

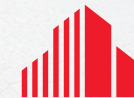


NEIGHBORHOOD RETAIL SPACE FOR LEASE

ORCHARD RIM RETAIL CENTER

1,142 - 4,431 SF AVAILABLE

2404 S. ORCHARD ST., BOISE, ID 83705



CUSHMAN &
WAKEFIELD

FOR LEASE NEIGHBORHOOD RETAIL SPACE

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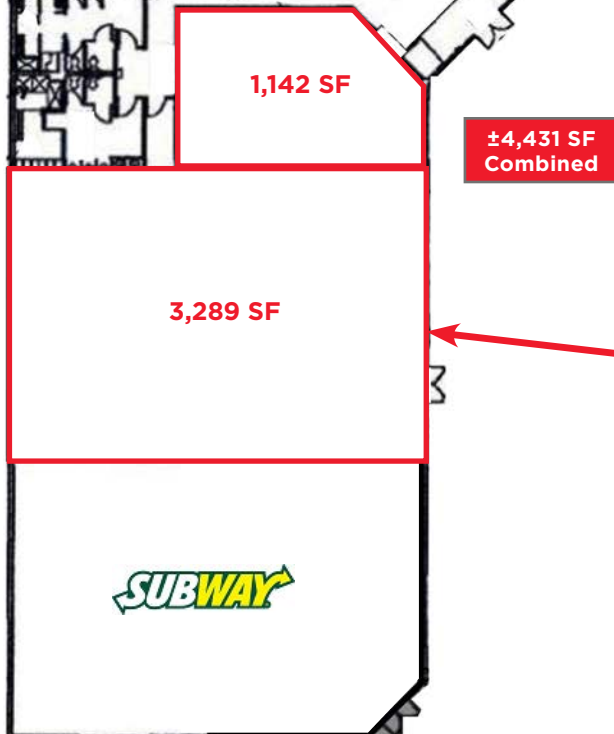
LISTING HIGHLIGHTS

Retail/Office/Service Space:	1,142 SF - Ste 500 3,289 SF - Ste 300 4,431 SF - Total Combined
Lease Rate:	\$14.00/SF
Availability:	Immediate
Lease Type:	NNN - Est. \$5.50/SF
Lease Term:	Negotiable
T.I. Allowance:	Negotiable, Contact Agents
Building Size:	23,170 Total
Lot Size:	1.781 Acres
Parking:	75 On-Site Spaces
Zoning:	City of Boise C-2D
Traffic Counts:	17,700 ADT on South Orchard
LockBox:	No, Contact Agents to Schedule



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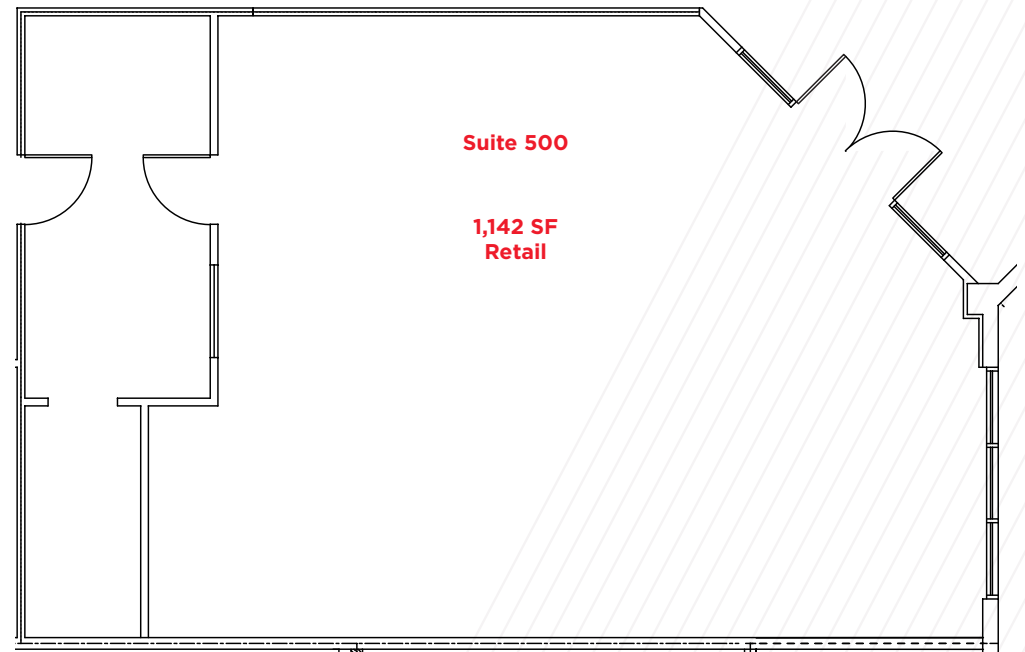
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PROPERTY FEATURES

