

2976 EAST STATE STREET

Eagle, Idaho 83616

Eagle Promenade Shopping Center - 1,016 SF - \$14.00/SF NNN / For Lease



Rhonda Garland, CCIM / rhonda.garland@paccra.com / +1 208 287 8905
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WE ARE
THE CENTER
OF RETAIL

PACCRA.COM

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 **CUSHMAN & WAKEFIELD**
PACIFIC
COMMERCIAL REALTY ADVISORS



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AVAILABLE

1,016 SF - Suite 110

LEASE RATE

\$14.00/SF NNN

BUILDING SIZE - LOT - BUILT

7,289 Total - 0.56 Acres - 2005

PARCEL # - ZONING

R9714000130 - City of Eagle-C-3

PARKING

40 Stalls ±; 5.49/1,000 SF

POTENTIAL USES

Retail, Medical, Service, Sales Office

SURROUNDING TENANTS

Home Depot, Winco Foods, Petco, Freddy's Frozen Custard & Steakhburgers, Carl's Jr. Northwest Pets, Epic Shine Car Wash, Arby's, Idaho State Liquor Store, Key Bank, Verizon Wireless, Taco Del Mar, Commercial Tire, Vapor Lounge, St. Luke's, GNC

LOCATION

Signalized entrance to a major retail development on State St. (Hwy 44) between Old Horseshoe Bend Road & Hwy 55

LISTING FEATURES

- Prime retail space located in a large retail development on State Street (Hwy 44) - high traffic counts 30,000 ADT
- Available space consists of large open sales area and restroom - space includes building and monument signage space
- Current tenants include Taco Del Mar, Postal Annex, T-Mobile, Diamond Nails & Spa, and The Vapor Lounge
- Local, regional and national shadow anchors provide a strong retail and service synergy
- 3 Mile Demographics - Population 56,561, Households 21,879, Median Household Income \$73,459, Daytime Population 19,512
- Immediate availability, please do not disturb surrounding tenants, utilize on-site LockBox or contact agents to discuss potential uses and schedule a walk-thru today

