



PROPERTY HIGHLIGHTS

- SP02 Zoning allows for a variety of uses, including: retail, office, service, restaurant/bakery, health-wellness-fitness, etc.
- Coveted location in Barber Station / Barber Valley submarket of Northeast Boise
- Benefit from one of the Treasure Valley's fastest-growing and most affluent residential corridors
- Positioned along the Boise River and Greenbelt, and minutes from Downtown Boise, Harris Ranch, Micron Technologies, Boise State University and I84
- **2 Minutes from Harris Ranch** - Future Harris Ranch Town Center planned is expected to become the community's premier destination for dining, shopping, entertainment, hospitality, and everyday services.

DEMOS

	1 mile	3 mile	5 mile
Population	~9,057	~51,037	~97,024
HH Income	\$190,106	\$143,572	\$120,455

*Projected 1-mile income exceeding \$213,900 by 2029



NORTH PERSPECTIVE



ENTRY PERSPECTIVE



SOUTH PERSPECTIVE



SIDE PERSPECTIVE

PROPERTY INFORMATION

- Unit 1 = 1844 sq'
(1347 ground floor, 497 mezzanine)
- ~~Unit 2 = 1872 sq'~~ **--LEASED--**
~~(1872 ground floor, no mezzanine)~~
- Unit 3 = 2021 sq'
(1433 ground floor, 588 mezzanine)
- Unit 4 = 2021 sq'
(1433 ground floor, 588 mezzanine)

*Units 3 & 4 can be combined

RENTAL RATE

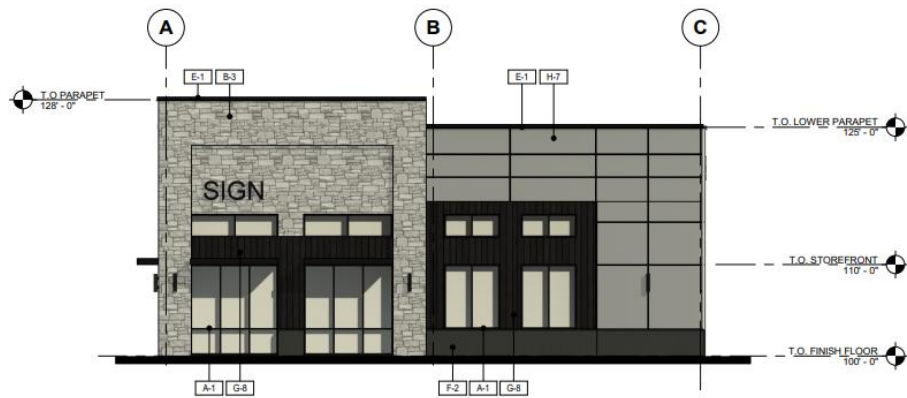
- \$40-45/sq'/yr + NNN
- TI allowance to be negotiated

DELIVERY

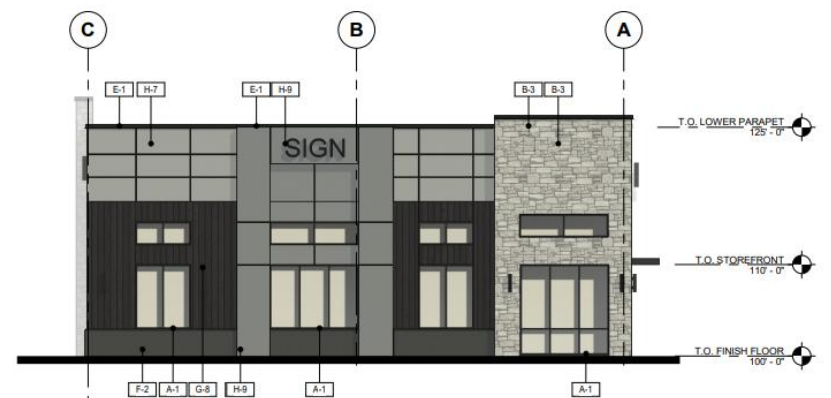
- Gray shell delivery
- Estimate delivery by 1st quarter 2027



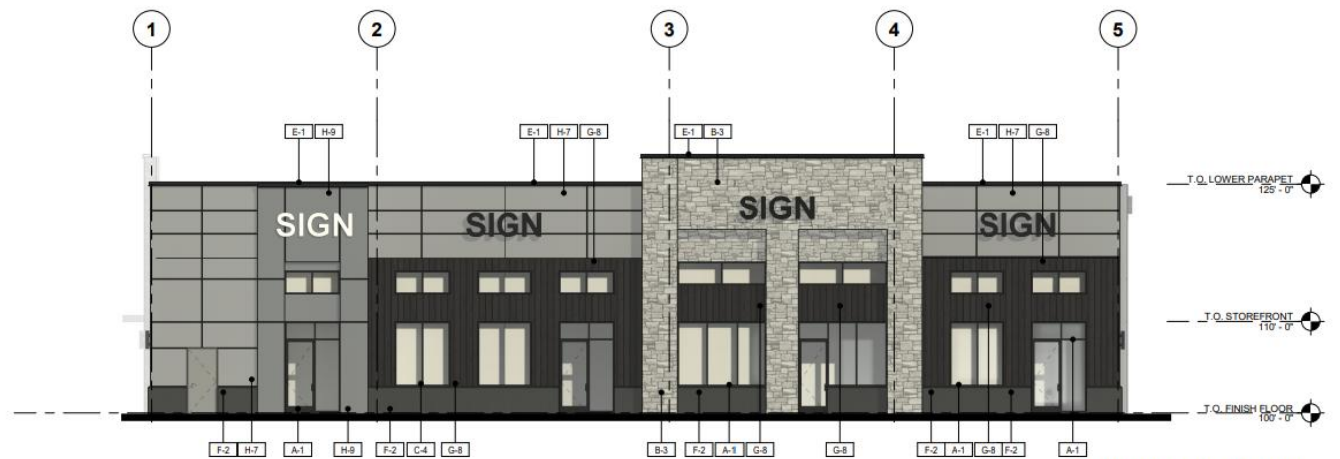
1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"