- Spaces consist of large open areas and changing rooms, and includes common area restrooms & entries
- Tenant improvement allowance negotiable
- Ample on-site parking included for customers & staff - 75 spaces total
- Well maintained with low NNN pass-throughs
- Professionally Managed by Cushman & Wakefield
- Great visibility on Orchard Street with pylon & building signage - [Google 360 View](#)
- Easily accessible from Interstate 84, within minutes from on/off ramp 52 and the Boise Airport
- Located in a growing area and surrounded by local, regional, and national tenants
- Contact agents to schedule a walk through today!

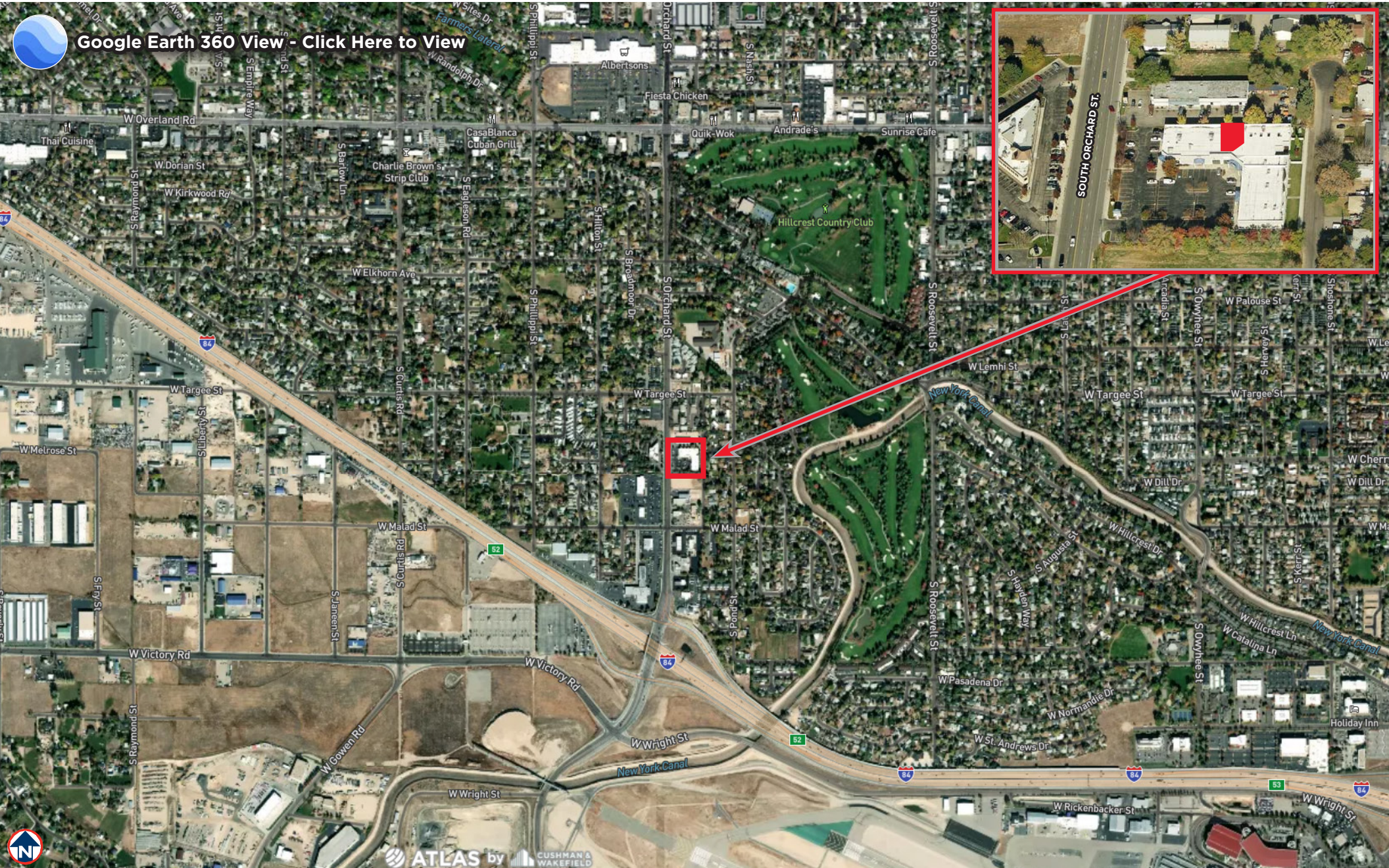


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Google Earth 360 View - [Click Here to View](#)



