

7802 West Overland Road Boise, ID 83709

Colliers

Logan Wheeler

+1 208 472 2868

logan.wheeler@colliers.com

Mike Christensen

+1 208 724 1064

mike.christensen@colliers.com

Bryan Vaughn

+1 208 850 2191

bryan.vaughn@colliers.com



*Retail Drive-thru for
Ground Lease*



SITE

7802 W OVERLAND RD

Property Information

PROPERTY DETAILS

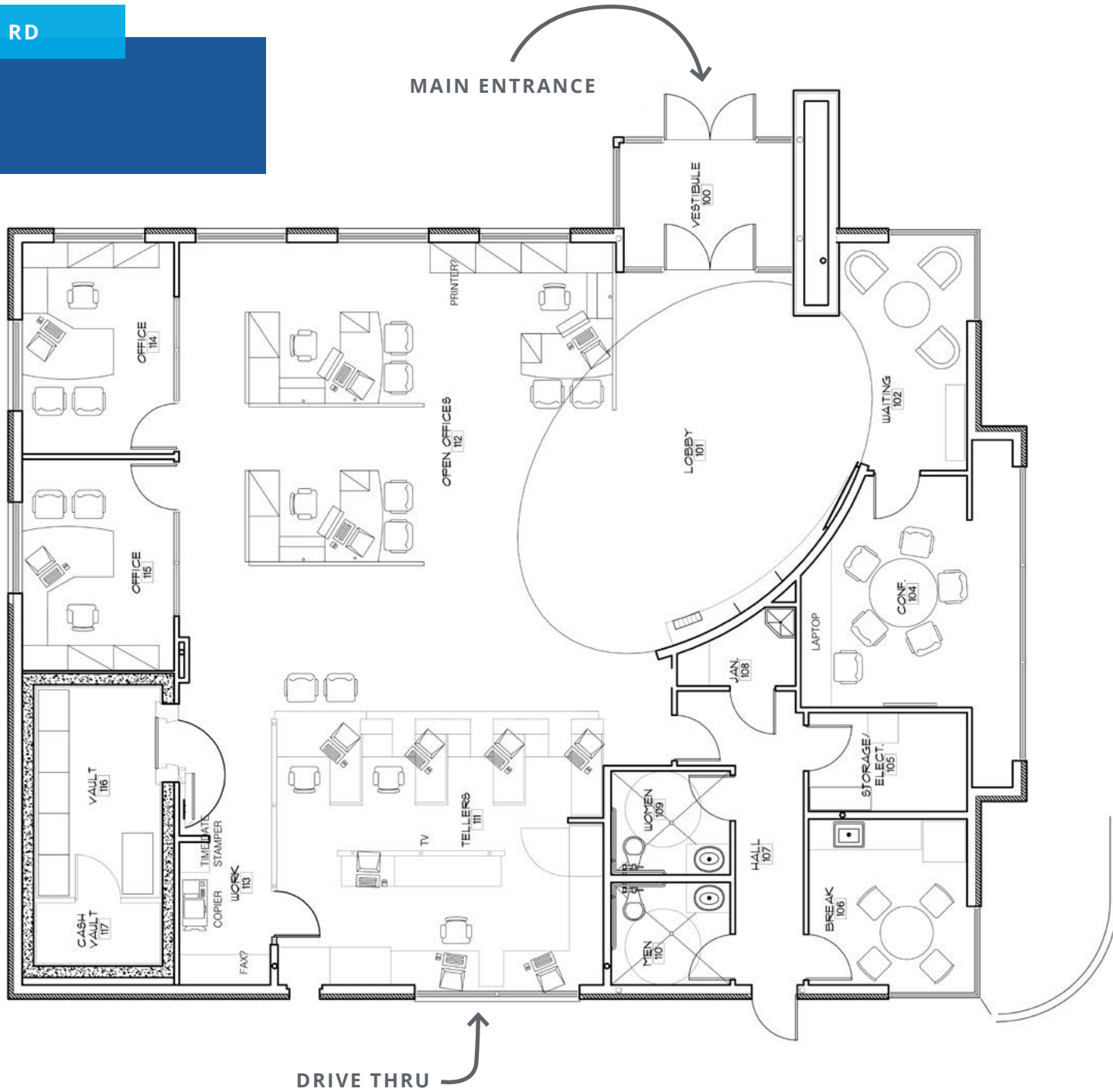
Property Type	Retail
Building Size	3,387 SF
Land Size	1.012 Acres
Parking	36
Zoning	MX-3
Access	S Entertainment Ave and Overland Rd
Lease Rate	Contact agent

HIGHLIGHTS

- Prime high-traffic location anchored by Walmart and Lowe's, driving strong daily consumer activity.
- Positioned within a proven QSR corridor with established restaurant sales performance.
- Excellent access and visibility from both S Entertainment Ave and Overland Rd, supporting efficient drive-thru circulation and customer parking.
- MX-3 zoning allows for a variety of commercial uses, with existing drive-thru infrastructure already in place.

