



# EAGLE PROMENADE

3116 E. STATE STREET, EAGLE, ID 83616

RETAIL

FOR LEASE



## PROPERTY INFORMATION:

Available SF: **70,000 SF**

Lease Rate: **Contact Agent**

Lease Type: **NNN**

Building Size: **+/- 400,000 SF**



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

## LISTING AGENTS:

**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)  
o / 208.286.2260  
c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)  
o / 208.286.2272  
c / 208.918.1030





# EAGLE PROMENADE

LEASE /PAD SALE - 3116 E. STATE STREET, EAGLE, ID 83616

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 70,000 SF

**Lease Rate:** Contact Agent

**Building Size:** +/- 400,000 SF

### PROPERTY OVERVIEW

Mid-box space available in 44 acre community shopping center.

### PROPERTY HIGHLIGHTS

- High-profile location at the corner of Hwy 55 and State Street in Eagle, Idaho
- Join major retailers, including: anchors WinCo Foods and Home Depot, Carl's Jr., Key Bank, Sunwest Bank, Freddy's, Epic Car Wash, Petco and Club Pilates. Coming Soon: Arby's
- Many planned communities slated for the immediate area, with the 31,000-acre Avimor just up Hwy 55 from the center.
- Estimated NNN's are \$6.52/SF

## RETAIL



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

### LISTING AGENTS:

**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)  
o / 208.286.2260  
c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)  
o / 208.286.2272  
c / 208.918.1030