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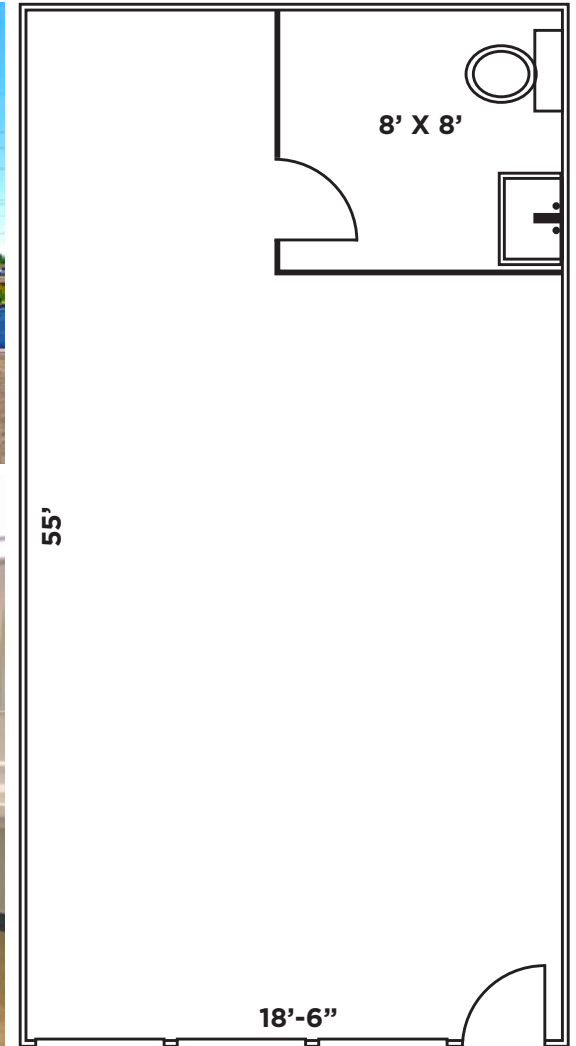
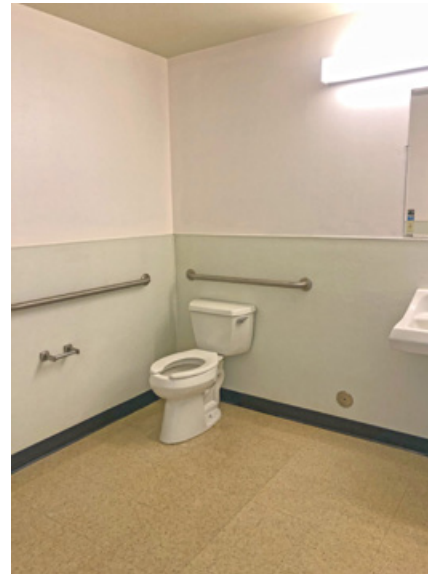
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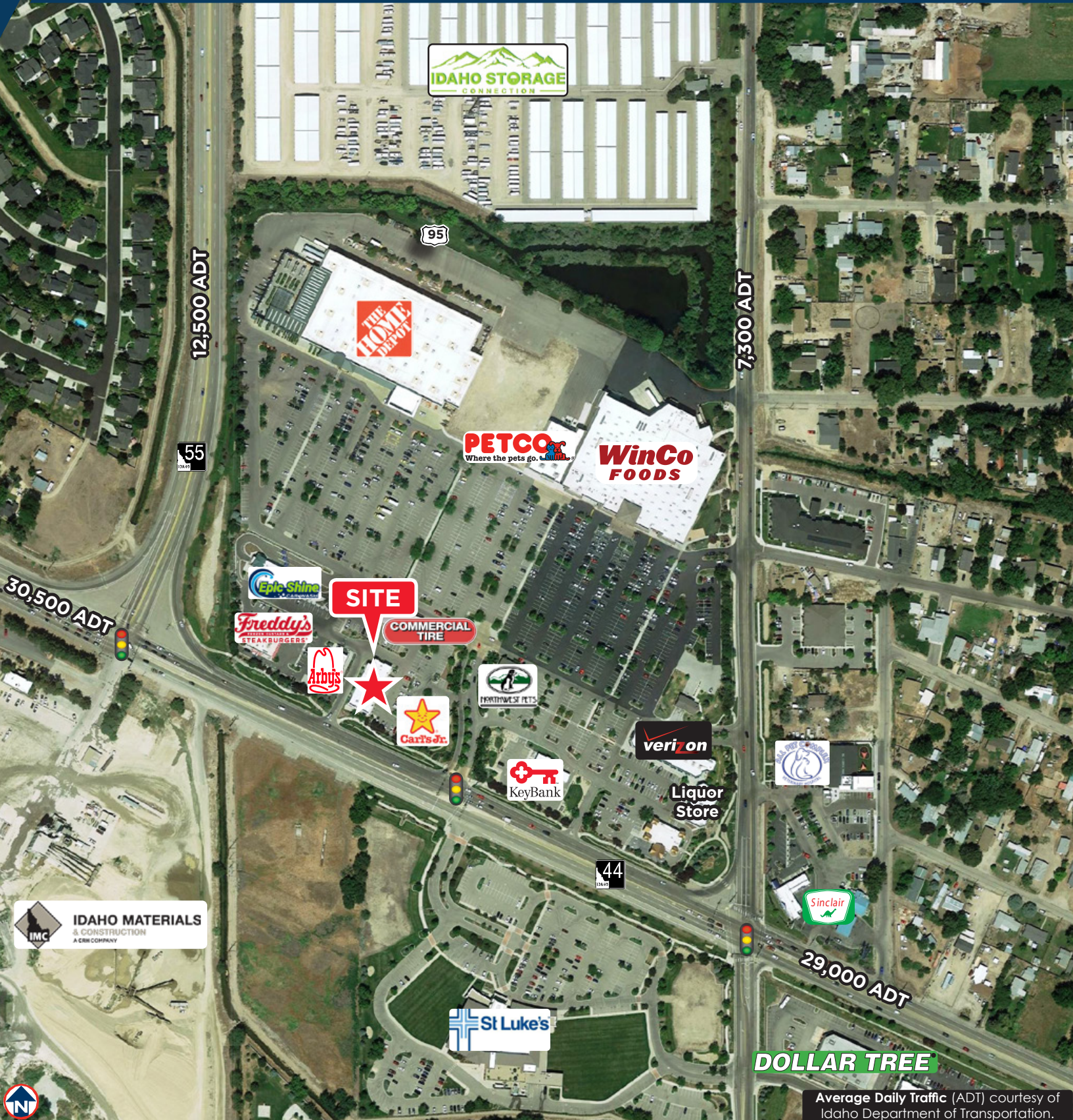
