



**MARK BOTTLES**  
REAL ESTATE SERVICES

# Listing Summary






Retail Listings

(208) 377-5700

839 S. Bridgeway Place ♦ Eagle, Idaho 83616

November 2017

[www.markbottles.com](http://www.markbottles.com)

Property Address	Vicinity	Size	Remarks	Asking Price	Agent	Image
<b>FOR SALE</b>						
1666 S Entertainment Ave <b>Boise Spectrum Shopping Center</b> Boise	I-84 Exit 50 A/B West of Cole Rd, South of Overland Rd on Entertainment Ave	+/- 7,841 SF on +/- 1.211 Acres	Excellent co-tenancy at this popular Boise Dining & Entertainment Destination - Edwards Theater & IMAX. Available immediately. Popular area attractive to National Chains. Restaurant equipment included in sale.	\$1,100,000	Mark Bottles	
7425 W Saxton Dr <b>Money Tree</b> Boise	State St & Saxton Dr	+/- 3,000 SF Building on +/- .65 Acres	Premier location adjacent to the new North Pointe retail community and apartment complex. Great visibility with frontage and signage on State Street. Ideally positioned in the growing State Street Corridor.	\$1,900,000 6.26% CAP Rate	Eric Guanell Mark Bottles	
1015 Oregon Ave Burns, OR	Hwy 20 - Southwest of Burns	+/- 15,087 SF on +/- 1.55 Acres	Former King's Store with excellent visibility and curb appeal. Shelving and Fixtures also available - Contact Agent for details. Built in 2002.	\$1,025,000	Mark Bottles	
79 E Aikens St <b>Restaurant / Commercial Building</b> Eagle	North of Hwy 44 on Eagle Rd, East on Aikens St	+/- 2,150 SF on +/- 0.62 Acre	Attractive building in high profile area with possible conversion to Retail or Office. Configured as a Restaurant with commercial kitchen, 6-top stove, hood, and grease trap. Remodeled in 2005. Ample Parking.	\$419,000	Russ Fulcher Ben Fulcher	
NEC Chinden Blvd & Linder Rd <b>Eagle Island Marketplace</b> Eagle	NEC Chinden Blvd & Linder Rd	See flyer for Details	Well designed, high end shopping center located in underserved North Meridian / Eagle market. Mid Box, Shops, and Pad Sites available. Located in the residential growth path of North Meridian and Eagle. See flyer for details.	Contact Listing Agent	Mark Bottles John Bottles	



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TBD S Eagle Rd Eagle	SWC Eagle Rd & Colchester Dr	+/- 1.65 Acres	Excellent commercial retail / office development location potential. Signalized intersection with approved access on Colchester Drive. Great visibility of Eagle Road. Entrance to Banbury Golf Course.	Contact Listing Agent	Mark Bottles	
TBD S Eagle Rd <b>LakeMoor</b> Eagle	SEC Eagle Rd & Colchester Dr	+/- 13.35 Acres	Ideal location for Retail, Office or Corporate Campus. Signaled entrance via Colchester Drive. Bridge entry with waterfalls creates a gorgeous first impression. Pad Site available.	Contact Listing Agent	Mark Bottles	
TBD Three Bridges Way <b>LakeMoor</b> Eagle	NEC Eagle Rd & Colchester Dr	+/- 0.898 Acre	Ideal location for Retail or Office Development. Signaled entrance on Eagle Road for excellent access. Bridge entry with waterfalls creates gorgeous first impression.	Contact Listing Agent	Mark Bottles	
TBD Riverside Dr <b>Eagle River</b> Eagle	SEC Hwy 55 & Hwy 44	4 Parcels: +/- 10.3 Acres (3 Parcels Combined); +/- 1.483 Acres Parcel East	Prime Retail Pad Sites Available for Sale. 1,600 Feet of Frontage on Highway 44. Utilities to property. Variable Pad Sites available. Great exposure and proximity to roof tops. Traffic light at Edgewood and Rivershore.	Contact Listing Agent	Mark Bottles John Bottles	
83 E State St <b>Restaurant / Retail Building</b> Eagle	East of Eagle Rd on State St	+/- 1,700 SF on +/- 0.12 Acre	Very popular Wild West Bakery & Espresso. Includes business and all furniture, fixtures, and equipment. Coveted prime exposure in quaint downtown Eagle with beautiful outside patio seating area.	<b>SOLD</b>	Mark Bottles	