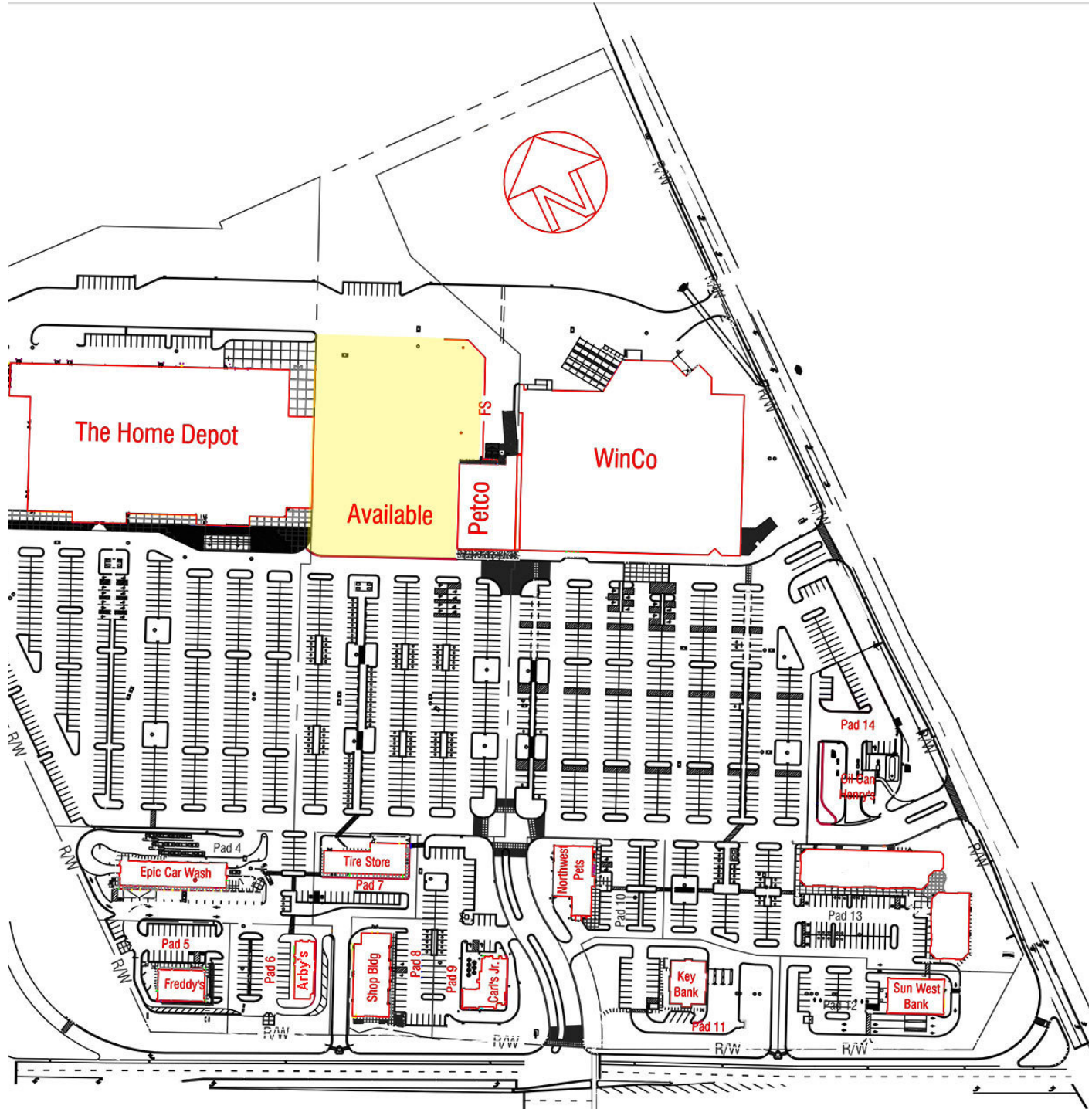


# EAGLE PROMENADE

LEASE /PAD SALE - 3116 E. STATE STREET, EAGLE, ID 83616

ADDITIONAL PHOTOS

RETAIL



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

## LISTING AGENTS:

**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)  
o / 208.286.2260  
c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)  
o / 208.286.2272  
c / 208.918.1030





# EAGLE PROMENADE

LEASE /PAD SALE - 3116 E. STATE STREET, EAGLE, ID 83616

ADDITIONAL PHOTOS

Up To  
70,000 SF



RETAIL



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard

Suite 290

Boise, ID 83706

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

(208) 429.8603 / office / (208) 429-8604 fax

**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)

o / 208.286.2260

c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)

o / 208.286.2272

c / 208.918.1030

**LISTING AGENTS:**





# EAGLE PROMENADE

LEASE /PAD SALE - 3116 E. STATE STREET, EAGLE, ID 83616

AERIALS



RETAIL



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)  
o / 208.286.2260  
c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)  
o / 208.286.2272  
c / 208.918.1030