7802 W OVERLAND RD

Floor Plan



W OVERLAND RD

7802 W OVERLAND RD

Property Gallery



7802 W OVERLAND RD

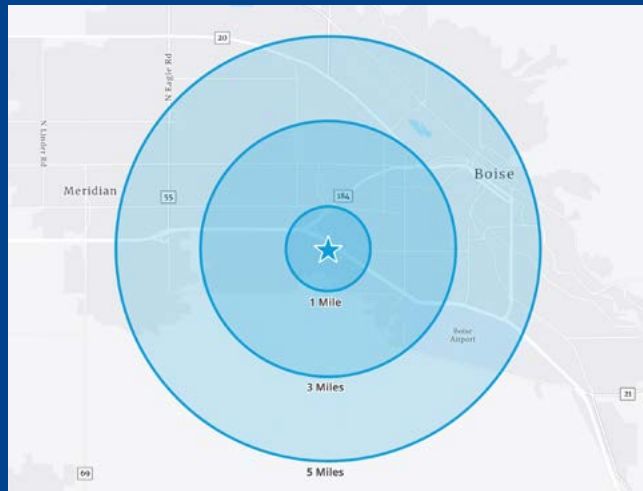
Property Location



Google Map



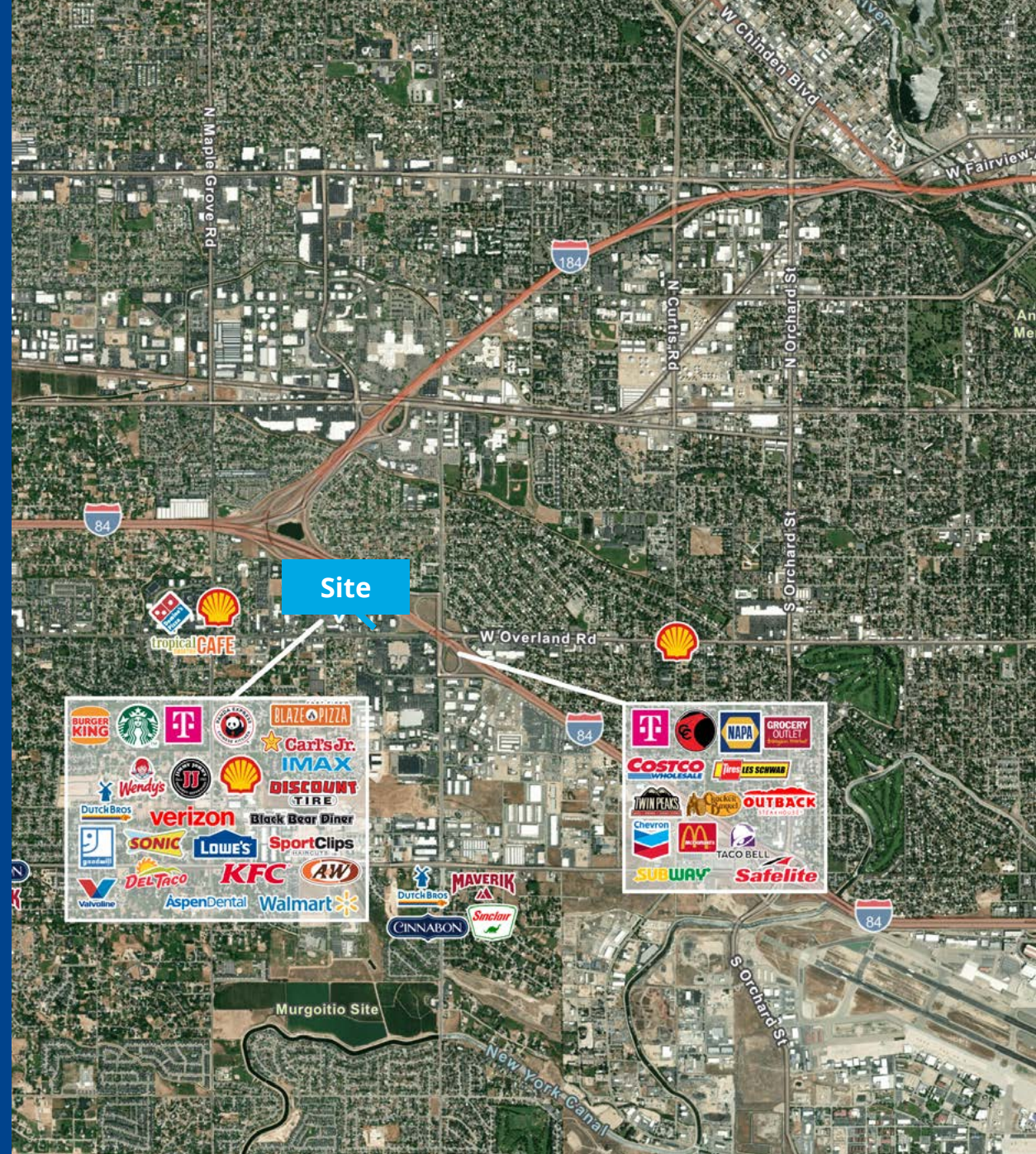
Street View



Demos	1 Mile	3 Miles	5 Miles
Population	6,877	89,578	246,979
Households	2,750	37,040	103,086
Avg. HH Income	\$113,214	\$106,369	\$114,841



1211 W. Myrtle St., Suite 200
Boise, ID 83702
+1 208 345 9000
colliers.com/idaho



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