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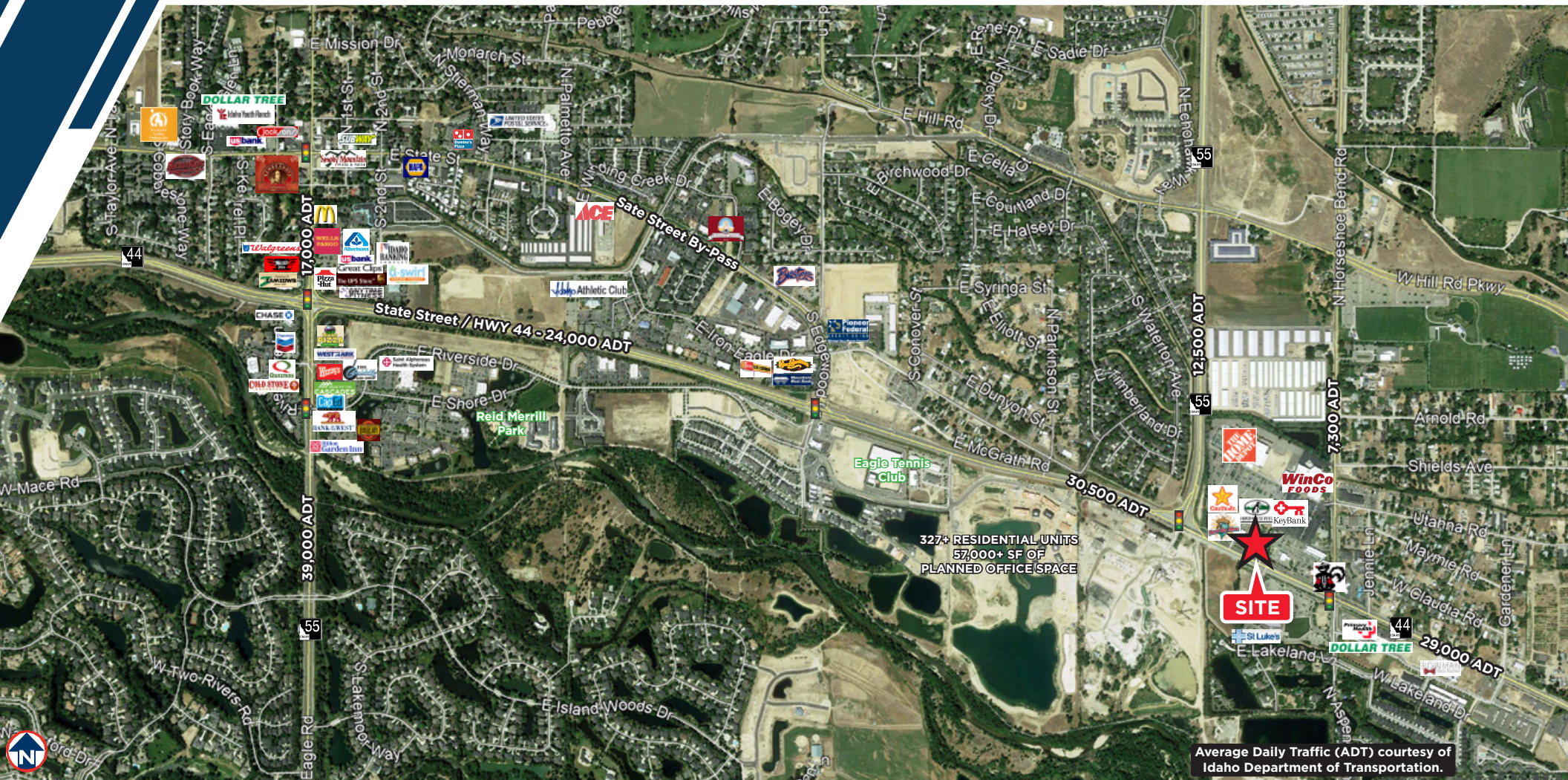
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Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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