## LISTING AGENTS:

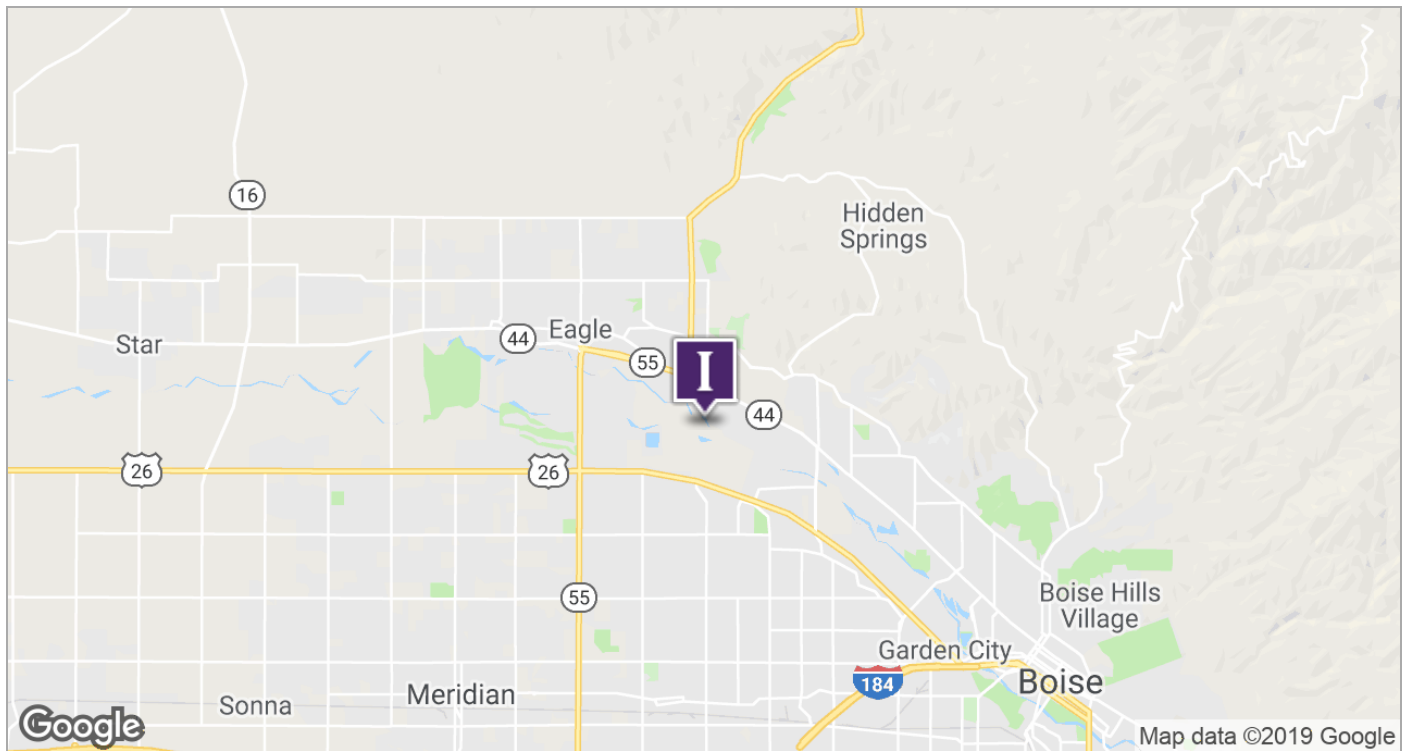
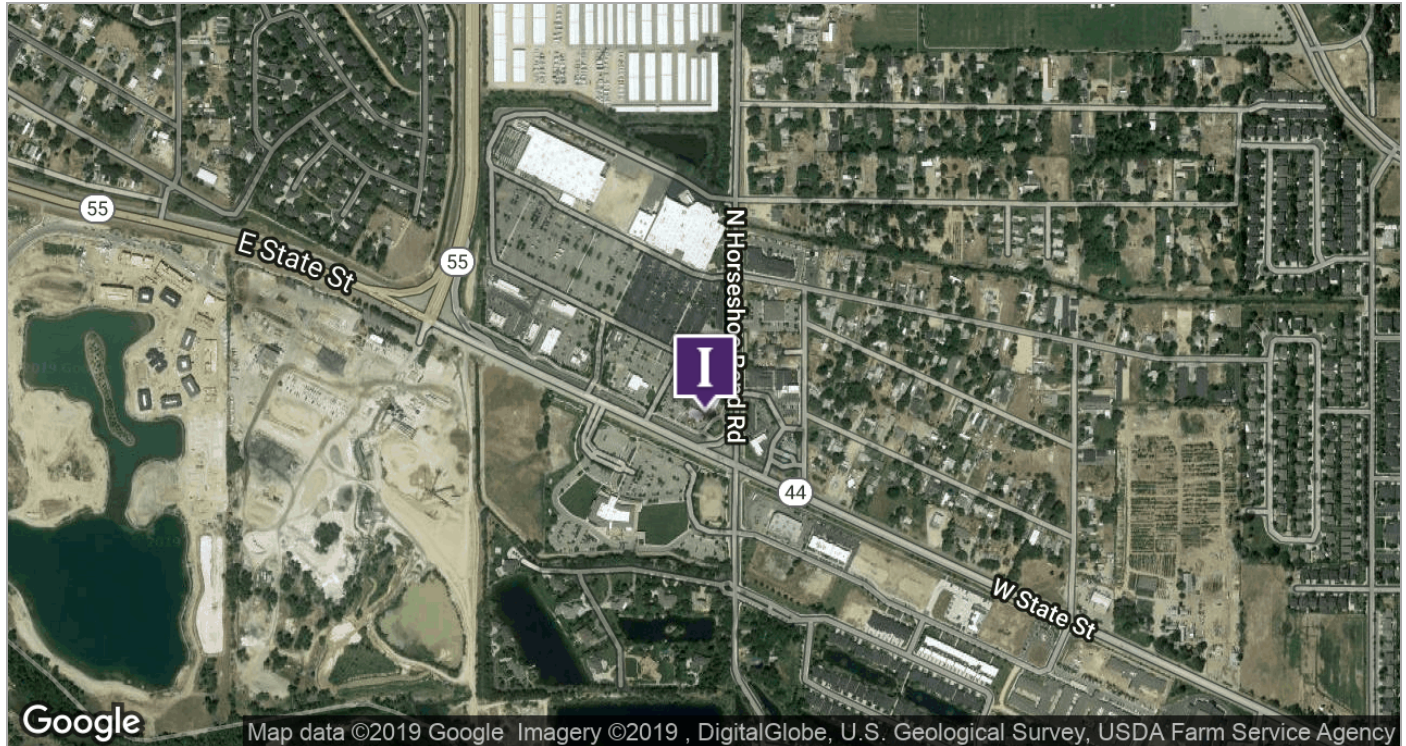




