



CUSHMAN &  
WAKEFIELD

# OLIVER FINLEY PLAZA RETAIL FOR LEASE IMMEDIATE AVAILABILITY

12,000 SF RETAIL END-CAP

6907 - 6843 NORTH STRAWBERRY GLENN  
GARDEN CITY, IDAHO 83714

**STRONG RETAIL SYNERGY & CO-TENANCY  
JOIN WALMART, APPLEBEE'S & DOLLAR TREE**

**LOCATED AT GLENWOOD & STATE STREET  
ONE OF THE STATES BUSIEST INTERSECTIONS**



IMMEDIATE AVAILABILITY

FIRST 6 MONTHS & NNN FREE



## HIGHLIGHTS

**LARGE RETAIL SPACE AVAILABLE - JOIN WALMART, APPLEBEE'S, DOLLAR TREE & MORE..**

- Last remaining suite within the development
- Former Johnny's Fit Club end-cap consists of large open sales area/gym, restrooms & managers office
- Prime retail opportunity located at one of the busiest intersections in the State of Idaho
- Amenities include large store front glass, ample on-site parking, and monument & building signage
- Strong surrounding mix of national & regional tenants
- High visibility & traffic counts 35,000 CPD

## PROPERTY FEATURES

6843 N Strawberry Glenn: 12,000 SF - Former Johnny's Fit Club - End-Cap Space  
Potential Split - Contact Agents for Details

Lease Rate: \$13.50/SF Tenant Improvement Allowance Available

Development Size: 48,830 SF on 8.225 Acres - 3 Parcels

Parking Ratio: 5 Stalls Per 1,000 SF

Access: Both State Street & Glenwood - Signalized Intersection

Availability: Immediate - Contact Agents to Schedule Tours

**12,000 SF - POTENTIAL SPLIT**



**STRONG CO-TENANCY**



**MULTIPLE SIGNAGE AREAS**



**PRIME LOCATION - HIGH VISIBILITY SIGNAGE**

UP TO 12,000 SF END-CAP

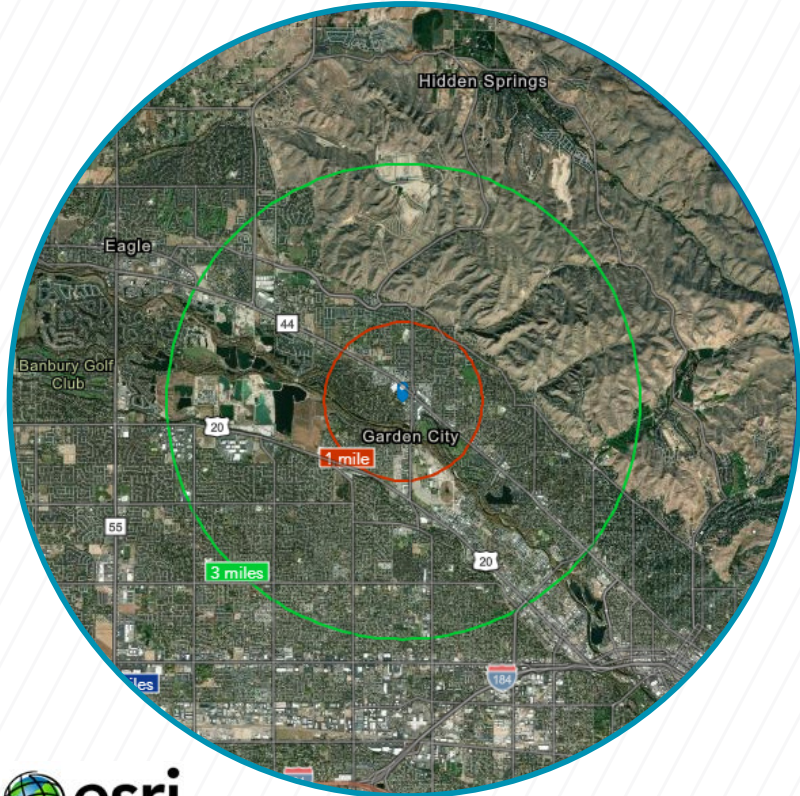




ONE OF THE BUSIEST INTERSECTIONS IN THE STATE

**- LOCATED IN A GROWING AREA IN GARDEN CITY -**

In the identified area, the current year population is 179,287. In 2010, the Census count in the area was 153,283. The rate of change since 2010 was 1.40% annually. The five-year projection for the population in the area is 196,548 representing a change of 1.86% annually from 2021 to 2026.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

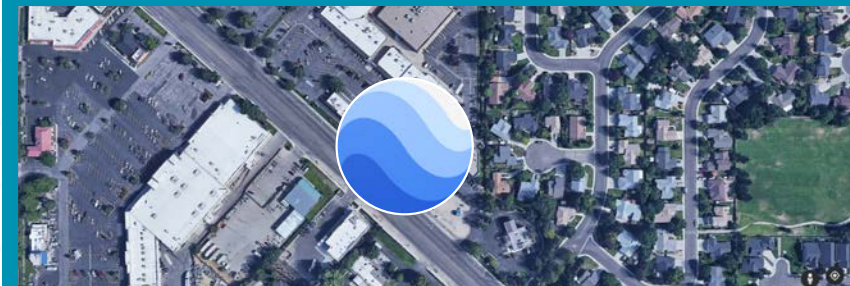
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,241	58,252	134,093
2010 Population	9,558	58,178	153,283
2021 Population	11,802	66,822	179,287
2026 Population	12,748	72,032	196,548
2000-2010 Annual Rate	0.34%	-0.01%	1.35%
2010-2021 Annual Rate	1.89%	1.24%	1.40%
2021-2026 Annual Rate	1.55%	1.51%	1.86%
2021 Male Population	48.1%	48.9%	49.3%
2021 Female Population	51.9%	51.1%	50.7%
2021 Median Age	42.6	41.7	38.5

	1 mile	3 miles	5 miles
<b>Households</b>			
2021 Wealth Index	100	100	102
2000 Households	3,902	21,680	51,881
2010 Households	4,382	23,748	61,373
2021 Total Households	5,463	27,824	72,763
2026 Total Households	5,919	30,058	79,780
2000-2010 Annual Rate	1.17%	0.92%	1.69%
2010-2021 Annual Rate	1.98%	1.42%	1.52%
2021-2026 Annual Rate	1.62%	1.56%	1.86%
2021 Average Household Size	2.14	2.38	2.43

	1 mile	3 miles	5 miles
<b>Average Household Income</b>			
2021 Average Household Income	\$90,029	\$87,386	\$92,919
2026 Average Household Income	\$100,646	\$97,054	\$103,525
2021-2026 Annual Rate	2.25%	2.12%	2.19%

	1 mile	3 miles	5 miles
<b>Data for all businesses in area</b>			
Total Businesses:	509	2,289	8,343
Total Employees:	3,998	18,393	98,008

**GOOGLE 360 TOUR**  
CLICK BELOW TO VIEW



**DEMOGRAPHIC SUMMARY**  
CLICK BELOW TO VIEW

# 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.

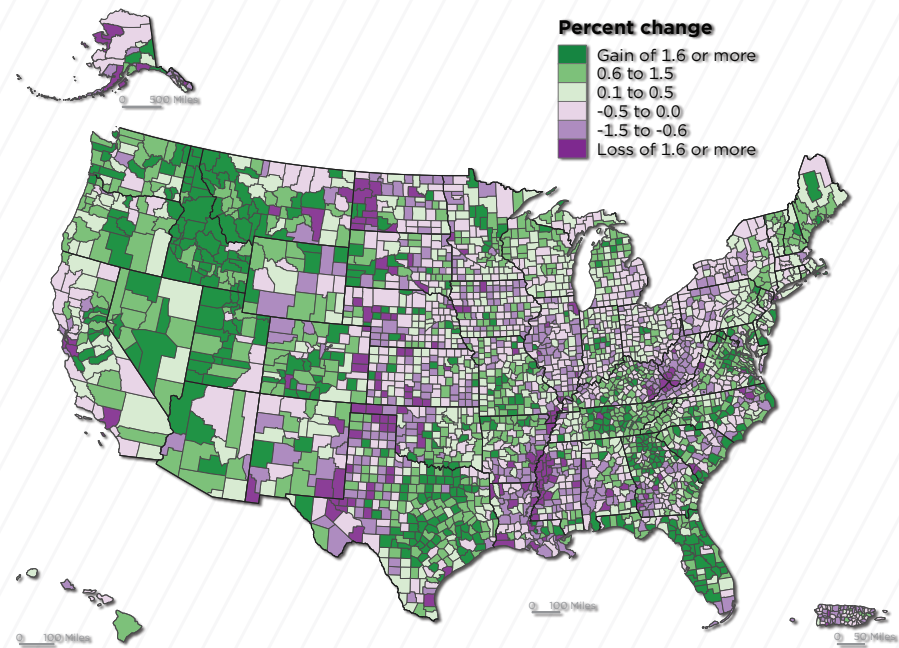


CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:  
<https://www.bvep.org/regional-overview>



# WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



United States™ Census Bureau | U.S. Department of Commerce  
 Economics and Statistics Administration  
 U.S. CENSUS BUREAU | SOURCE: VINTAGE 2018 POPULATION ESTIMATES  
**census.gov** | [WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML](http://WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML)

METRO INFORMATION

## 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://bvep.org/lifestyle/national-accolades>

<p><b>#10 Best City for Young Professionals</b></p> <p>SmartAsset June 2021</p>	<p><b>Safest Cities in America</b></p> <p>SmartAsset April 2021</p>	<p><b>#5 Best State</b></p> <p>US News &amp; World Report March 2021</p>
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