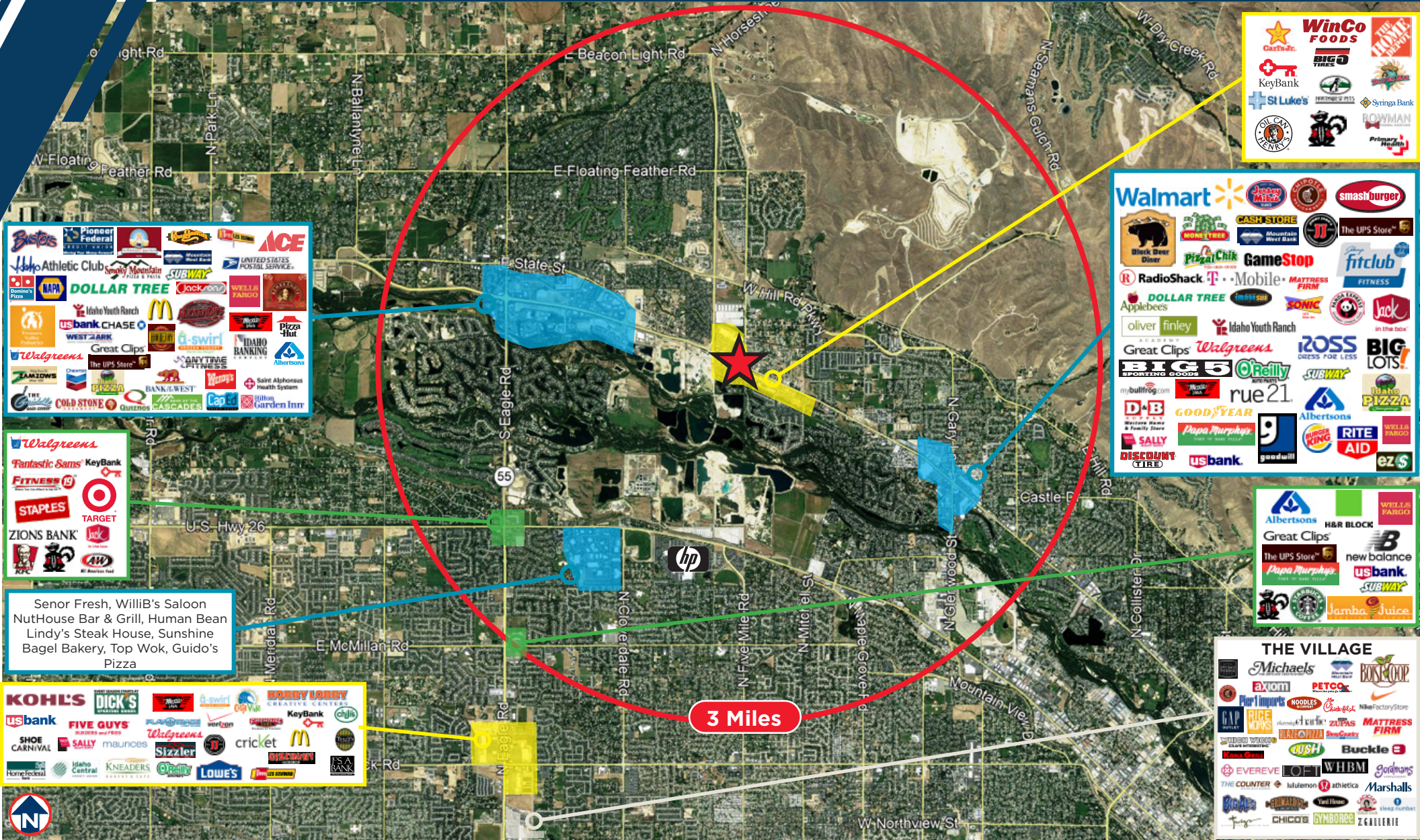
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WinCo Foods, Caribou, BIGO TIRE, KeyBank, St Luke's, Syringa Bank, OIL CITY SERVICE, BOWMAN Primary Health