# EAGLE PROMENADE

LEASE /PAD SALE - 3116 E. STATE STREET, EAGLE, ID 83616

## LOCATION MAPS



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

### LISTING AGENTS:

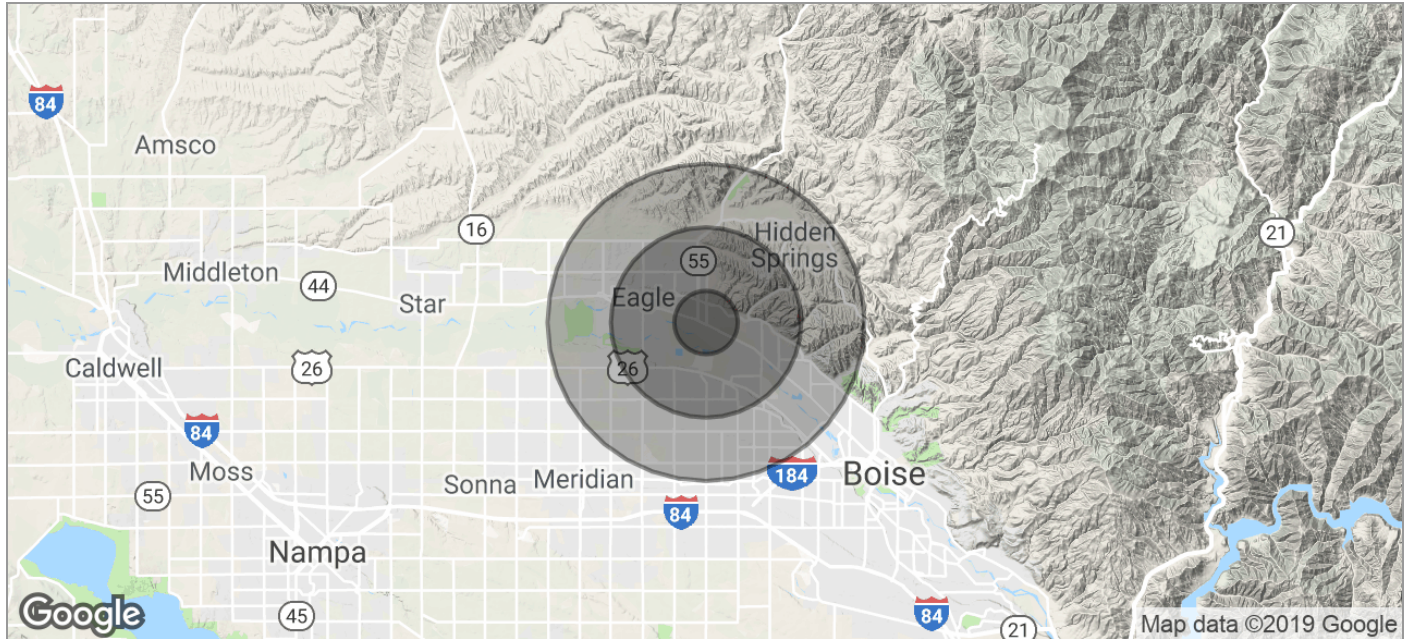
**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)  
o / 208.286.2260  
c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)  
o / 208.286.2272  
c / 208.918.1030

# EAGLE PROMENADE

LEASE /PAD SALE - 3116 E. STATE STREET, EAGLE, ID 83616

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,484	49,291	126,543
MEDIAN AGE	41.5	39.7	37.7
MEDIAN AGE (MALE)	39.0	39.2	37.0
MEDIAN AGE (FEMALE)	43.9	40.5	38.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,300	19,176	49,020
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$74,168	\$79,528	\$76,455
AVERAGE HOUSE VALUE	\$267,176	\$305,980	\$236,227

\* Demographic data derived from 2010 US Census

RETAIL



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

**Darin Burrell**  
[darin@icrellc.com](mailto:darin@icrellc.com)  
o / 208.286.2260  
c / 208.860.0332

**Seth McCormack**  
[seth@icrellc.com](mailto:seth@icrellc.com)  
o / 208.286.2272  
c / 208.918.1030

### LISTING AGENTS: