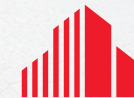




NEIGHBORHOOD RETAIL SPACES FOR LEASE

**ORCHARD RIM RETAIL CENTER**  
**1,142 TO 1,680 SF AVAILABLE**

**2404 S. ORCHARD ST., BOISE, ID 83705**



**CUSHMAN &  
WAKEFIELD**

# FOR LEASE NEIGHBORHOOD RETAIL SPACES

2404 S. ORCHARD ST., BOISE, ID 83705



## LISTING HIGHLIGHTS

<b>Available:</b>	1,680 SF - Ste 100 1,142 SF - Ste 500
<b>Lease Rate:</b>	\$15.00/SF - Ste 100 \$14.00/SF - Ste 500
<b>Availability:</b>	Immediate
<b>Lease Type:</b>	NNN - Est. \$5.50/SF
<b>Lease Term:</b>	Negotiable
<b>T.I. Allowance:</b>	Negotiable, Contact Agents
<b>Building Size:</b>	23,170 Total
<b>Lot Size:</b>	1.781 Acres
<b>Parking:</b>	75 On-Site Spaces
<b>Zoning:</b>	City of Boise C-2D
<b>Traffic Counts:</b>	17,700 ADT on South Orchard
<b>LockBox:</b>	No, Contact Agents to Schedule



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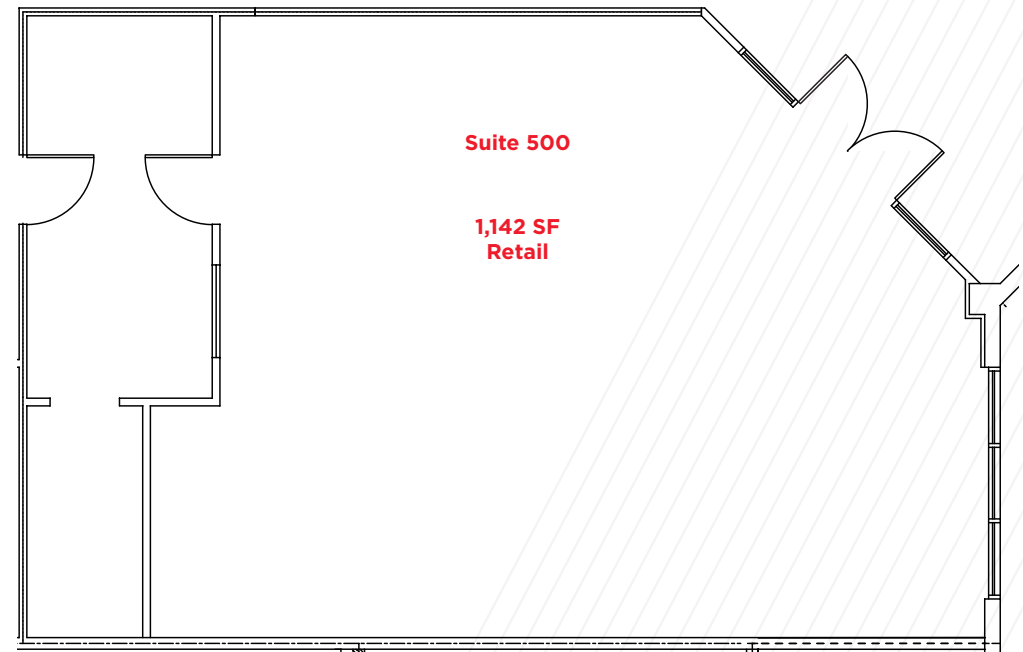
# FOR LEASE NEIGHBORHOOD RETAIL SPACES

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## PROPERTY FEATURES

- Suite 100 is a built out operating salon
- Suite 500 consists of an open floor plan
- 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!

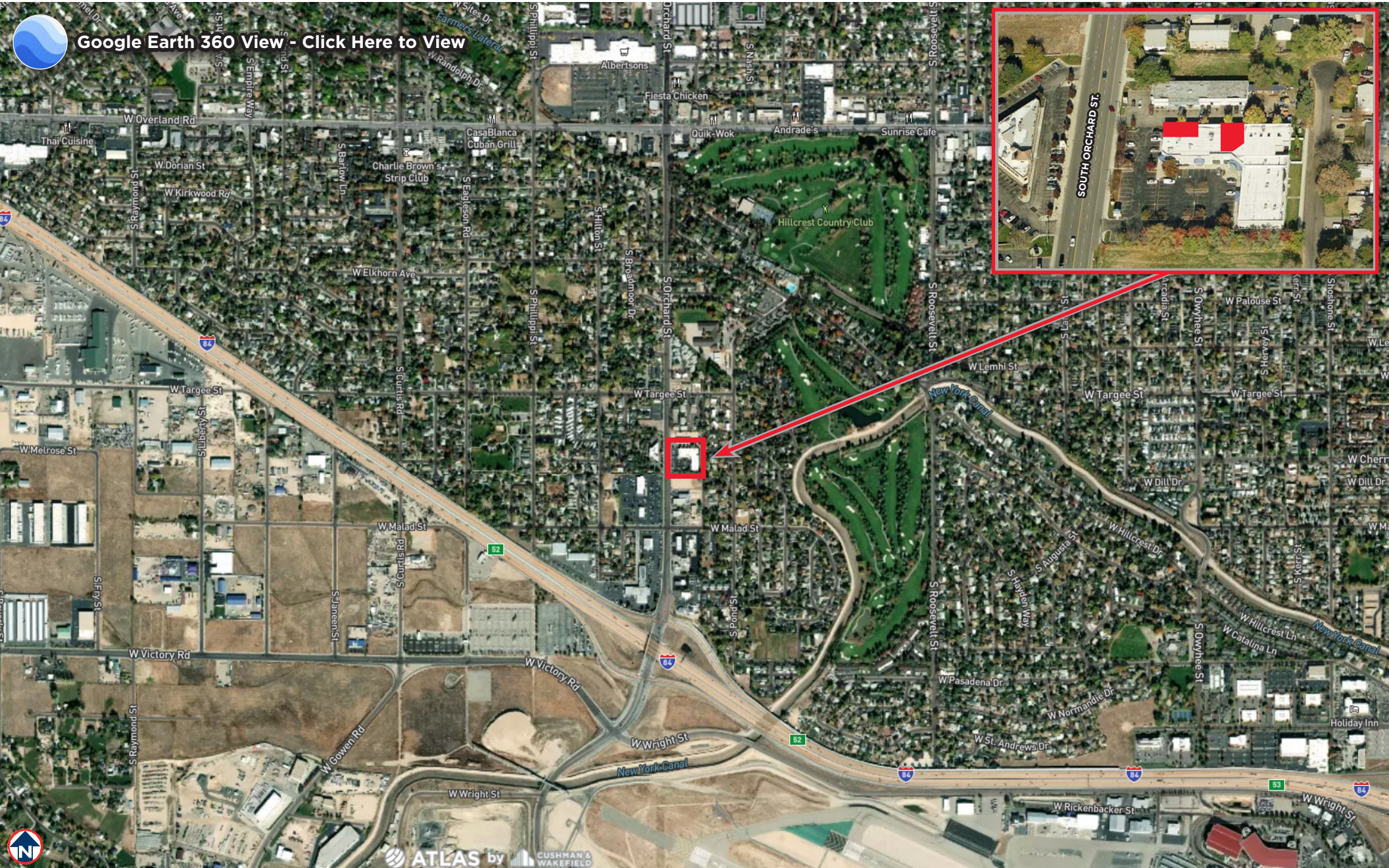


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Google Earth 360 View - [Click Here to View](#)



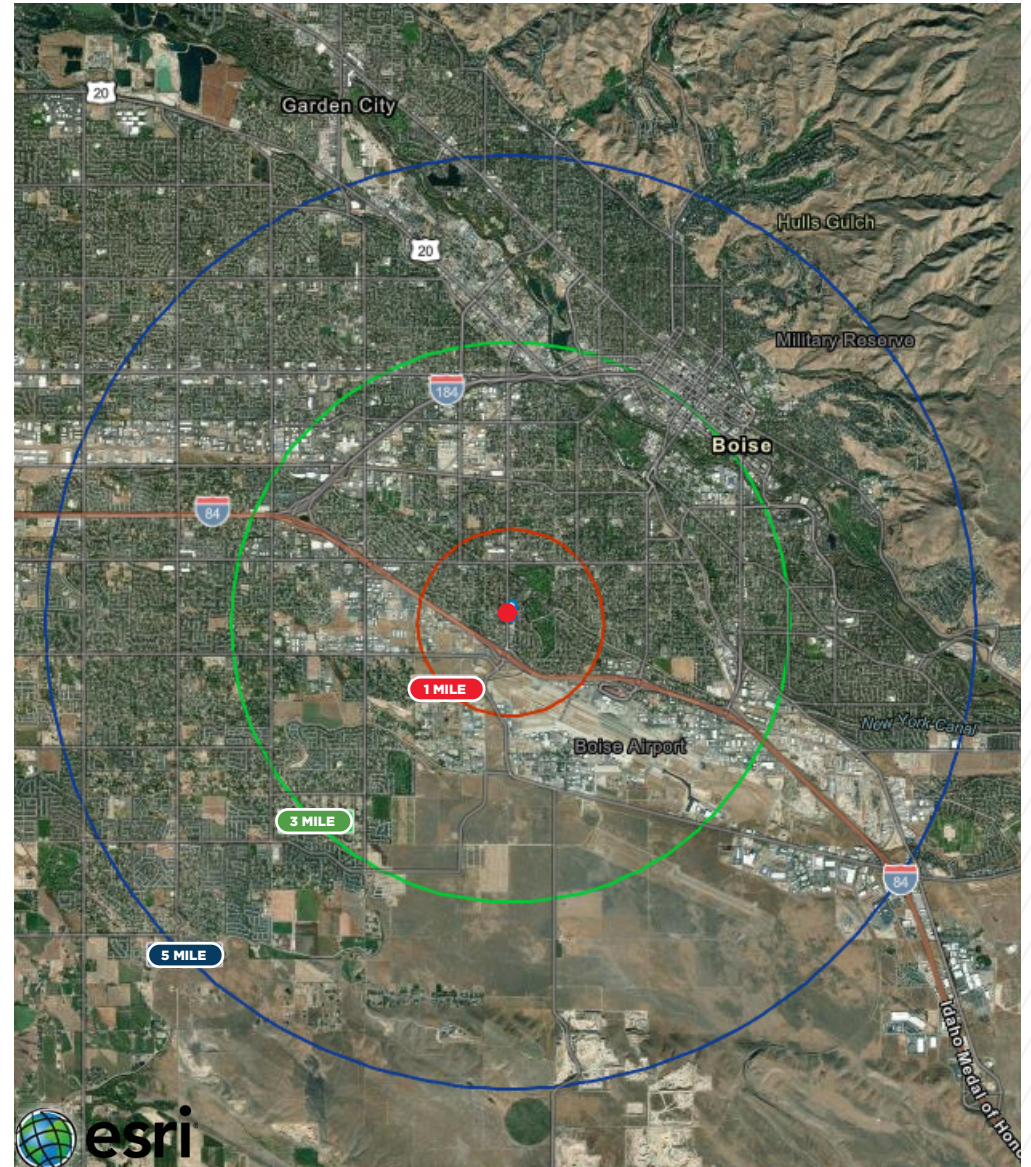
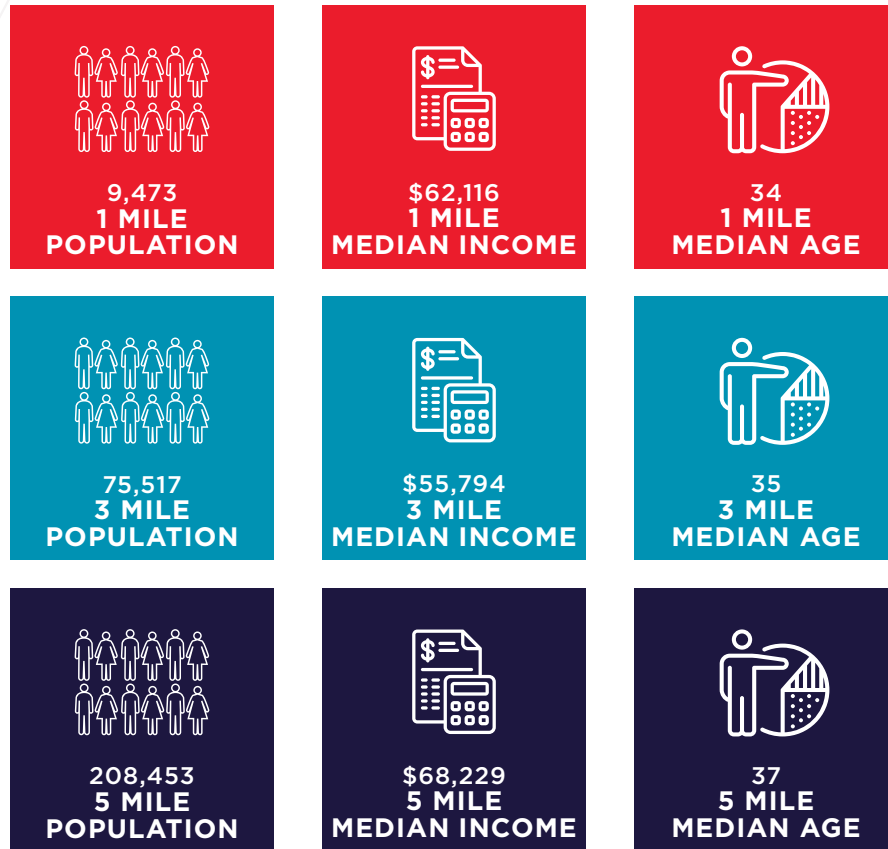
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## DEMOGRAPHICS

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>

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



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