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1201 - 1225 Winding Creek Dr Eagle	East of Eagle Rd on Old State St, North on Winding Creek Dr	+/- 5,950 SF on +/- 0.613 Acre	Prime Retail Investment near downtown Eagle. Located in Winding Creek Mixed-Use Subdivision. Established tenants. Newly executed 3-5 year lease renewals.	\$1,250,000	Eric Guanell	
370 S E St Grangeville	I-95, East on SW 1st St, South on S E St	+/- 19,146 SF on +/- 1.72 Acres	Former King's Store with Excellent Visibility from US Highway 95. Ample Parking. Shelving and Fixtures also available - Contact Agent.	\$1,340,000	Dave Boecker	
NEC S Eagle Rd & E Victory Rd Meridian	NEC of Eagle Rd & Victory Rd	+/- 8.844 Acres	Prime Hard Corner Retail Commercial Development location on Eagle Road corridor. Signalized intersection in High Growth Area with close proximity to I-84, St. Luke's, Eldorado and Silverstone Business Parks.	\$3,082,000 \$8.00/SF	Mark Bottles	
2755 & 2803 N Eagle Rd Meridian	North of Fairview Ave on Eagle Rd at Seville Ln	+/- 1.84 Acres & +/- 1.10 Acres	310 Feet of frontage on Eagle Road corridor. Two Parcels with possible lot line adjustment. Convenient access from Eagle Road. Over 51,000 VPD on Eagle Road.	Parcel 1: \$921,700 \$11.50/SF Parcel 2: \$239,580 \$5/SF	John Bottles Norm Brown	
TBD E Overland Rd Meridian	SWC Cloverdale Rd & Overland Rd	+/- 16 Acres	Prime Retail Pad Sites available on 16 Acres with 1,800 feet of Overland Road frontage. Utilities to property. Close to Eagle Road with easy access to I-84. Close to Silverstone Corporate Park.	\$5.00/SF	Mark Bottles	



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**FOR SALE**

TBD E Pine Ave & E Fairview Ave <b>Pine 43 Mixed-Use Commercial Development</b> Meridian	Bounded between Fairview Ave, Locust Grove Rd, Pine Ave, and Hickory Ave	11 Parcels from +/- 2 to +/- 104 Acres	Lifestyle Center with Retail, Office, and Multi-Family Parcels available with frontage on Pine and Fairview. Potential uses: Retail, Research and Development, Corporate Headquarters, Apartment Complex.	Contact Listing Agent	Mark Bottles	
2995 Zims Rd <b>Zims Hot Springs</b> New Meadows	4 Miles North of New Meadows on Highway 95	+/- 33.75 Acres	Year-round hot springs property with 30+ years of established business on the Little Salmon River. Clubhouse has Entertainment Area, Changing Stalls, Fireplace, Snack Bar. RV Campground with Electric Hook-Ups and Covered Pavilion with Tables.	\$1,250,000	Norm Brown	
386 Elgin Ave (Highway 26) Notus	I-84 Exit 27, West on Highway 26 to 1st St	Multiple Buildings on +/- .41 Acres	Multiple buildings offering Retail/Office space and plenty of storage space. Former Hardware Store & Lumber Yard. New HVAC and windows. 12' Overhead Doors. 3 Phase Power on site - 400 Amps Total.	<b>SOLD</b>	Norm Brown	
620 Ace of Diamonds St <b>Kasino Club Restaurant &amp; Bar</b> Stanley	South of Highway 21 on Ace of Diamonds St	+/- 6,276 SF on 2 City Lots	Well known popular establishment for steak, spirits, and live music. Reputation of quality food and western hospitality. Recent major expansion and renovations. Includes 900 SF house.	\$497,000	Norm Brown	
12655 Highway 21 <b>Elk Mountain RV Park and Pot Belly Stove Cafe</b> Stanley	Mile Post 126.5 on Highway 21	+/- 2.5 Acres with 22 RV Sites	Full Service Restaurant with Parking, Showers & Laundry Facility. Tremendous opportunity in the Playground for All Seasons at the foot of the Sawtooths.	\$549,000	Norm Brown	





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572 Pole Line Rd <b>Dutch Bros Coffee</b> <b>Corporate Lease</b> Twin Falls	Between Blue Lakes Ave & Washington St on Pole Line Rd	+/- 450 SF Drive Thru Building on +/- .645 Acres	Single Tenant NNN Investment Opportunity. Premier location surrounded by Retail and multiple Hotels with Pole Line Road frontage. Fast growth westward area of Pole Line Rd. Built in 2015.	\$2,092,690 5.25% CAP Rate Current Rent: \$8,976/Mo NNN increase 2/2018 to \$9,155/52 Mo NNN	John Bottles	
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9986 W Fairview Ave Boise	Between Five Mile Rd & Mitchell St	4,592 SF Building	Retail Flex space with 4 open bays, 3 enclosed bays with roll-up overhead doors. Office/Storage space with Restroom. Excellent exposure on Fairview. Owner pays taxes, Tenant pays all other expenses.	\$4,500/Month Modified Gross	Norm Brown	
10477 W Fairview Ave Boise	Southeast corner Fairview Ave & Five Mile Rd	108,000 SF Building; +/- 15,584 SF Space; +/- 35,000 SF Pad	One Space Left & One Pad available with high visibility. High profile and high traffic area with Fairview Ave and Five Mile Rd frontage. Excellent access. Ample on-site parking. Complete remodel is currently underway.	Contact Listing Agent	Mark Bottles Russ Fulcher	
NEC E Chinden Blvd & N Linder Rd <b>Eagle Island Marketplace</b> Eagle	NEC Chinden Blvd & Linder Rd	See flyer for Shop Space and Pad Sites availability	Well designed, high end shopping center located in underserved North Meridian / Eagle market. Mid Box, Shops, and Pad Sites available. Located in the residential growth path of North Meridian and Eagle. See flyer for details.	See flyer for Rates or Contact Listing Agent	Mark Bottles John Bottles	
TBD Riverside Dr <b>Eagle River</b> Eagle	SEC Hwy 55 & Hwy 44	4 Parcels: +/- 10.3 Acres (3 Parcels Combined); +/- 1.483 Acres Parcel East	Prime Retail Pad Sites Available for Lease or Build To Suit. 1,600 Feet of Frontage on Highway 44. Utilities to property. Variable Pad Sites available. Great exposure and proximity to roof tops. Traffic light at Edgewood and Rivershore.	Contact Listing Agent	Mark Bottles John Bottles	
615 N Main St Hailey	North of Myrtle St on Hwy 75 (Main St)	+/- 17,100 SF Ground Level; +/- 13,500 SF Lower Level	Former King's Store with excellent visibility and curb appeal. Corner location with two access points. Shelving and Fixtures also available - Contact Agent for details.	\$20.00/SF NNN (Basement SF included at No Charge)	Dave Boecker	