Walmart, smashburger, CASH STORE, The UPS Store, fitclub, RadioShack, Mobile, MATTRESS FIRM, DOLLAR TREE, Applebees, oliver finley, Idaho Youth Ranch, ZOSS, BIG LOTS!, mybullfrog.com, D-B, GOODYEAR, rue21, Albertsons, SALLY, DISCOUNT TIRE, usbank, goodwill, RITE AID, ez\$

Albertsons, H&R BLOCK, Well's Fargo, Great Clips, The UPS Store, new balance, Papa Murphy's, usbank, STARBUCKS, Jamba Juice

THE VILLAGE, Michaels, Axiom, PETCO, BOSS & COOP, Party Imports, Noodles, Chick-fil-A, Nike Factory Store, RICE MILLS, ZUPA'S, MATTRESS FIRM, CASH, Buckle, EVEREVE, LOE, WHBM, Jordan's, T&E COUNTER, lululemon, athletic, Marshalls, CHICOS, SYMBORBE, Z GALLERY

ACE, DOLLAR TREE, Jack & Jones, Wells Fargo, Idaho Youth Ranch, McDonald's, Jack-in-the-Box, Pizza Hut, Walgreens, Great Clips, ANY TRUE FITNESS, Abertons, JAMZOWS, COLD STONE, Quiznos, CASCADES, Lap Ed, Sainr Alphonse Health System, Ullman Garden Inn

Walgreens, Fantastic Sams, KeyBank, FITNESS, Target, STAPLES, ZIONS BANK, KFC, A&W

Senor Fresh, WilliB's Saloon
 NutHouse Bar & Grill, Human Bean
 Lindy's Steak House, Sunshine
 Bagel Bakery, Top Wok, Guido's
 Pizza

KOHL'S, DICK'S, Hobby Lobby, usbank, FIVE GUYS, Walgreens, Verizon, KeyBank, Cricket, McDonald's, Sizzler, Lowe's, Home Depot, Idaho Central, KNEADERS, REBELS, DISCOUNT TIRE, USA

3 Miles



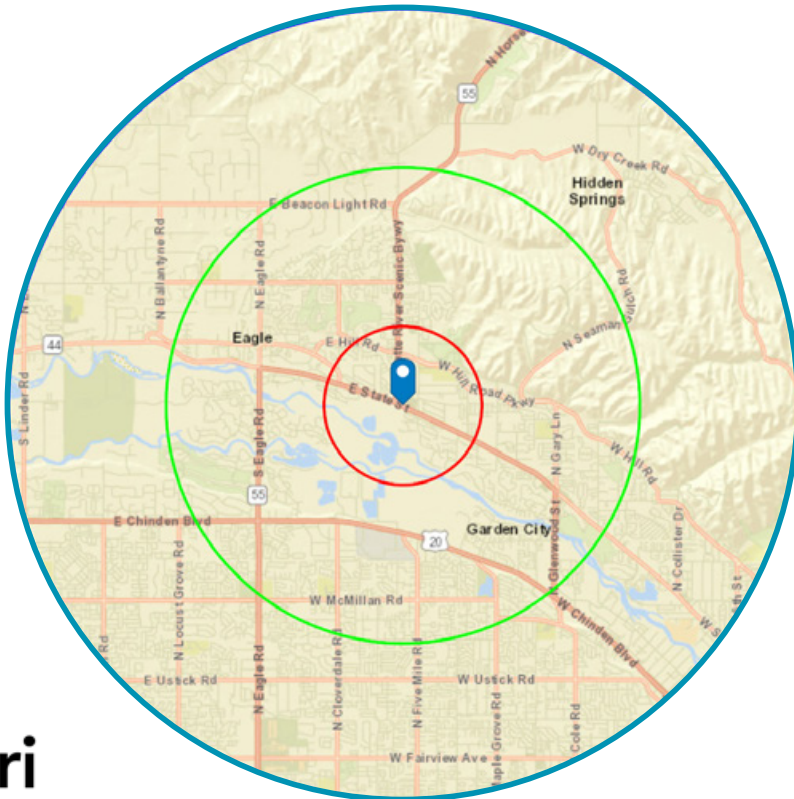
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- LOCATED IN A HIGH GROWTH AREA IN EAGLE -

In the identified area, the current year population is 154,857. In 2010, the Census count in the area was 129,282. The rate of change since 2010 was 1.97% annually. The five-year projection for the population in the area is 173,234 representing a change of 2.27% annually from 2019 to 2024.