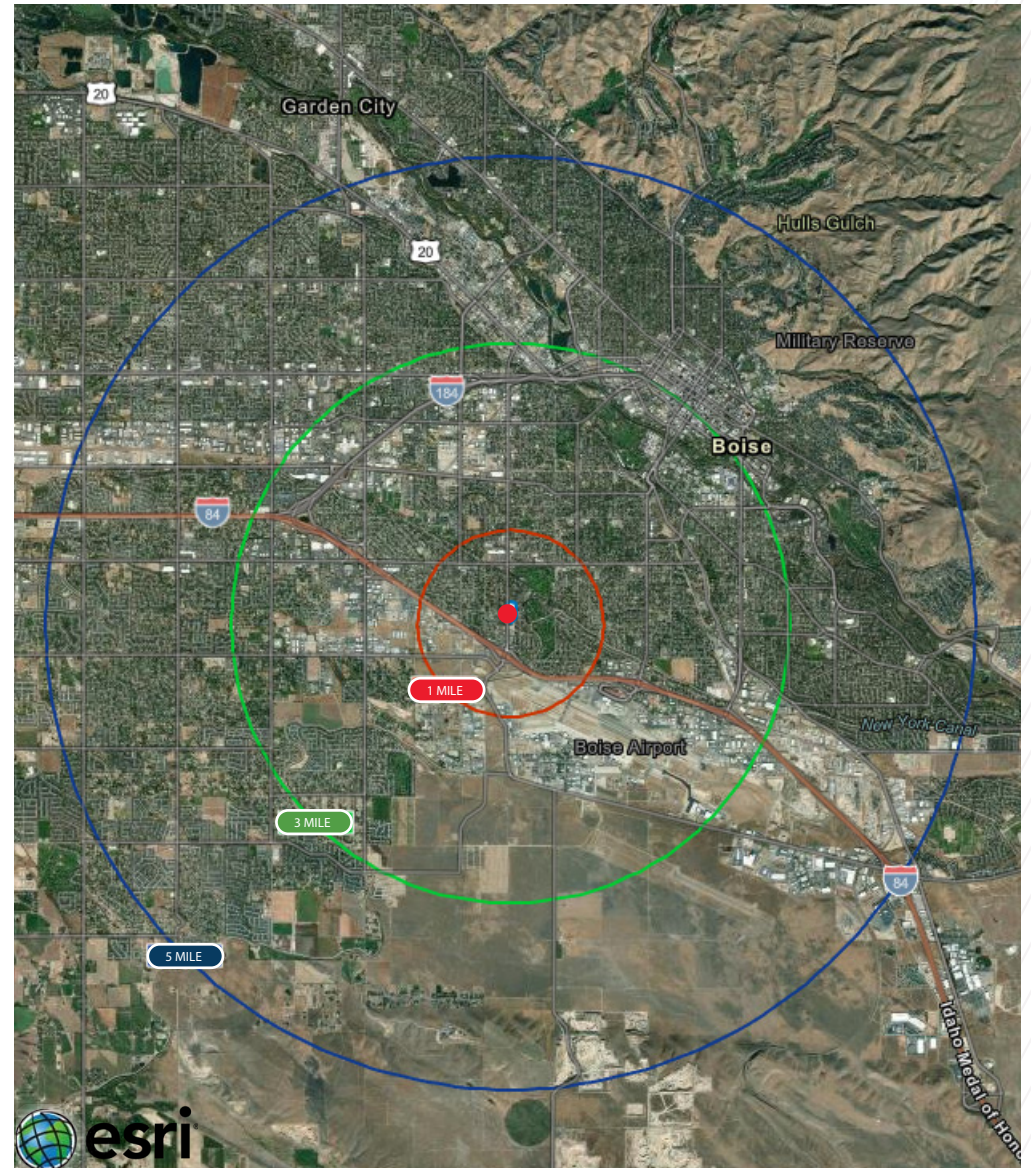
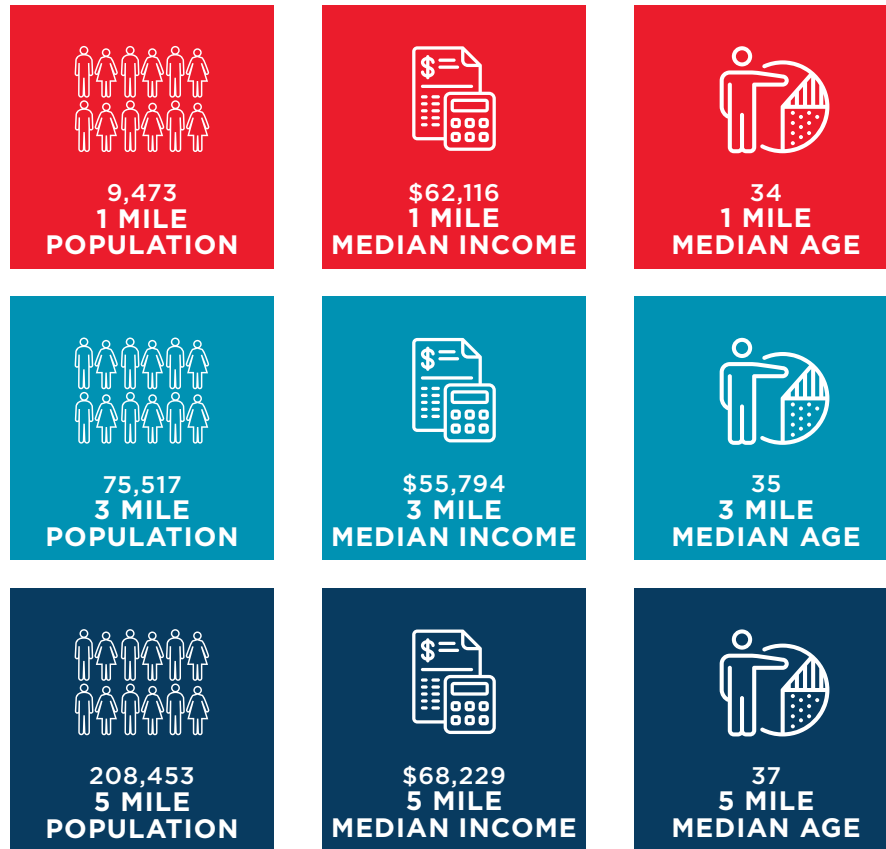
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DEMOGRAPHICS