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633 W Main St John Day, OR	West side of John Day on Main St	+/- 12,000 SF Building	Former King's Store with excellent visibility and curb appeal. Next to Chester's Thriftway. Shelving and Fixtures also available - Contact Agent for details.	Contact Listing Agent	Mark Bottles	
1435 N Eagle Rd Meridian	South of Fairview Ave on Eagle Rd	+/- 3,000 SF	Prime Eagle Road retail location available immediately. Tenant improvements negotiable. Commercial kitchen equipment can be negotiated. Neighboring tenants Muse Bistro & Wine Bar, Starbucks, and Red Robin.	\$20.00/SF NNN	John Bottles	
SEC N Eagle Rd & E Fairview Ave <b>Meridian Crossroads</b> Meridian	SEC Eagle Rd & Fairview Ave	See flyer for Details	This 731,786 SF Center is anchored by Walmart and Shopko with a nice tenant mix of national and local retailers. See flyer for details of available space and Tenant index. 9 access points from both Eagle and Fairview.	Contact Listing Agent	Mark Bottles Norm Brown	
2006 E Franklin Rd <b>Sparrow Hawk</b> <b>Business Center</b> Meridian	East of Locust Grove Rd	+/- 7,500 SF	Sub-Lease Flex Space with 1,500 SF Retail/Office Showroom and 6,000 SF Warehouse. Current tenant moving to larger space - Available 12/1/2017. Great access with ample parking.	\$6.25/SF NNN	Russ Fulcher Ben Fulcher	
1600 N Main St Meridian	SEC Main St & Fairview Ave	+/- 4,800 SF; +/- 41,159 SF Mall Row	Convenient Meridian location at southeast corner of Fairview and Main Street. Space can be demised to meet the needs of the tenant. High Traffic volume with 23,000 VPD. Easy access from Main Street or Fairview Avenue.	\$8.00/SF NNN	Norm Brown	



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3135 E Overland Rd Suite 100 Meridian	SWC Eagle Rd & Overland Rd	+/- 1,700 SF - up to +/- 3,600 SF Potential	Former bank building with drive through. Excellent location on hard corner adjacent to premier business campuses with over 10,000 employees. Easy access to Eagle Rd and Overland Rd. High Traffic Counts - See Flyer for Details.	Contact Listing Agent	John Bottles	
650 Ralstin St Suite 101 Meridian	West of Locust Grove Rd & South of Pine Ave on Ralstin St	+/- 3,100 SF	Suite 101 Flex space available November 2017. Three 12' Roll-Up Doors. 200 AMP, 220 Single Phase Power. Private ADA restroom in each space.	\$1,950/Month NNN	Russ Fulcher Ben Fulcher	
511 & 519 12th Ave Rd <b>Owyhee Center Retail Plaza</b> Nampa	North of Dewey Ave on 12th Ave Rd	See flyer for Details	Two spaces available - True Value Hardware as Anchor Tenant. Join other Long Term Tenants with 12th Avenue Frontage - Nampa's Main Street Corridor. Close to NNU. Contact agent for access.	\$10.00/SF NNN	Dave Boecker	
TBD Caldwell Blvd Nampa	Just North of Hwy 55 (Midland/Karcher Rds Intersection) on Caldwell Blvd	+/- 35,249 SF Lot +/- 0.809 Acres	Prime High Visibility Retail Pad in excellent location. Flexible Ground-Lease Terms. Build To Suit Potential. Easy I-84 On/Off Access. High Traffic Counts. Zoned Business Commercial.	Contact Listing Agent	Mark Bottles John Bottles	
SEC I-84 & Garrity Blvd <b>Nampa Gateway Center</b> Nampa	SEC I-84 & Garrity Blvd	See flyer for Details	This 921,200 SF Lifestyle Center is anchored by Macy's and JCPenny with great exposure from the Interstate at the Garrity exit. Excellent spaces available and join other tenants that comprise of national and local retailers.	Contact Listing Agent	Mark Bottles Norm Brown	