	1 mile	3 miles	5 miles
Population			
2000 Population	2,692	39,597	103,267
2010 Population	3,911	49,027	129,282
2019 Population	5,016	56,561	154,857
2024 Population	5,872	63,344	173,234
2000-2010 Annual Rate	3.81%	2.16%	2.27%
2010-2019 Annual Rate	2.73%	1.56%	1.97%
2019-2024 Annual Rate	3.20%	2.29%	2.27%
2019 Male Population	49.4%	49.0%	49.0%
2019 Female Population	50.6%	51.0%	51.0%
2019 Median Age	44.0	41.3	38.1

Households			
2019 Wealth Index	146	128	109
2000 Households	986	14,221	37,500
2010 Households	1,467	18,706	48,535
2019 Total Households	1,909	21,879	57,988
2024 Total Households	2,234	24,552	64,701
2000-2010 Annual Rate	4.05%	2.78%	2.61%
2010-2019 Annual Rate	2.89%	1.71%	1.94%
2019-2024 Annual Rate	3.19%	2.33%	2.21%
2019 Average Household Size	2.63	2.58	2.66

Average Household Income			
2019 Average Household Income	\$100,485	\$97,173	\$89,498
2024 Average Household Income	\$118,547	\$110,864	\$102,463
2019-2024 Annual Rate	3.36%	2.67%	2.74%

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	223	2,117	4,931
Total Employees:	1,946	19,512	46,011



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

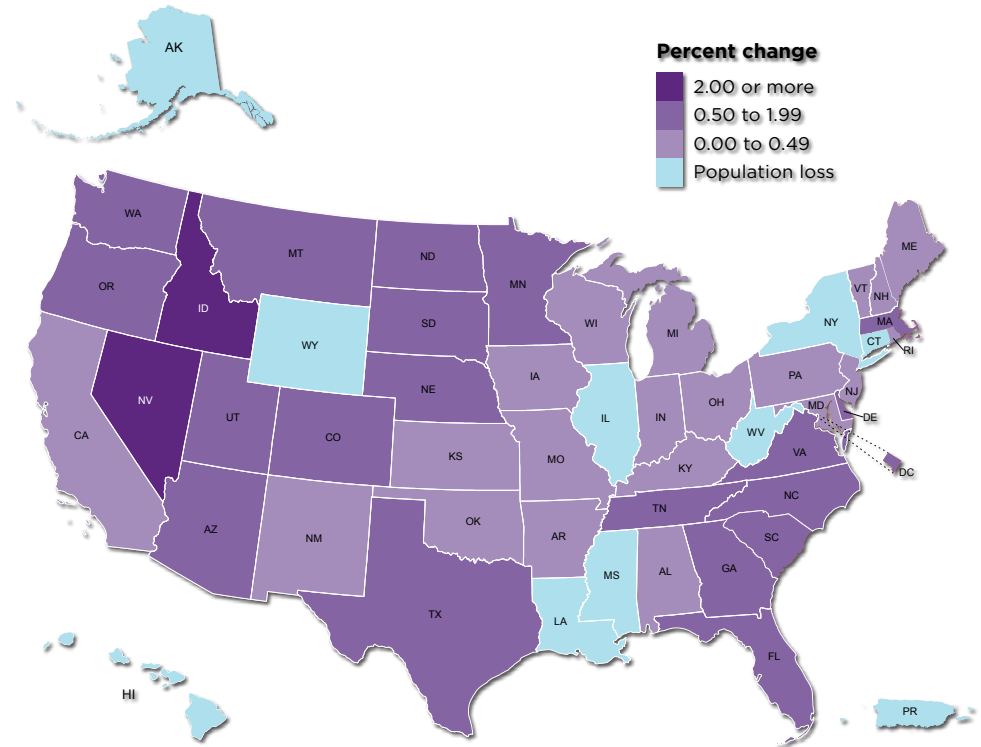
Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)

From July 1, 2017, to July 1, 2018



CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>



U.S. Department of Commerce
 Economics and Statistics Administration
 U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html

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