In the identified area, the current year population is 208,453. In 2020, the Census count in the area was 203,241. The rate of change since 2020 was 1.13% annually. The five-year projection for the population in the area is 221,718 representing a change of 1.24% annually from 2022 to 2027.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2022 and 2027. Esri converted Census 2000 data into 2010 geography.

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NATIONAL ACCOLADES



It's no news to us - the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvcp.org/lifestyle/national-accolades>

Best Places to Live in the U.S. U.S. News June 2022	Next Great Food City Food & Wine April 2022	#5 Top Emerging Industrial Markets CommercialEdge February 2022	#1 Most Promising US City RocketHomes December 2021	#2 Nampa, ID & #3 Meridian Top Boomtowns Smart Asset November 2021	Ada County #17 in Talent Attraction EMSI Burning Glass November 2021
#8 Best Places for Outdoor Enthusiasts to Live and Work Smart Asset October 2021	#10 Best City for Young Professionals SmartAsset June 2021	Safest Cities in America SmartAsset April 2021	#5 Best State US News & World Report March 2021	Best-Performing Cities Milken Institute February 2021	#4 Best Place to Find a Job WalletHub February 2021
Top 5 Metros for First Time Homebuyers Move.org January 2021	Cities With the Best Work-Life Balance SmartAsset January 2021	#4 Best City for Early Retirees SmartAsset December 2020	#4 Best City for First Time Homebuyers SmartAsset October 2020	#1 City Whose Jobs Are Recovering WalletHub October 2020	Most Moved To Cities Business Insider September 2020
Best Cities for Women Entrepreneurs Fundera September 2020	Cities Whose July Unemployment Rates Are Bouncing Back WalletHub September 2020	Best Cities to Drive In WalletHub September 2020	Most Bike Friendly Cities in America SmartAsset September 2020	#1 Real Estate Market WalletHub August 2020	Best Places to Retire Forbes August 2020



FOR MORE INFORMATION, CONTACT:

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