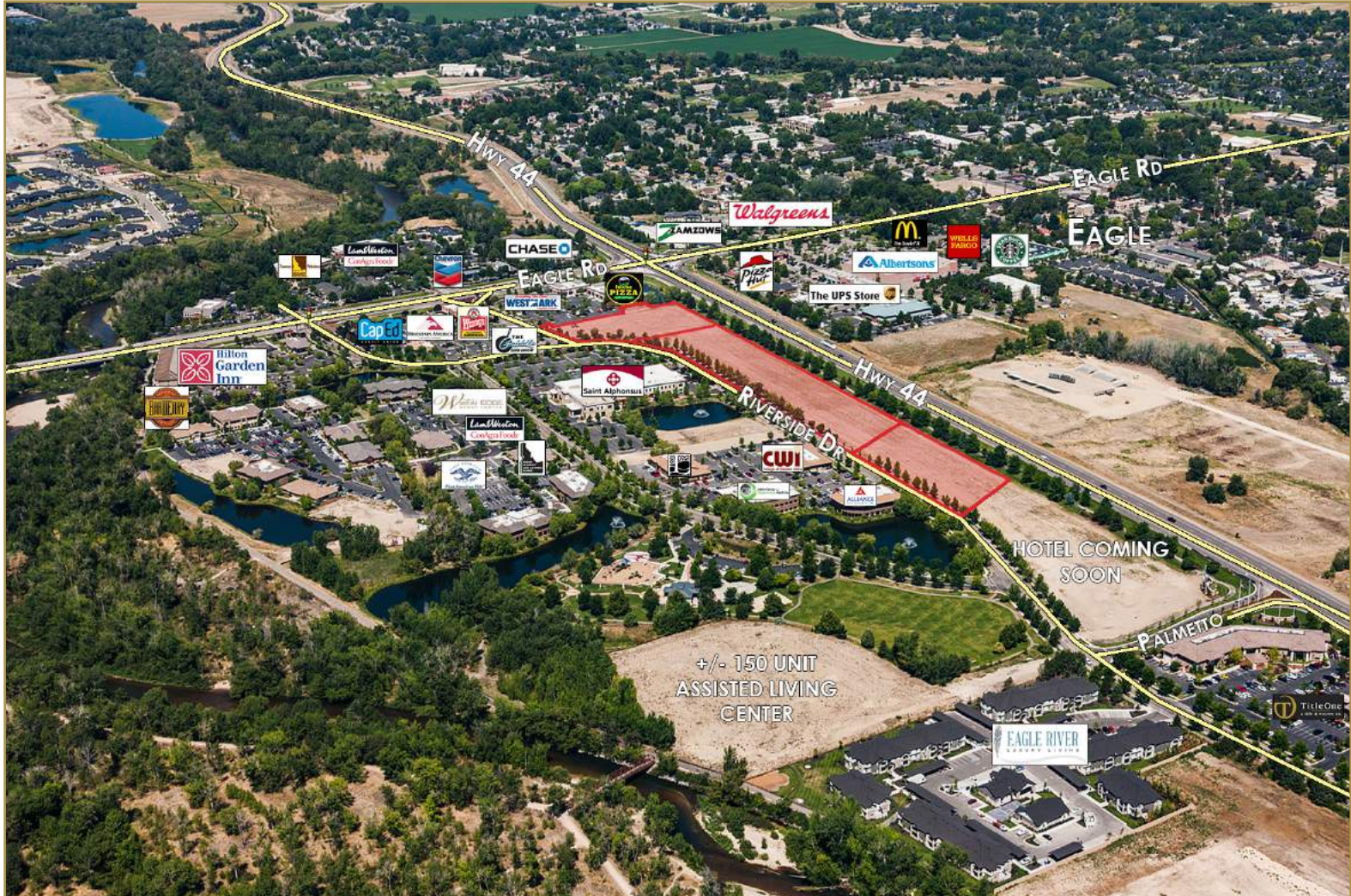
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## Eagle River:

A 90-acre Class A Mixed Use Project Developed by Grossman Company Properties At the SE corner of Highway 44 and Eagle Road (SH-55) - One of the most prominent intersections in Northwest Boise

- Zoned: Mixed Use
- Office: 420,000 sf planned – 300,000 sf is currently in-place
- Retail: 40,000 sf of retail, banks and restaurants in-place
- Retail: Another 150,000 sf of retail / entertainment planned and shovel-ready

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## Eagle River Trip Generators:

- A 150-unit independent living development (under development by The Wolff Company)
- The 74,000 sf St. Alphonus Eagle Health Plaza
- Includes the area's only 24-hour emergency room
- 100-Room Hilton Garden Inn Hotel
- Restaurants such as local favorites Bardenay and The Griddle
- Direct access to the Boise River Greenbelt trail system

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## Demographics:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
• 2016 Estimated Population:	6,188	43,123	129,728
• 2016 Projected Population:	6,769	48,157	144,407
• 2016 Estimated Households:	2,534	15,325	46,157
• 2016 Avg Household Income:	\$101,033	\$110,486	\$90,192
• 2016 Avg House Value:	\$313,750	\$300,117	\$231,646

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