



AVAILABLE PROPERTY

Location	SEC of Emerald St & Milwaukee St, near Boise Towne Square Mall
Building Size	33,000 SF
Availability	2,301 - 6,563 SF (divisible)
Lease Type	NNN
Lease Rate	Contact Agent
TI Allowance	Negotiable
Traffic Count	35,296 on Emerald & Milwaukee Streets

AVAILABLE SPACES

Spaces	Size (SF)	Lease Rate
8101 W Emerald St	±2,301-6,561 SF (divisible)	Contact Agent

SITE INFORMATION

- Retail spaces available at prime location on the corner of Emerald and Milwaukee, adjacent to Boise Town Square Mall
- Excellent pylon signage with electronic message board on hard corner
- Demising plans for large suite at 8101 W Emerald St available
- Area retailers include REI, Target, Macy's, Kohls
- NNN's - \$4.60/SF

DEMOGRAPHICS

2016	1 Mile	3 Miles	5 Miles
Total Households	4,468	37,452	86,471
Total Population	10,636	92,392	211,400
Average HH Income	\$48,972	\$54,399	\$59,890

For Lease

Retail Property

2,301 - 6,563 SF | NNN Lease



NAISelect

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

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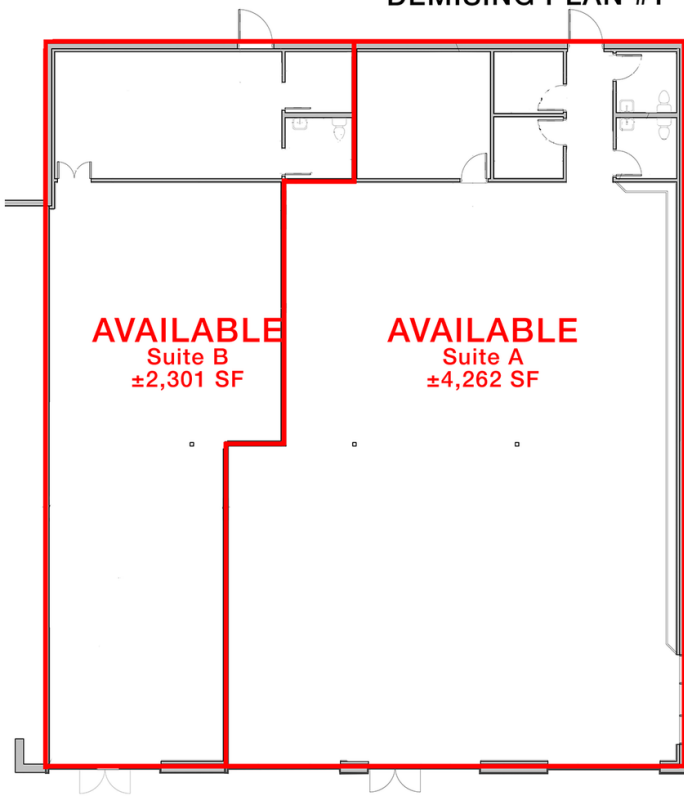
For Lease

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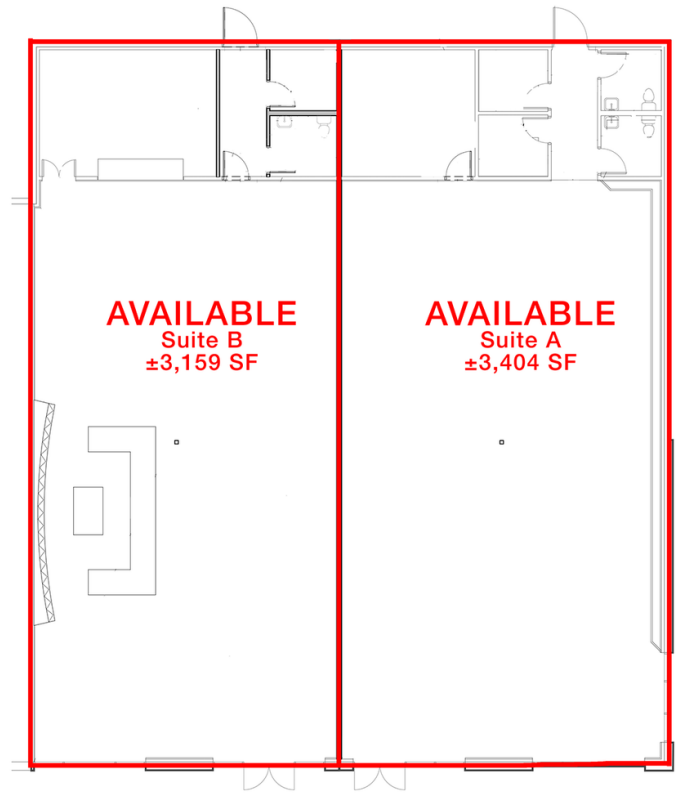
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8101 EMERALD SUITE

DEMISING PLAN #1



DEMISING PLAN #2



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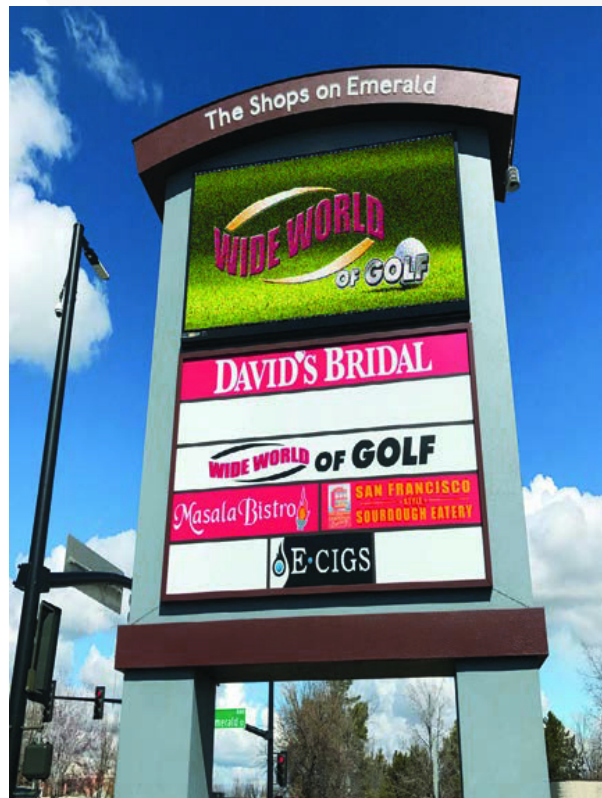
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Callout box listing retail brands: Target, REI, Ross Dress for Less, FedEx, Chipotle, Tuesday Morning, Noodles Company, Five Guys, Dick's Sporting Goods, Chick-fil-de, Wendy's, Red Robin, Hyatt Place, Golden Corral, and Carl's Jr.

BOISE TOWNE SQUARE MALL

Callout box listing retail brands: Dillard's, H&M, Macy's, Kohl's, Nordstrom Rack, JCPenney, Cheesecake Factory, Pier 1 Imports, Old Navy, Ulta Beauty, Eddie Bauer, Kohl's, Olive Garden, Gap, Williams Sonoma, Starbucks, PetSmart, and Verizon.

Callout box listing retail brands: Cabela's, Michaels, Best Buy, Longhorn Steakhouse, TJ Maxx, Golf Galaxy, McDonald's, Panera Bread, OfficeMax, DSW Designer Shoe Warehouse, Starbucks Coffee, Carter's, and Shari's Cafe-Pastry.

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